

1027

# 1027 N HACIENDA BLVD LA PUENTE, CA 91744



## TURNKEY CARWASH REAL ESTATE PLUS BUSINESS VALUE

Exceptional Car Wash Opportunity at Prime Signalized Hard Corner Location  
Seize the chance to own a high-traffic express car wash business located at the intersection of Hacienda Blvd and Amar Rd, one of the busiest intersections in the area, boasting over 84,000 CPD (cars per day).

• • • **ASKING: \$4,990,000**

## PROPERTY FEATURES

- ✓ Building: 4,830 SF
- ✓ Land: 0.53 AC
- ✓ Living Room
- ✓ Zoning: LPC2\*
- ✓ Occupancy: 100% by Owner

**CONTACT US NOW**

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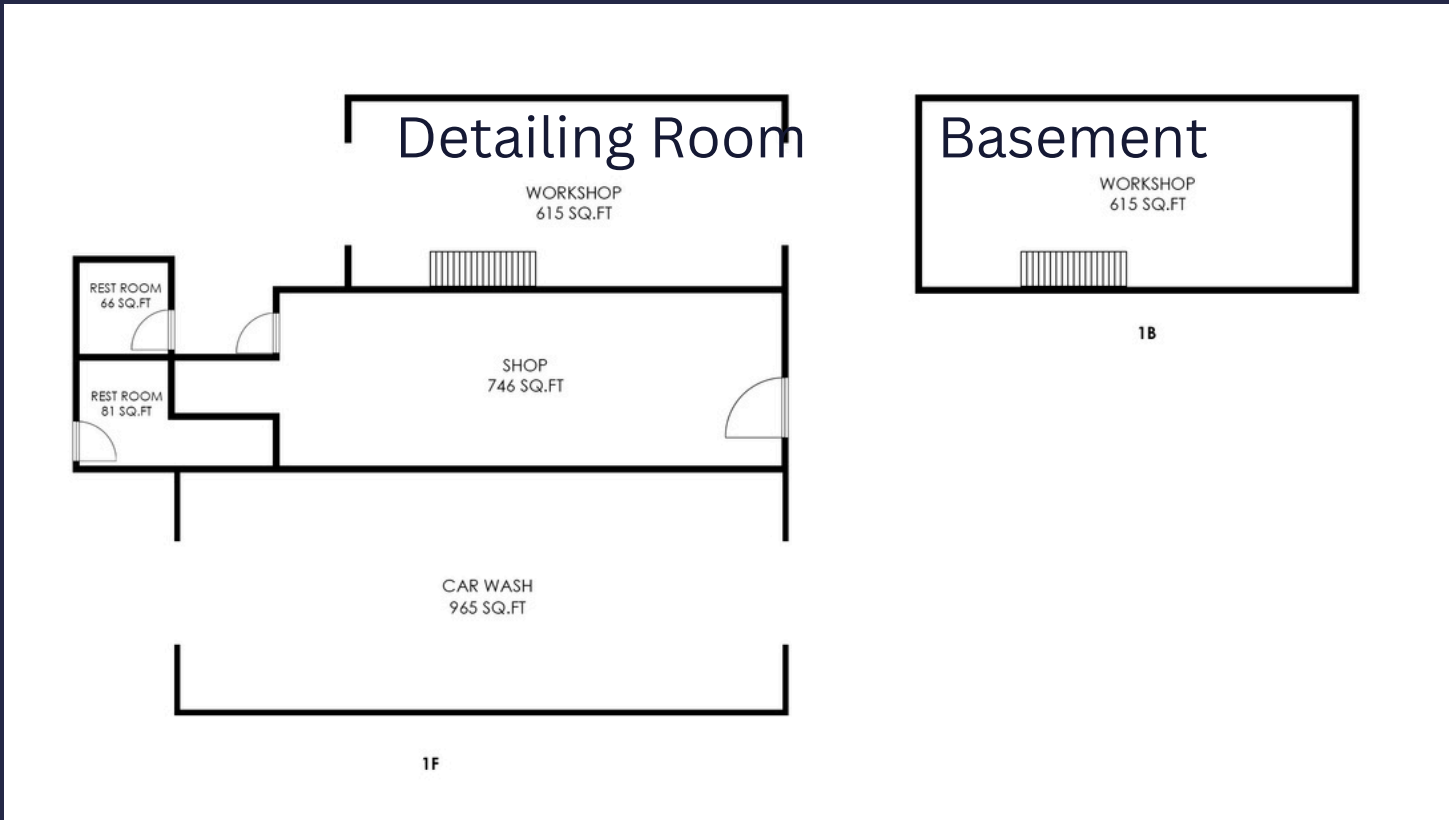
# Business Highlights:

- A+ signalized the hard corner location, surrounded by top-tier national credit tenants.
- High-Density Residential Area
- Strong Daytime Traffic
- Solid Historical Performance
- \$500,000 investment in renovations and state-of-the-art equipment
- Significant potential for growth and improvement

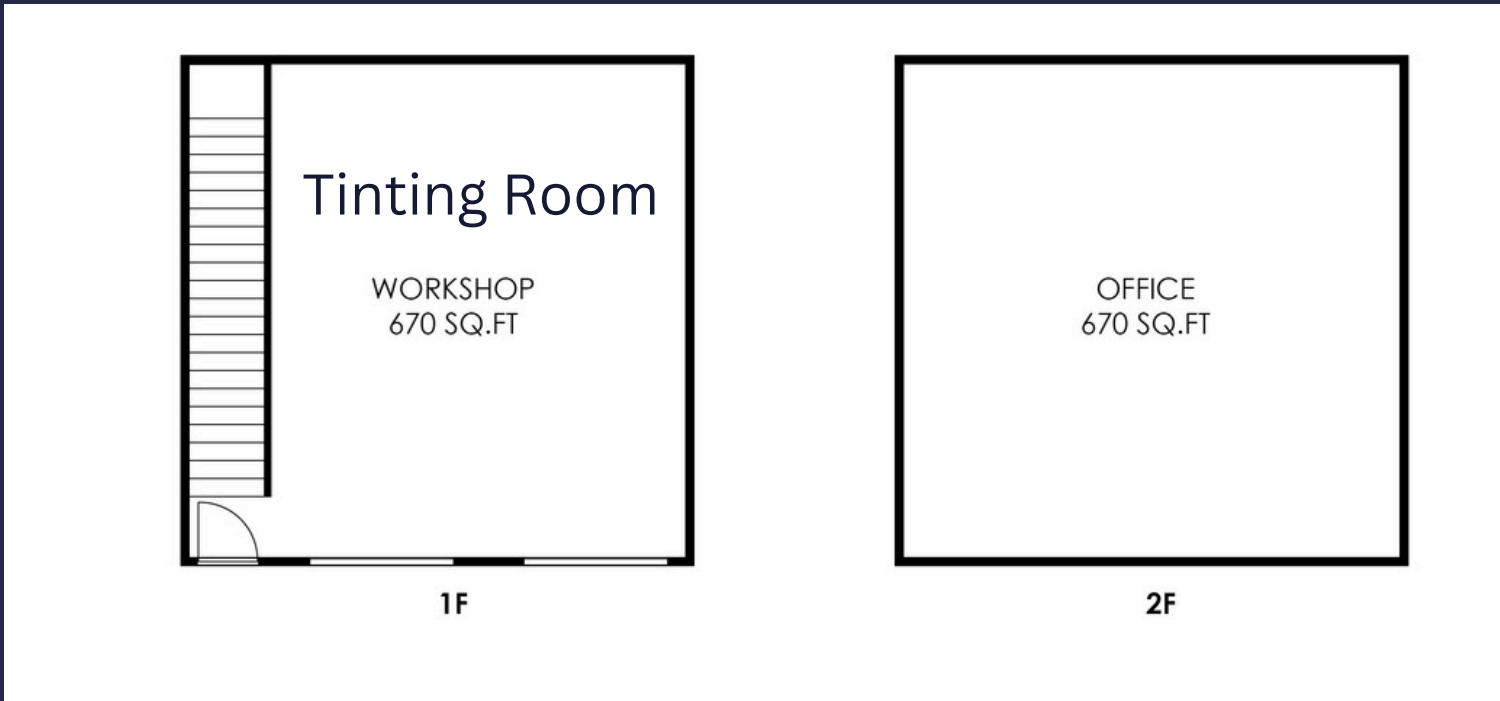


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# Floor Plan



With its phenomenal real estate fundamentals, highly desirable location, and significant growth potential, this car wash is perfect for an investor or operator looking to expand into a high-demand market.

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Buyer and Buyer's Agent are advised to conduct their own due diligence regarding all aspects of the property, including but not limited to its condition, zoning, permits, and any potential restrictions. The Listing Agent and CBD Investment Inc. make no warranties or representations as to the accuracy of the information provided and shall be held harmless from any claims, liabilities, or damages resulting from reliance on such information.