

Full Service Car Wash + Real Estate

Increase Profits Convert to an EXPRESS CAR WASH



Bashir Tariq

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DRE# 01851484



OFFERING SUMMARY

Location

Mendocino Car Wash
2700 Mendocino Ave
Santa Rosa CA 95403

Offering Summary

Full Service Car Wash and Real Estate

Price	\$7,990,000	
Building Size	4,944 SF	
Lot Size	42,253 SF	
Year Built	1987	Renovated multiple times
Tunnel	140 Ft	Ideal for an Express Car Wash

**Great location for an
Express Car Wash conversion**



INVESTMENT EXECUTIVE SUMMARY

THE OPPURTUNITY

PRIME LOCATION TO CONVERT HIGH PERFORMING FULL SERVICE CAR WASH INTO AN EXPRESS CAR WASH. CURRENT ANNUAL SALES REVENUE IS AROUND \$1.7 MILLION. ABSENTEE OWNED AND OPERATED.

Bashir Tariq is pleased to offer for sale a very unique and rare business opportunity to own High Performing Car Wash with Real Estate. Operate as Full Service Car Wash or convert into an Express Car Wash to increase further revenues and lower labor cost. Car Wash is situated on a major Street with daily traffic over 28,000 VPD

Santa Rosa Featured Developments near Mendocino includes the following:

3575 Mendocino Avenue

Proposed future development of property located at 3575 Mendocino Avenue into a ± 532-unit Multi-Family development comprised of 162 affordable (Very Low-Low Income) Senior Housing units and up to 370 market rate units set in a compact, sustainable, transit-oriented development on a 13.3-acre site within the Mendocino Avenue Corridor Priority Development Area.

420 Mendocino Ave.

The project proposes the redevelopment of a 0.48-acre site with a 6-level building containing 116 studio, one, and two-bedroom units, ground floor commercial space and amenities, and a roof top terrace. On-site vehicle parking will be provided by a 72-space mechanical parking garage.

Avenue 320

Potential residential redevelopment near the corner of College Ave. and Morgan Street, Avenue 320 Apartments project proposal includes (1) redevelopment of the existing structure into a 20-unit multifamily apartment building and (2) construction of a new 4-story, 20-unit multifamily apartment building fronting Lincoln Street. Brittain Townhomes Proposed future development of an 82-unit for-sale, single-family attached development with the following unit configurations: 24 units at 1,440 sf, 26 units at 1,734 sf, 24 units at 1,860 sf, and 8 units at 1,880 sf. In accordance with the City's Inclusionary Housing Ordinance, 10 percent of units would be reserved for Moderate Income households.

There are several other major developments under planning and review. See the City website - <https://www.srcity.org/2970/Developments>



INVESTMENT HIGHLIGHTS

- PRIME LOCATION TO CONVERT HIGH PERFORMING CAR WASH INTO AN EXPRESS CAR WASH
- Car Wash is currently operating as a Full Service Car Wash with sales revenue around \$1.7 million per year
- Over 28,200 Daily Traffic - Mendocino and Russel Ave NW
- Average Household Income over \$104,000



AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION		2 miles	3 miles	5 miles
	2023 Population	57,170	119,087	195,528
	Median Age	41.4	41.2	41
	Bachelors' Degree Higher Education	31%	30%	29%
INCOME				
	Average House Income	\$ 104,654	\$ 106,932	\$ 110,287
HOME VALUE				
	Median Home Value	\$719,510	\$688,977	\$684,676
	Median Home Year Built	1976	1976	1978
HOUSEHOLDS				
	2023 Households	22,832	45,646	75,106
	Average Household Size	2.4	2.5	2.6
	Average Household Vehicles	2	2	2
TRAFFIC		Traffic	Year	
	Mendocino Ave and Russell Ave NW	28,275	2022	
	Mendocino and Schurman Dr NE	24,525	2022	
HOUSING OCCUPANCY				
	Owner Occupied Households	49%		
	Renter Occupied Households	51%		

SNAPSHOT



195,528

POPULATION 5 mile



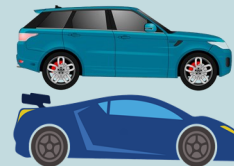
\$110,287

INCOME 5 mile



\$684,676

HOME VALUE 5 mile



28,275

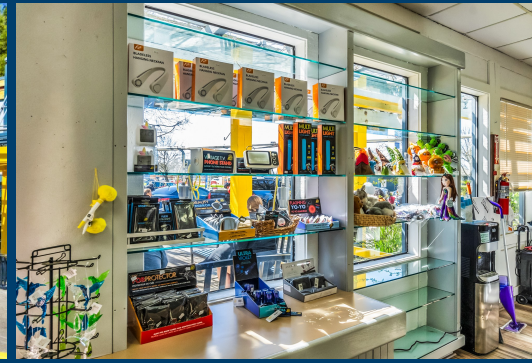
TRAFFIC VPD

Information has been received from several different sources. All viewers are advised to verify with their own advisors, experts and consultants for the accuracy

High Volume Prestigious Full Service Car Wash



Increase Profits Convert to an Express Car Wash



Car Wash Interior Views



AREA OVERVIEW

SANTA ROSA

Santa Rosa (Spanish for "Saint Rose") is a city in and the county seat of Sonoma County, in the North Bay region of the Bay Area in California. It is the largest city in California's Wine Country and Redwood Coast. It is the fifth most populous city in the Bay Area after San Jose, San Francisco, Oakland, and Fremont; and the 25th-most populous city in California.

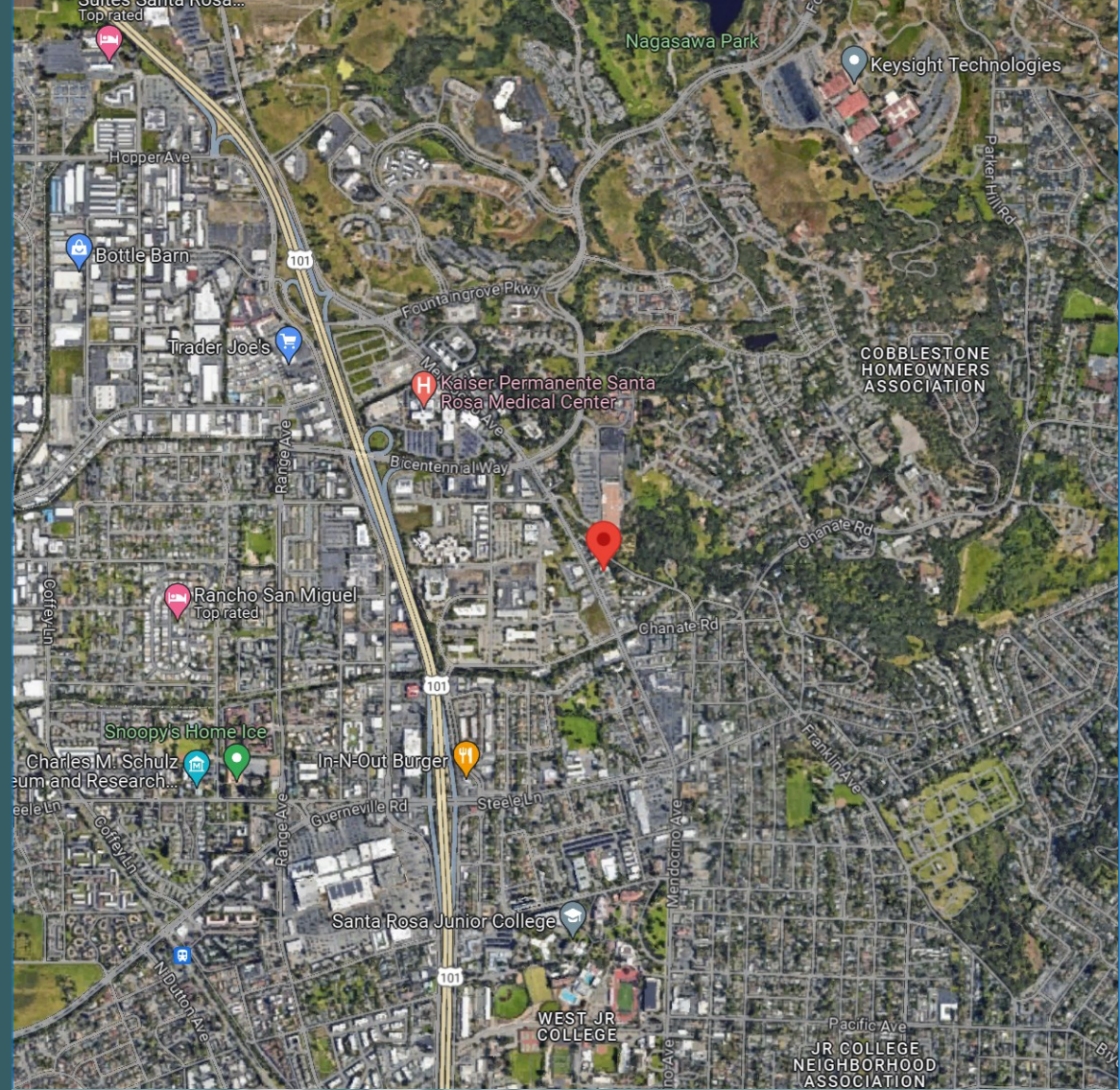
ECONOMY

The largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce.

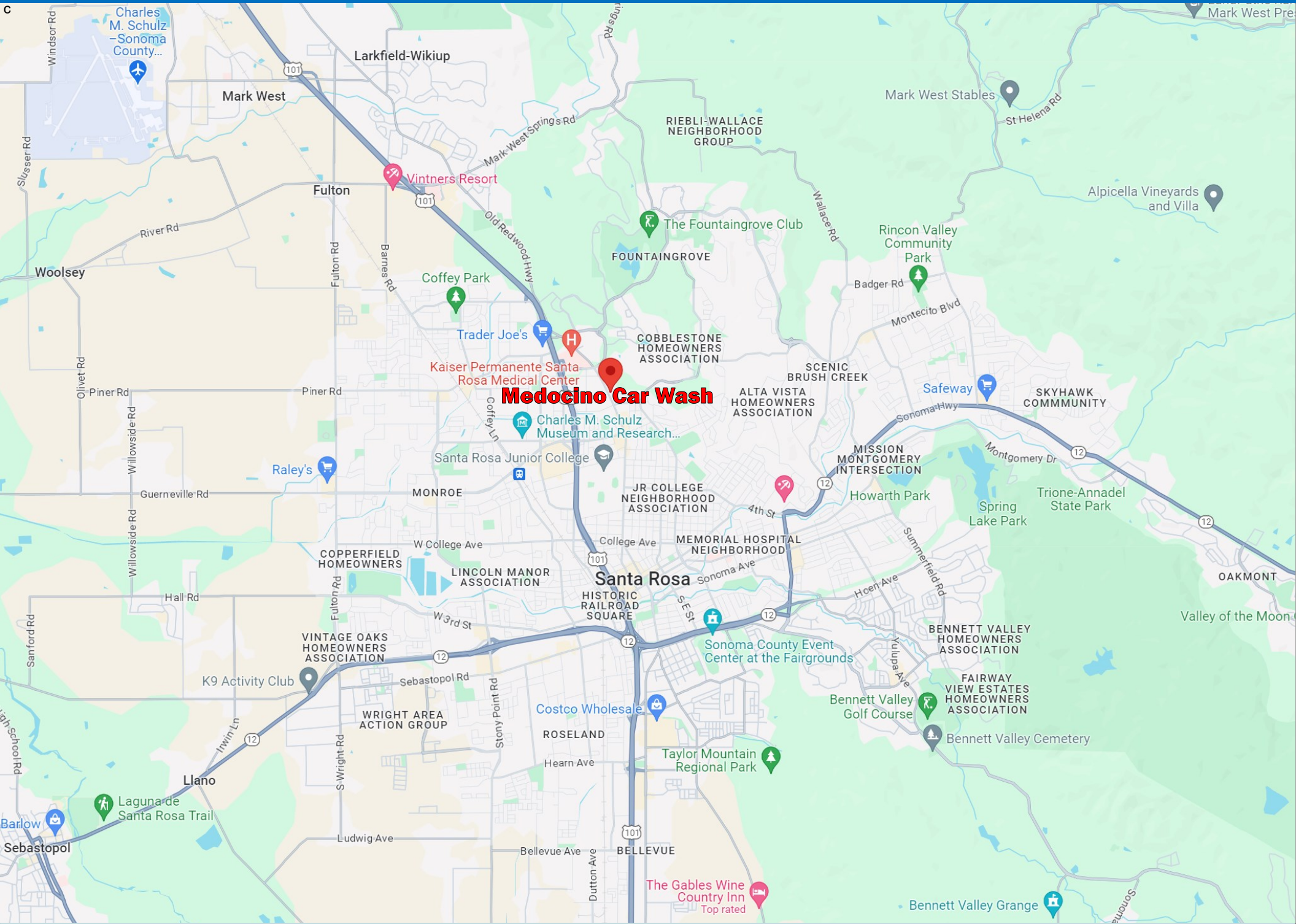
As the county seat, Santa Rosa is the heart of Sonoma County, one of the world's leading wine regions. The city is also home to the region's state and federal offices and to California's latest Welcome Center, where millions of visitors a year discover what residents already know. Santa Rosa is the place to shop, dine, spend a long weekend or grow a business.

POINT OF INTEREST

1. Safari West
2. Charles M. Schulz Museum
3. Spring Lake Park
4. St. Francis Winery and Vineyard
5. Annadel State Park
6. Coursey Graves Estate Winery
7. Howarth Park
8. Luther Burbank Center for the Arts
9. Luther Burbank Hm & Garden
10. Children's Museum of Sonoma County



REGIONAL MAP



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

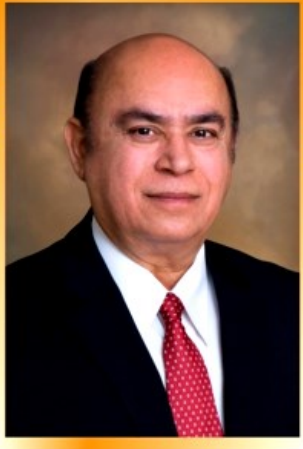
This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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**AWARD
 WINNING
 AGENT**



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KW Commercial Director Business Sales and Commercial Real Estate



**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*

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- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- or Any other Business you that you own



I can help you Sell any Business that you own or help you Purchase the dream business you been waiting for

KW Commercial: Southern CA Regional and Top Market Award Winner

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

