



1902 & 2051 FORT JONES, YREKA, CA 96097

*±6,000 SF Express Service Car Wash +
±2,880 SF Stamped & Approved Plans for a 2-Bay Oil Changer*

PRICING

CONTACT AGENT

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PROMINENT *CAR WASH* LOCATION WITH HIGH VISIBILITY AND TRAFFIC

Kidder Mathews is pleased to offer for sale the operational Splash & Dash Car Wash located at 1902 Fort Jones Road in Yreka, CA. The opportunity to own the only express service car wash in a 55 mile radius is active now. Not only is it the only car wash serving Siskiyou County, it is located in the Walmart Super Center at the main entrance between Walmart and Raley's. The 150 foot, state-of-the-art express tunnel system was professionally designed and constructed by a 40 year veteran car wash equipment broker.

See following page for details about the Proposed Oil Changer.

PURCHASE OPTIONS

Option 1: Car Wash (Including Real Estate).

Option 2: Car Wash and Extra Parcel Plus Plans & Permits in Hand for the Oil Changer.

Option 3: Car Wash with Oil Changer Fully Complete and Operational.

CAR WASH DETAILS

CURRENT MONTHLY USERS	1,100 - 1,200 and Growing - Season Dependent		
FRONTAGE	275' of street frontage on S Main Street		
TUNNEL SIZE	150' long x 26' wide		
TUNNEL FEATURES	Windowed and lighted with windshield messages describing services occurring in real time		
EXPRESS VACUUM SPACES	19 spaces, 12'x20', IQ System to save on electrical		
FREEWAY VISIBLE SIGNAGE	30'h, 7'hx10'w illuminated, double sided, Splash & Dash sign		
	35'h flag pole with 8'hx10'w American Flag		
WASH PRICING	Type	Single Wash	Unlimited Monthly
	Tremor	\$14	\$30
	Seismic Wave	\$16	\$40
	Famous Richter Scale	\$20	\$50
TIRE WASH	3000 PSI		
WATER USAGE	85% of water is recycled, neutral PH by point of exit		
YEAR BUILT	Q4 2022		
LOT SIZE	1.13 AC		
APN	062-131-120		
TRAFFIC COUNTS	14,797 Cars per day		
ACCESS	1/4 Mile From Interstate 5 On/Off Ramp		

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The Oil Changer is approved and will be located in the Walmart Super Center Complex. It shares parking with Walmart but does not share in common area fees. The Oil Changer may be included in the Sale of the Express Car Wash, subject to mutually agreed to terms with the Seller.

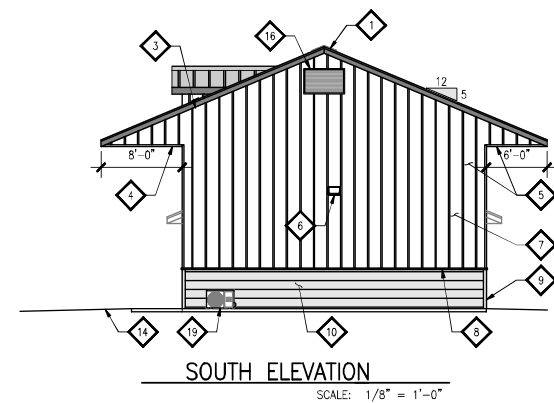
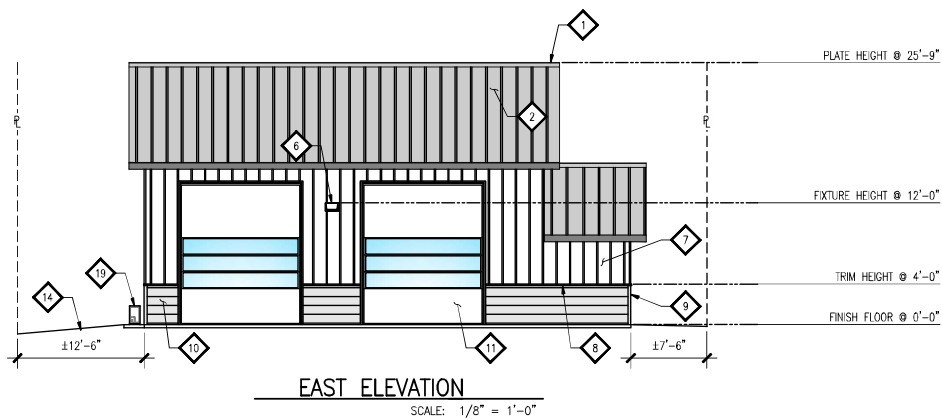
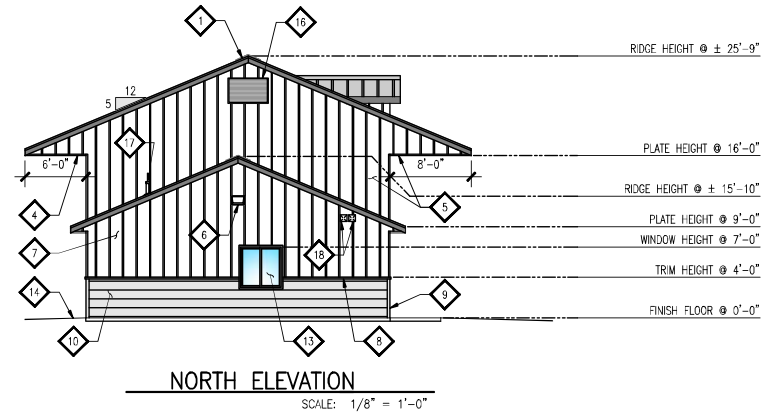
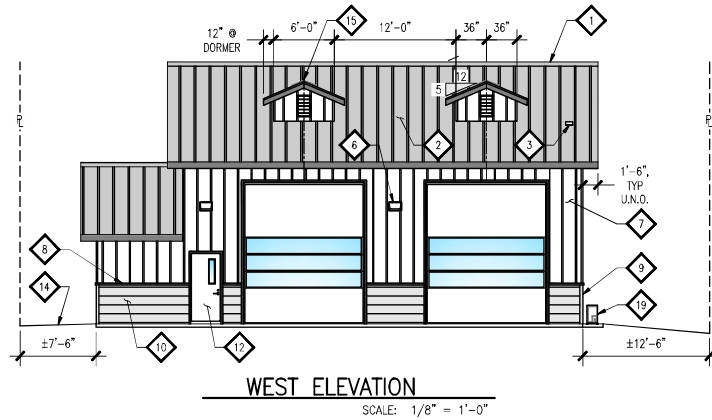
OIL CHANGER - 2,880 SF TOTAL

PIT AREA	1,440 SF
MAIN LEVEL	1,440 SF Total
SERVICE AREA	1,174 SF
OFFICE AREA	75 SF
RESTROOM	74 SF
STOCK ROOM	59 SF
STORAGE ROOM	58 SF
PLANS	Stamped & Approved
APN/SIZE	062-191-080
LOT SIZE	4 Acres





Oil Changer Elevations



Investment Highlights

SPLASH & DASH DETAILS

Monthly Memberships

19 Vacuum Stations

Family Plans

Safe on all vehicles up to 7.5' tall

State of the Art Equipment

85% of Water is Recycled

Neutral PH by point of exit

In & Out in 5 Minutes

5-6 Vehicles at a Time

FULL TIME OPERATIONS MANAGER

The operations manager was an integral part of the new construction and performed the equipment installation side by side with the contractors of all car wash machinery and components.

They understand how every piece of equipment functions and how to troubleshoot malfunctions to minimize downtime or unnecessary service.

They can be contracted to stay with the project for five years or longer after close of escrow.

NO NEARBY COMPETITION

The Yreka Splash & Dash Express Car Wash is the only one of its kind serving all of Siskiyou County. The nearest major city to the north of Yreka is Ashland, Oregon and it will not allow the construction of an express car wash. Although Redding has multiple express car wash options, it would not be feasible to add a location north of Greater Redding.

The nearest express car washes are 55 and 96 miles away in Medford, Oregon and Redding, CA.



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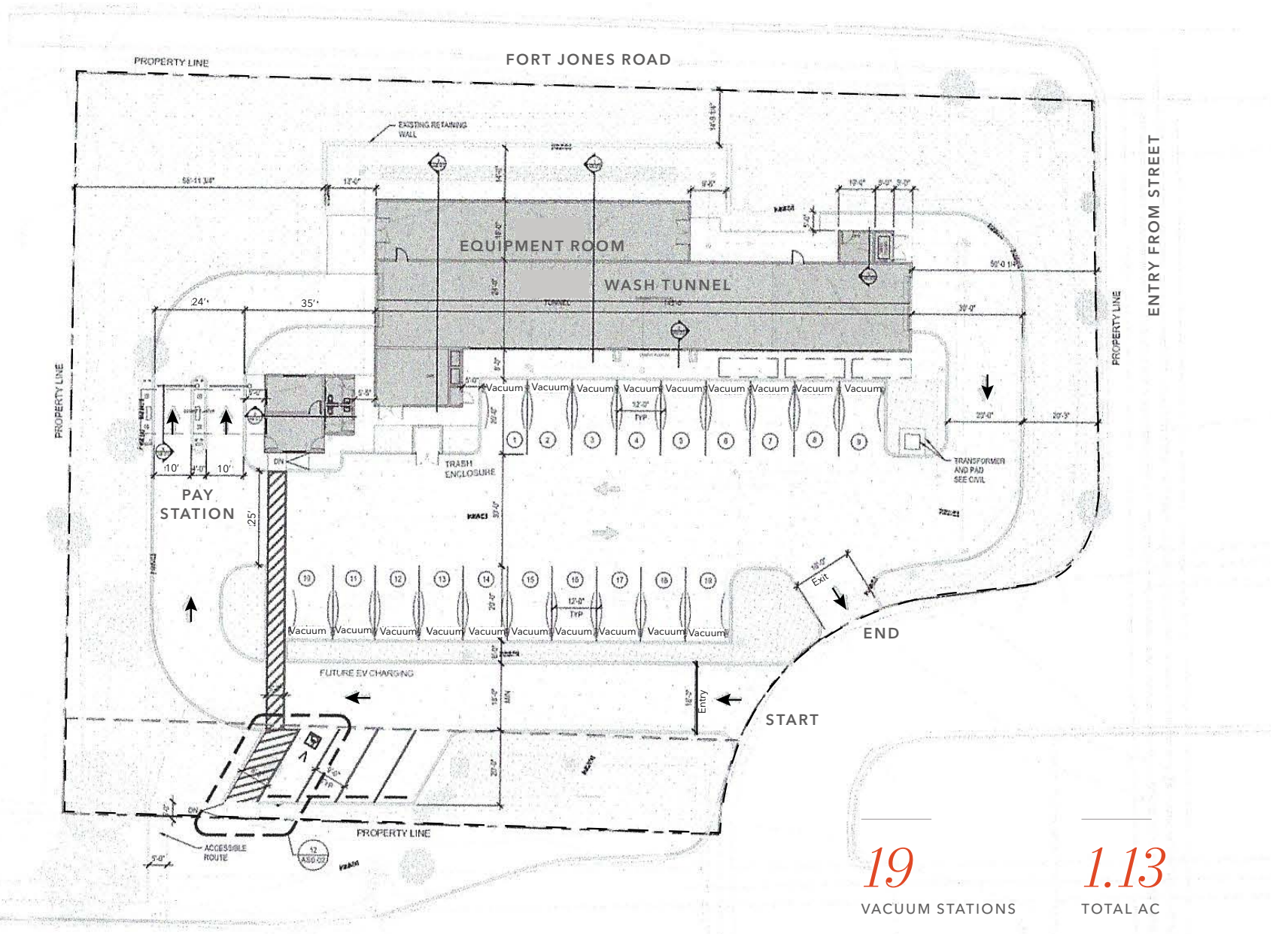
verizon



FULLY OPERATING EXPRESS CAR WASH

1902 FORT JONES ROAD, YREKA, CA 96097

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19
VACUUM STATIONS

1.13
TOTAL AC



SISKIYOU COUNTY SUPERIOR COURT



MONTAGUE YREKA AIRPORT

YREKA



RAIN ROCK CASINO & RESORT



SUBJECT PROPERTY



WALMART SUPERCENTER

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LOCATION OVERVIEW



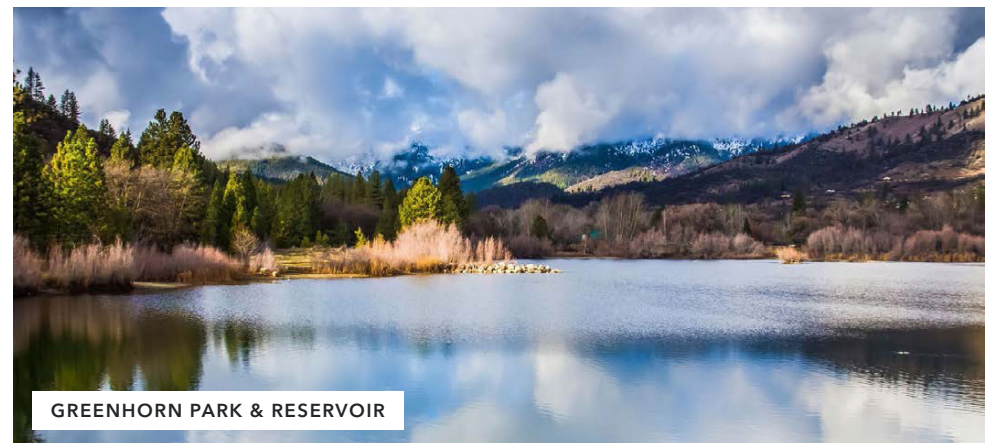
DOWNTOWN YREKA

YREKA WAS INCORPORATED IN 1857 APPROXIMATELY SIX YEARS AFTER GOLD WAS DISCOVERED IN 1851.

To this day the community celebrates its humble beginnings as a gold rush era town as evidenced by well placed public artwork throughout the community, a gold mining museum and even the local Yreka High School using a gold miner as its school mascot.

Although a small community, Yreka serves as the County Seat and enjoys its fair share of commerce being the largest community in Siskiyou County. The town has been transitioning, renovating and reinventing itself for the last decade with additions as simple as adding a Starbucks Drive Thru to the community to completion of major projects such as a 10 acre full service truck stop on the north end of town (2020), a brand new state of the art Ford/Honda Dealership (2020), a brand new Indian Casino operated by the Karuk Indian Tribe (2019), to a brand new courthouse that opened in spring of 2021 in Downtown Yreka. There's even a 5 mile greenway project underway (with many portions completed) to connect the North end of town to the South end of town via a paved walking/biking trail along Yreka and Greenhorn Creeks. In 2022 Yreka Splash & Dash opened a 150' car wash tunnel with 19 vacuum bays providing Yreka and all of Siskiyou County with its first fully automated and state of the art car wash service.

With a permanent population of nearly 7,807 and a daytime population of over 10,000 people, one thing is clear, Yreka is planning for its future growth.



GREENHORN PARK & RESERVOIR



DEMOGRAPHICS



Population

	3 Miles	5 Miles	10 Miles
2010 TOTAL POPULATION	8,558	10,049	12,760
2023 TOTAL POPULATION	8,628	10,099	12,618
2028 PROJECTED POPULATION	8,785	10,276	12,799



Household Income

	3 Miles	5 Miles	10 Miles
2023 MEDIAN HH INCOME	\$44,760	\$47,938	\$50,547
2023 AVG HH INCOME	\$65,557	\$68,827	\$69,876



Total Households

	3 Miles	5 Miles	10 Miles
2023 HOUSEHOLDS	3,790	4,424	5,495
2028 PROJECTED HOUSEHOLDS	3,861	4,506	5,576



SPLASH & DASH CARWASH

Exclusively listed by

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