

Seller Financing Available for Business only

- Car Wash Property Available
- Adjacent 1/2 available



OFFERING SUMMARY

Location

Lilac Car Wash

445 W. Foothill Blvd
Rialto CA 92376

Offering Summary

Price	\$1,990,000	Business only
Building Size	5,567 SF	
Lot Size	41,869 SF	
Year Built	1995	upgraded over the years

Lease Term

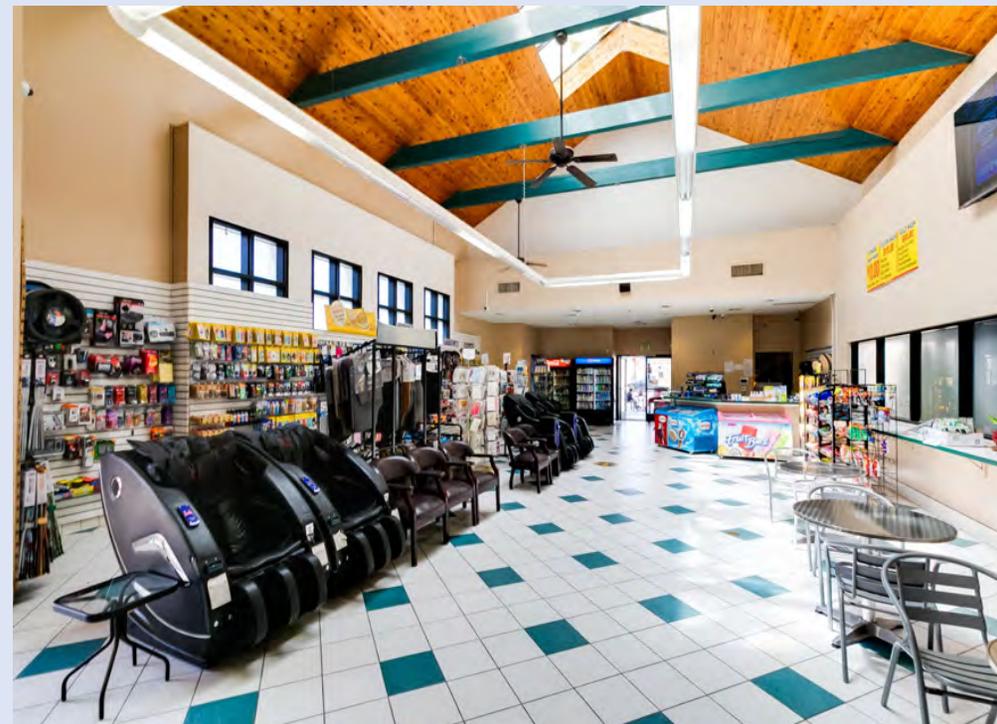
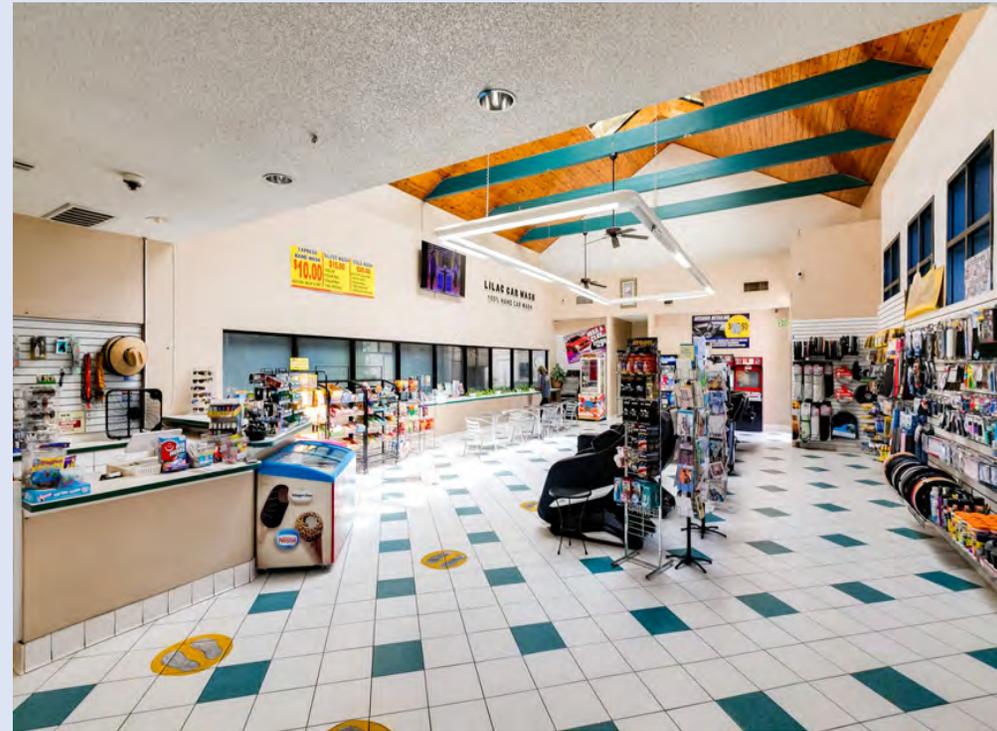
Lease Term	35 years
Rent	\$14,500 NNN

Seller Financing Available

\$490,000 Cash down payment,
Seller financing available for business only

Car Wash Property Available

- Adjacent 1/2 acre available for expansion to Flex or SUPER EXPRESS Car Wash in around 1 and 1/2 acres



INVESTMENT HIGHLIGHTS

PRIME LOCATION, HISTORICAL ROUTE 66 - FOOTHILL BLVD

Investment Opportunity:

Rare opportunity to acquire a full-service car wash located on high-traffic **Foothill Boulevard (Historic Route 66)** in the heart of Rialto, within the rapidly growing Inland Empire. This established car wash benefits from strong visibility, excellent frontage, and proximity to dense residential neighborhoods, national retailers, and commuter corridors. The property is positioned to capture consistent drive-by traffic along W Foothill Blvd with easy ingress/egress.

Investment Highlights

- 100% Full Service Hand Car Wash
- Spacious, well designed high ceiling lobby waiting area.
- Office Suite with kitchen, shower and large storage room
- Unique drive through system. Car Wash can wash most double tire vehicle's online
- The equipment room is constructed on the east side of the car wash facility, intentionally positioned to minimize operational noise within the lobby and customer-waiting areas. This thoughtful design enhances customer comfort and overall experience. Separate employee room with bathroom.

Location Highlights

- Situated on high-traffic **W Foothill Blvd / Route 66 corridor**
- Excellent street frontage and signage, near signalized corner
- Surrounded by dense residential population
- Strong retail synergy in immediate trade area
- Easy access to I-210 and I-10 freeways
- Located in one of the fastest-growing submarkets in the Inland Empire

Business Overview

- Prime high-traffic location
- Established customer base
- Multiple revenue streams
- Value-add opportunity for experienced operator

Market Overview – Rialto, CA

Rialto is strategically positioned in San Bernardino County within the Inland Empire. The region has experienced substantial residential and industrial growth, creating increasing demand for automotive services

Adjacent 1/2 acre available for possible expansion to Flex Car Wash or SUPER ESPRESSO Car Wash in around 1 1/2 acres



EXTERIOR AND INTERIOR VIEWS



ADDITIONAL VIEWS



EXTERIOR VIEWS



AERIAL OVERVIEW



Foothill Blvd

LILAC CAR WASH

**1/2 acres
available**

Lilac Ave

AERIAL OVERVIEW



Lilac Ave
Foothill Blvd

Car Wash
Property
available

Available
1/2 acre

DEMOGRAPHICS

SNAPSHOT

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	171,582	375,585	960,601
Median Age	32.7	32.5	33
Bachelors' Degree Higher Education	11%	11%	17%
INCOME			
Average House Income	\$84,402	\$82,591	\$92,259
HOUSING			
Median Home Value	\$374,343	\$385,135	\$423,702
Median Home Year Built	1976	1976	1980
HOUSEHOLDS			
2024 Households	44,499	97,478	266,933
Average Household Size	3.8	3.7	3.4
Average Household Vehicles	2	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	58%		
Renter Occupied Households	42%		
DAYTIME EMPLOYMENT			
Employees	27,008	86,668	339,250
Businesses	3,783	10,854	36,248
TRAFFIC			
Foothill Blvd and N Orange Ave W	28,685	2025	
Foothill Blvd and N Cactus Ave E	18,861	2025	
N Riverside Ave and E 3rd St S	21,715	2025	
N Riverside Ave and E Ramona Dr N	20,234	2025	



375,585

POPULATION 5 mile



\$82,591

INCOME 5 mile



\$385,135

HOME VALUE 5 mile



18,861

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

RIALTO: Strategic Inland Empire Location

- Rialto is located in San Bernardino County in Southern California's Inland Empire region, about 55 miles east of Los Angeles.
 - The city sits between major transportation corridors including Interstate 10 and State Route 210, providing convenient regional access. Close proximity to Ontario International Airport—one of the fastest-growing airports in the U.S. for passenger and cargo traffic.
- Nearby major cities
San Bernardino – 8 miles, Riverside – 13 miles, Los Angeles – 55 miles
This central location makes Rialto ideal for distribution, logistics, and commuter access
- Traffic & Accessibility
- Major Freeways: Immediate access to I-10, I-210, and I-215 providing connectivity to Los Angeles, Orange County, and the rest of Southern California.
 - High Traffic Corridors: Foothill Blvd (Historic Route 66), Riverside Ave, and Cedar Ave are major retail and commuter routes.
- Public Transit: Rialto Metrolink Station provides rail access to Downtown Los Angeles and surrounding cities.
- Major Regional Employers
The Inland Empire logistics market is one of the largest in the United States, with employers including:
- Amazon, Walmart Distribution, Target Distribution, UPS & FedEx, Kaiser Permanente, San Bernardino County Government

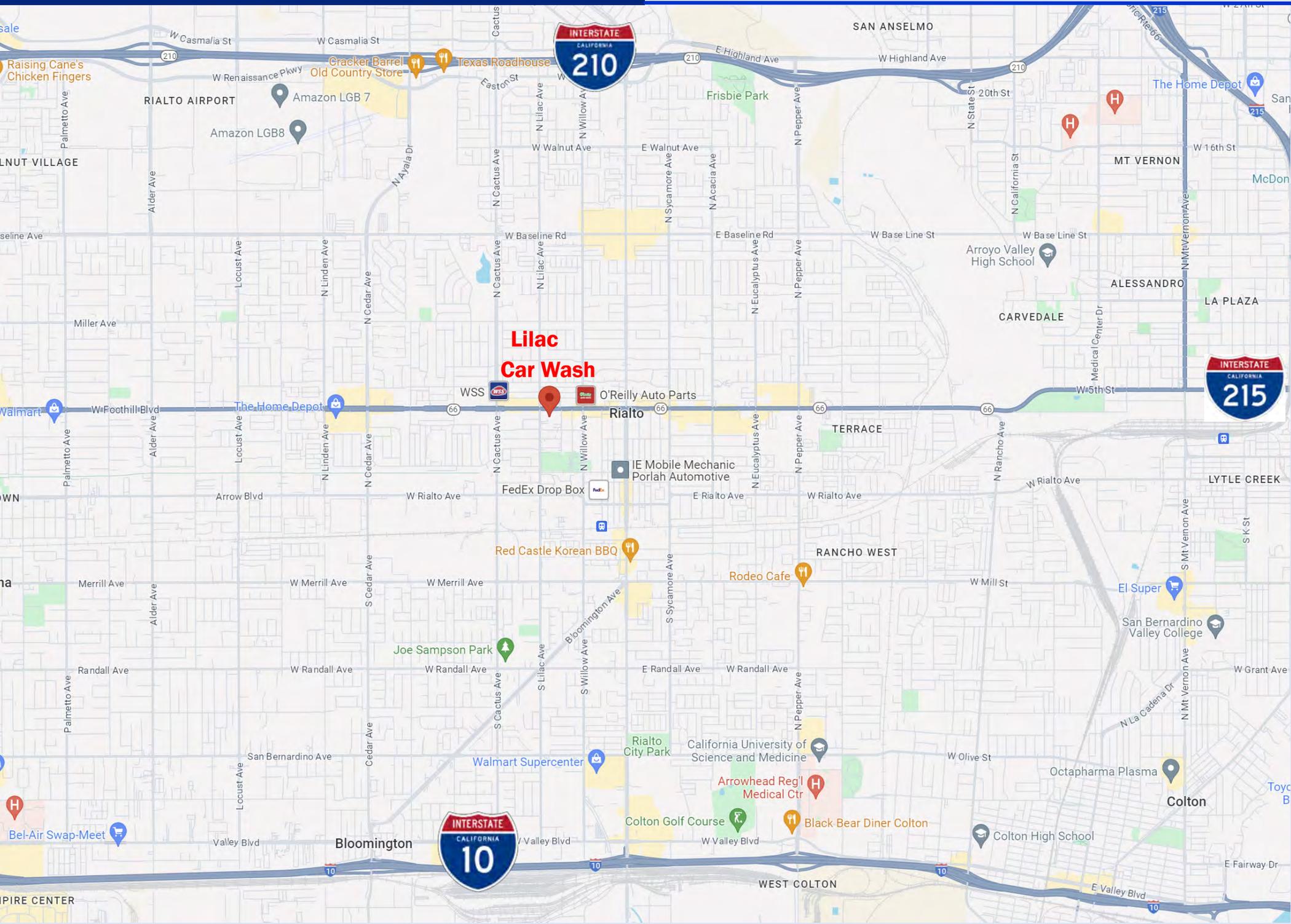
City of Rialto – Market Highlights

- Strategic Inland Empire Location: Rialto is centrally located in the Inland Empire between Los Angeles and Palm Springs, with direct access to Interstate 10, I-210, and I-215, making it a major logistics and commuter corridor.
 - Strong Population Base: The city has a population of ~105,000 residents, with over 4.5 million people living within a 60-mile radius.
 - Growing Economy: Rialto continues to experience growth driven by logistics, distribution centers, retail expansion, and residential development.
 - Pro-Business Environment: The city actively supports commercial investment and redevelopment projects.
- Household Growth: Strong working-class demographics with a high percentage of families and commuters, supporting daily-service businesses.
- Renaissance Marketplace (Rialto) – Large retail center anchored by national brands.
 - Victoria Gardens (Rancho Cucamonga) – One of the region's premier shopping and dining destinations.
 - Strong daily commuter traffic. Large vehicle-owning population (high car usage supports auto-related businesses)
 - Steady residential development throughout the Inland Empire

THINGS TO SEE & DO IN THE CITY AND VICINITY



REGINAL MAP



**Lilac
Car Wash**

Confidentiality & Disclaimer

Presented By:



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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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**Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
Built Car Washes with Gas Stations**

*Developed and Turned Closed, NON performing
Car Washes into the Highest and Best Operating
Car Washes in the Car Wash industry*

Member of: ICA, WCA, ICSC NAR, C.A.R, RIAOC, RCAOC



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