



CROSSROAD
VENTURES GROUP

1201 E Prater Way

Sparks, NV 89434



lisamariewandgroup



FOR SALE \$6,100,000

For Sale

Self-Serve Car Wash

916.788.9731

crossroadadventures.net

Highlights

- GROSS INCOME: \$1,033,245
- EBITDA: \$610,000
- CAP RATE: 10%
- 5 SELF SERVE BAYS
- 2 IBA'S / 1 RV CATWALK

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Crossroad Ventures Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1.

Property Information

1201 E Prater Way

Sparks, NV 89434

For Sale

Self-Serve Car Wash

Property Summary



Property Description

Discover a prime 4,754 SF flex car wash facility in Sparks, NV. Built in 2013, this property offers 1 unit and is zoned NUD. Ideal for a Owner user or investor seeking a strategic investment opportunity in a dynamic market. With modern features and a strategic location, this property embodies versatility and potential, presenting an excellent foundation for a successful venture.

Offering Summary

Sale Price:	\$6,100,000
Number of Units	1
Lot Size	38,992 SF
Building Size	4,754 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	813	2,863	7,312
Total Population	2,058	6,707	18,185
Average HH Income	\$81,323	\$82,640	\$91,122

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Property Description



Location Description

Discover the limitless potential of Sparks, NV, where your investment in this flex car wash facility promises exceptional returns. Boasting a prime location in the vibrant heart of Sparks, this area offers proximity to noteworthy attractions including the Outlets at Legends, Sparks Marina Park, and Wild Island Family Adventure Park. With a thriving economy and a strategic position within the Reno-Tahoe region, Sparks provides endless opportunities for your investment venture. Embrace the dynamic energy of this bustling community and unlock the full potential of your investment at this prime location.

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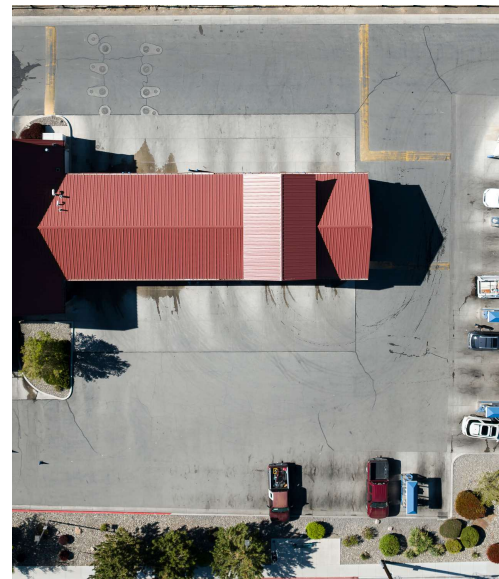
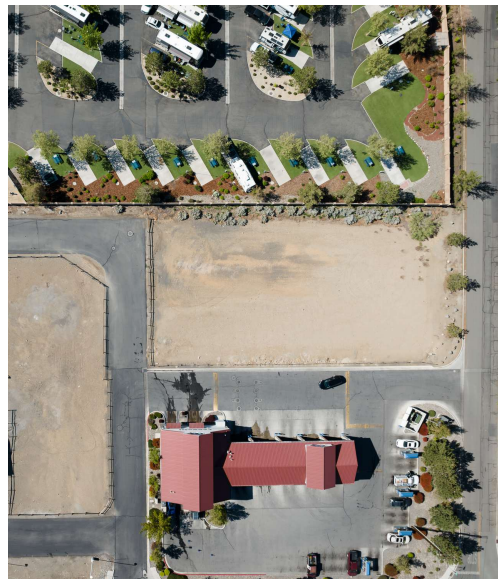
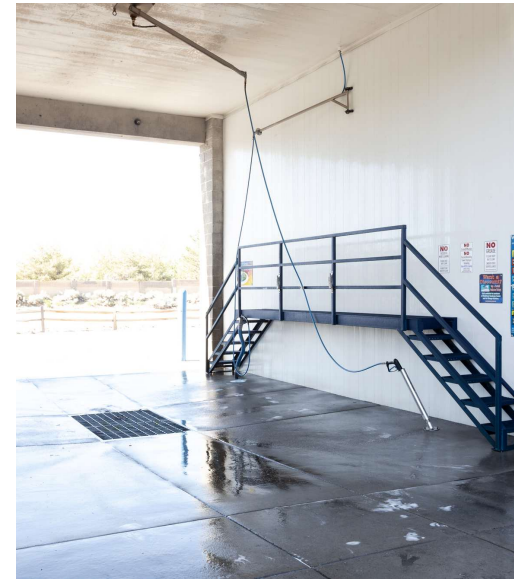
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Additional Photos



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SECTION 2.

Location Information

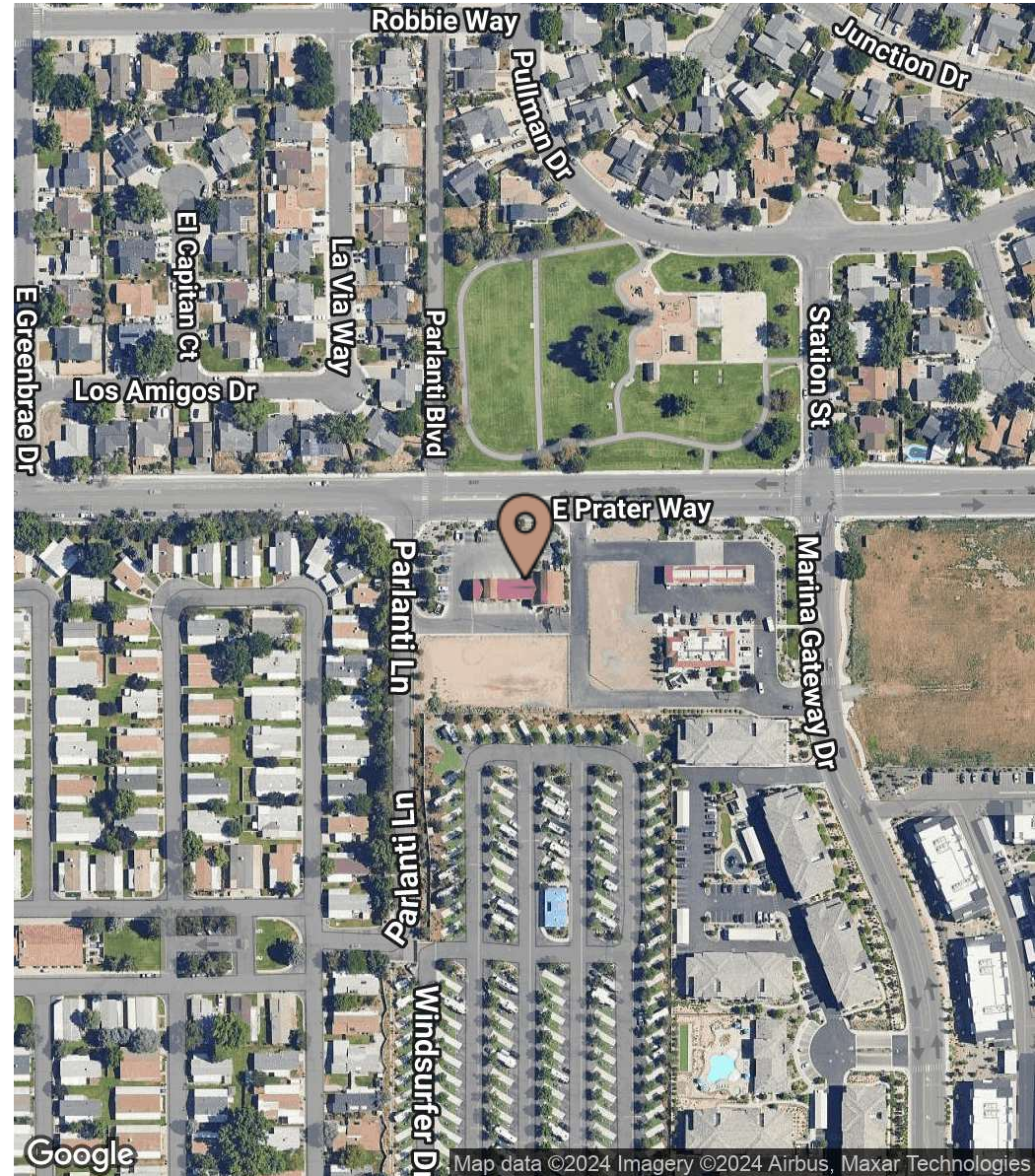
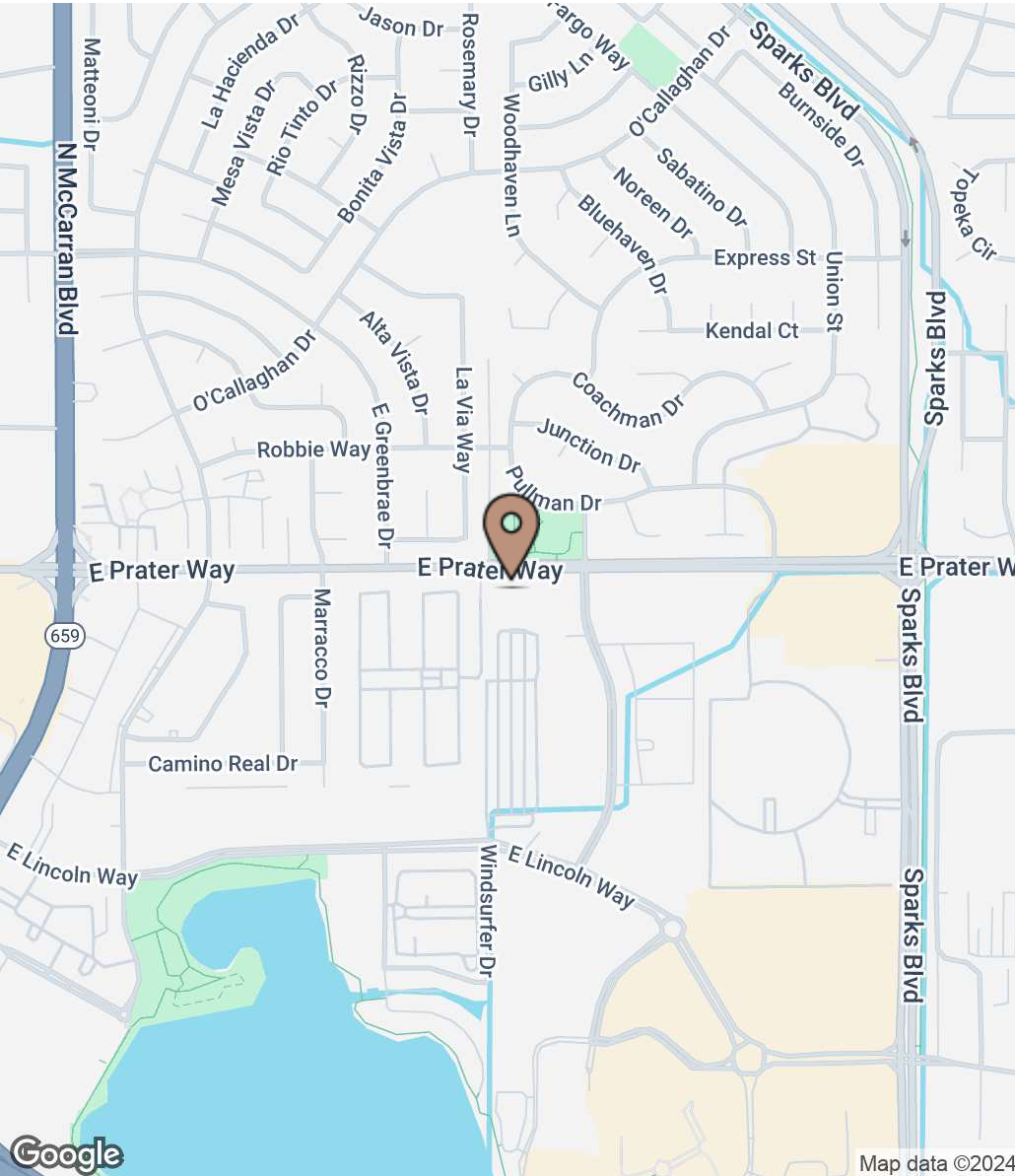
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Location Map



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SECTION 3.

Financial Analysis

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Income & Expenses

Income Summary

Sales Income

2023 P&L Figures

\$1,033,245

Gross Income

\$1,033,245

Expenses Summary

2023 P&L Figures

Washcard & CC Fees

\$68,588

Insurance Expense

\$5,718

Payroll Estimate

\$61,200

Repairs & Maintenance

\$40,811

Supplies

\$116,655

Business Licenses & Permits

\$1,610

Property Tax

\$30,000

Telephone Expense

\$2,261

Utilities

\$87,966

Yard Maintenance

\$8,423

Operating Expenses

\$423,232

Net Operating Income

\$610,000

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SECTION 4.

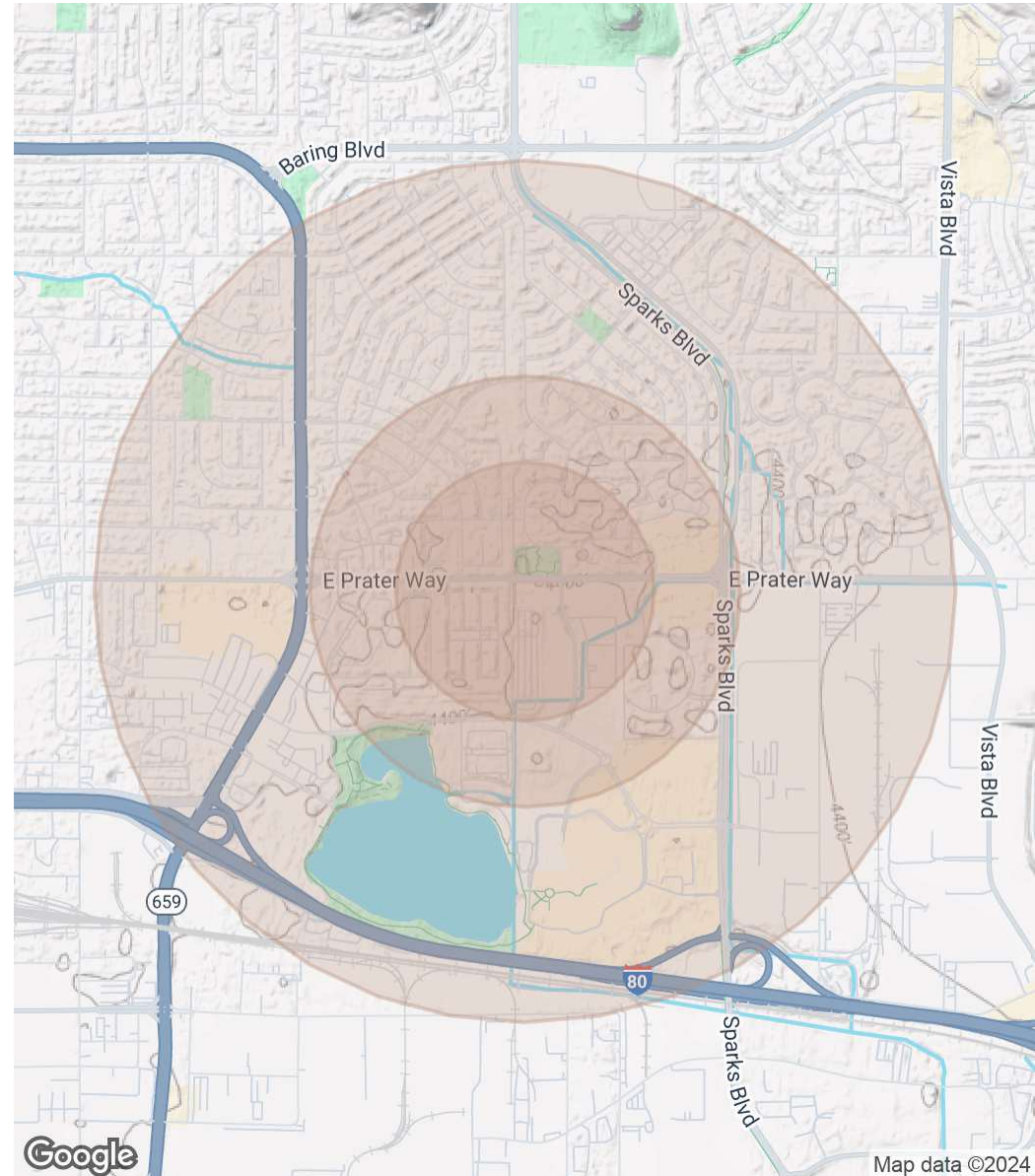
Demographics

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,058	6,707	18,185
Average Age	39	38	40
Average Age (Male)	37	37	39
Average Age (Female)	40	40	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	813	2,863	7,312
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$81,323	\$82,640	\$91,122
Average House Value	\$406,094	\$518,825	\$588,046

Demographics data derived from AlphaMap



Map data ©2024

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SECTION 5.

Advisor Bios

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Advisor Bio



Lisamarie Wand

Managing Partner/Designated Broker - Nevada

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Direct: **775.224.5300**

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Professional Background

Recognized for her enthusiastic approach and inspiring leadership, Lisamarie Wand is one of Nevada's top commercial real estate brokers. As Managing Partner and Designated Broker at Mohr Partners, she is the Market Leader for commercial brokers and transactions across the State of Nevada.

Lisamarie is also a licensed business broker assisting clients with buying and selling businesses, as well as asset acquisition.

With her unique vision and mindset, Lisamarie has a propensity for inspiring commercial real estate talent. In 2021, Lisamarie's dynamic & engaging mentoring style was recognized by eXp University when she was awarded the Commercial Instructor of the Year.

After a successful career in banking and consulting, Lisamarie obtained her MBA and put her skills to use in the real estate market. Today, as founder and CEO of Lisamarie Wand Group, she has become one of Nevada's most influential brokers working with business owners, investors, tenants as well as brokering business sales.

Lisamarie truly believes "we rise by lifting others", and this guides everything she does. Whether speaking at local or national events, coaching new and experienced real estate agents, or working with her clients and partners, Lisamarie is always sharing her knowledge and experience to inspire others.

By embracing the philosophy of "beginning with the end in mind", Lisamarie helps her clients accomplish their commercial real estate and business investing goals. Her expertise and unrivaled energy allow Lisamarie to bring value to her clients, while delivering exceptional customer service.

When she isn't closing deals, Lisamarie loves to exercise, sing, meditate, manage her investments and travel the world with her family.

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Advisor Bio



Jim Esway

Managing Partner

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Professional Background

Crossroad Ventures Group is a commercial real estate company with the vast experience to help you navigate your decision whether or not to sell your car wash business. CVG currently has over \$50 Million in Car Wash listings with over \$29 Million projected to close escrow in the first half of 2024. The highly trained team at CVG is well equipped to help with all the contractual obligations to complete the transaction including purchase contracts and thorough due diligence process. The intellectual capital gained by the team with over 100 years combined experience will ensure you a sound outcome. CVG has over 100 years combined experience and transaction experience valued at over \$1 Billion in total transactions. CVG has experience designing car washes and dealing with the arduous task of development from the ground up. CVG also has experience dealing with the stabilization and redesign of existing facilities to maximize sales and car wash performance. Trusting CVG with your confidential business sale and our proprietary non-disclosure process will allow you to sell your business with confidence and utmost confidentiality. We are your real estate compass.

Jim Esway has over Four decades of experience in Commercial Real Estate. Prior to forming Crossroad Ventures Group in 2003, Jim served as the regional vice president for the Trammell Crow Company for three years. Prior to joining TCC, Jim implemented the Sacramento growth strategy for Spieker Properties for 6 years as a Project Director. His leadership role included growing the portfolio through development, acquisition, management, leasing, and construction management. Jim was successful in completing the turnkey developments of 200,000 square feet of class A office buildings and 380,000 square feet of industrial product through design, construction, and lease ups. During his tenure, he helped grow the portfolio through acquisition and development efforts valued at over \$130 million and managing an annual net operating revenue budget of over \$10 million.

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