



Rare Investment Opportunity

Full Service Car Wash, 2-bay oil change Center, and Detail Area

The Owner has submitted plans to the city to obtain express wash approval

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BALDWIN PARK HAND WASH

4060 Sterling Way, Baldwin Park, CA 91706


GLENDALE
COMMERCIAL ^{INC}
Real Estate Services
Consulting, Development, Entitlement

DRE License # 01310177



Baldwin Park is the
47TH Incorporated
City in the State of
California

- Full service car wash
- 2 bay oil change center with a full basements
- Detail area
- Plans have been submitted to obtain approval for express wash
- This will be a flex car wash which will provide both full service and express wash
- Newly painted/renovated
- Great location, in the heart of major business district, shopping malls and the city hall

Investment Summary

4060 Sterling Way
Baldwin Park, CA 91706

PURCHASE PRICE

Contact Broker

TOTAL BUILDING SIZE

±3,643 Square Feet

TOTAL LAND AREA

±18,183 Square Feet

YEAR BUILT

2004

PARKING SPACES

9 Stalls

APNs

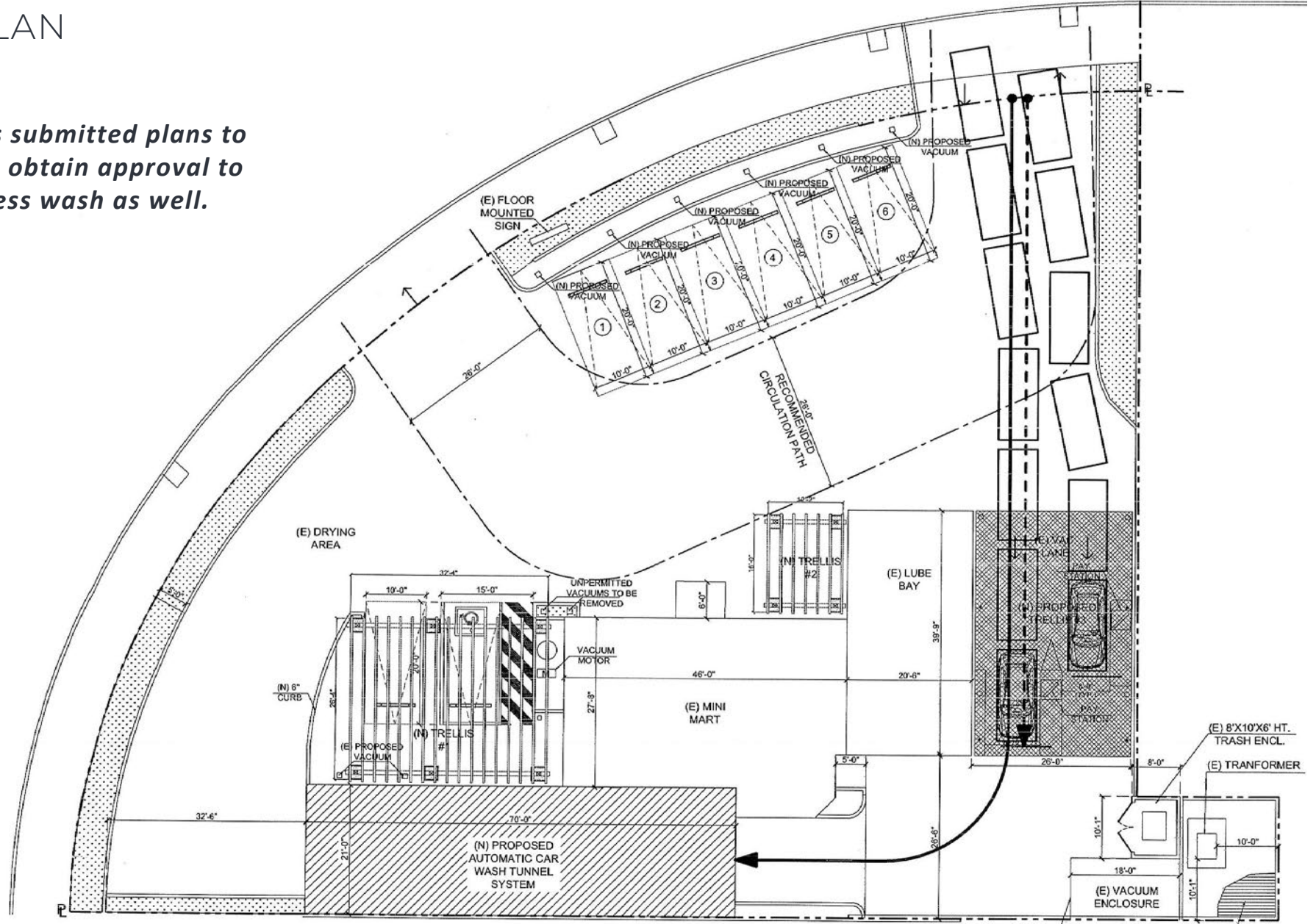
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SITE PLAN

Owner has submitted plans to the City to obtain approval to offer express wash as well.



- Legend**
- ▶ 106 Feet - Pay Station to Driveway
 - ▶ 160 Feet - Tunnel to Driveway

VACUUM ENCLOSURE TO BE PAINTED TO MATCH EXISTING STRUCTURE

UNPERMITTED TRANSFORMER CANOPY TO BE REMOVED

Area Overview

Baldwin Park, California: A Hidden Gem Worth Exploring



Nestled in the San Gabriel Valley, Baldwin Park is a charming city that offers a small-town feel with all the amenities of a big city. With its picturesque tree-lined streets, diverse neighborhoods, and thriving community, Baldwin Park is an ideal place to call home. In this article, we will explore some of the many benefits of living in Baldwin Park, from its excellent dining scene to its beautiful parks and unique attractions.



1

The Baldwin Park Historical Society Museum has over 1,000 representative artifacts from 1850 to 1950, including radios, area maps, clothing, agricultural artifacts, and phonographs.



2

Baldwin Park began in the mid-1800s when the land now comprising the city was in use as cattle grazing land of the San Gabriel Mission.



3

The first In-N-Out burger started in Baldwin Park on October 22, 1948. It was California's first drive-thru.

Dining in Baldwin Park



Baldwin Park is a foodie's paradise, with a variety of dining options to suit every palate.

Whether you're in the mood for sushi, Mexican, Italian, or American fare, you'll find it here. For a taste of authentic Mexican cuisine, head to Tacos El Gavilan, which offers delicious tacos, burritos, and quesadillas at reasonable prices. If you're craving Italian, try Sorriso Italiano, where you can enjoy homemade pasta and other classic Italian dishes. For sushi lovers, Sushi Damu is a must-visit, with its fresh sushi, sashimi, and creative rolls.



More About Baldwin Park



The city was named after Elias J. "Lucky" Baldwin.



Parks and Recreation

Baldwin Park boasts a variety of parks and recreational facilities for residents and visitors alike. Morgan Park is a popular destination, with its picnic areas, playgrounds, sports fields, and walking trails. Another favorite is the Baldwin Park Nature Center, which offers educational programs, hiking trails, and a wildlife sanctuary. For outdoor enthusiasts, the San Gabriel Mountains are just a short drive away, offering endless opportunities for hiking, biking, and camping.



Culture and Arts

Baldwin Park is rich in cultural and artistic offerings. The City of Baldwin Park hosts several annual events, including the Baldwin Park Concerts in the Park, the Baldwin Park Film Festival, and the Baldwin Park Artwalk. For a taste of local history, visit the Baldwin Park Historical Society Museum, which showcases the city's past and present.



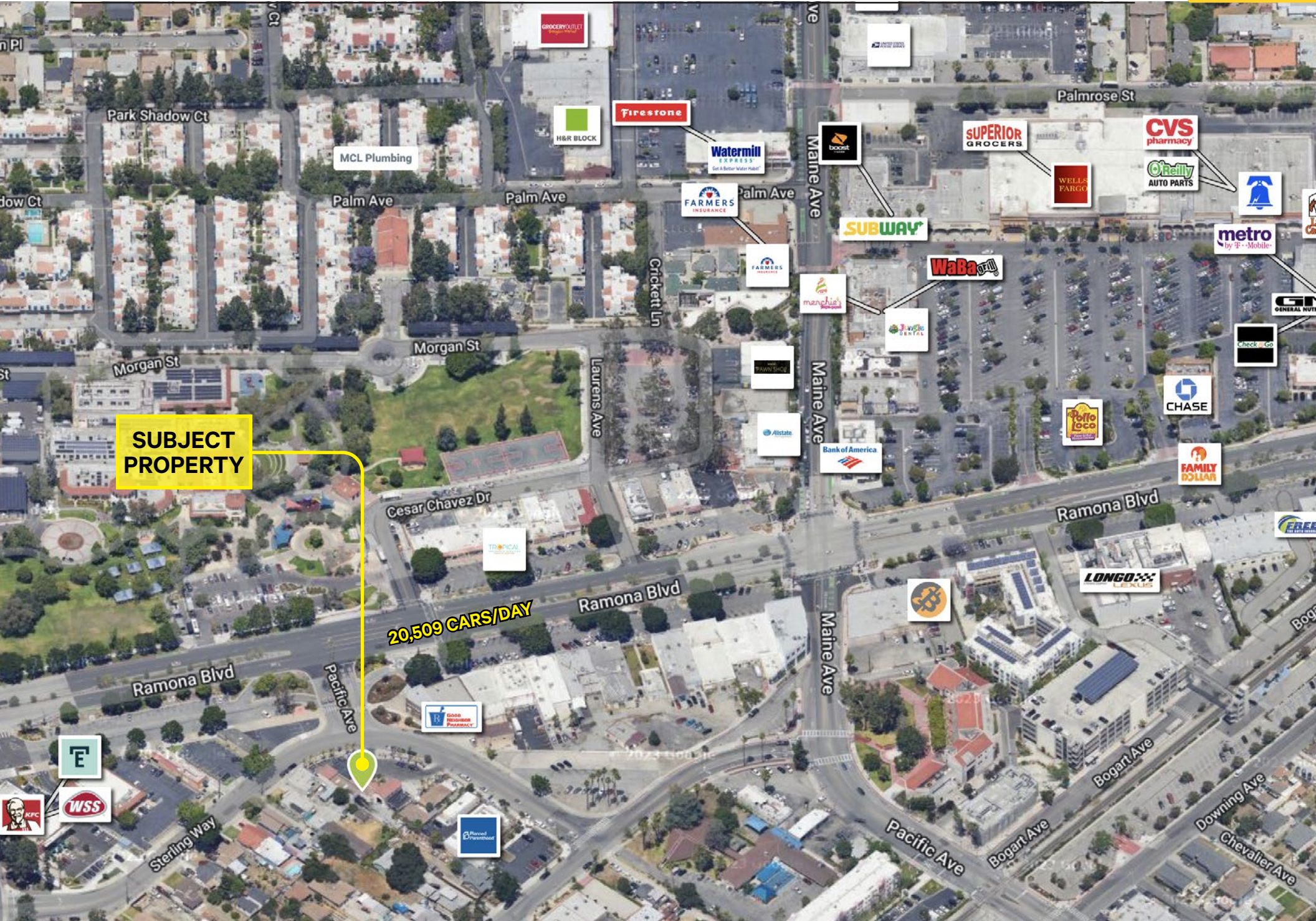
Family-Friendly Activities

Baldwin Park is a great place for families, with plenty of activities to keep kids entertained. The Baldwin Park Aquatic Center offers a variety of water-based activities, including swimming lessons and water aerobics. For a fun day out, head to the Baldwin Park Family Recreation Center, which offers a variety of programs and classes for all ages, including dance, martial arts, and sports leagues.



Major Area Retailers





SUBJECT PROPERTY

20,509 CARS/DAY



Cesar Chavez Dr



Ramona Blvd



Ramona Blvd



Maine Ave

Bogart Ave

Sterling Way



Pacific Ave

Bogart Ave

Downing Ave

Chevalier Ave

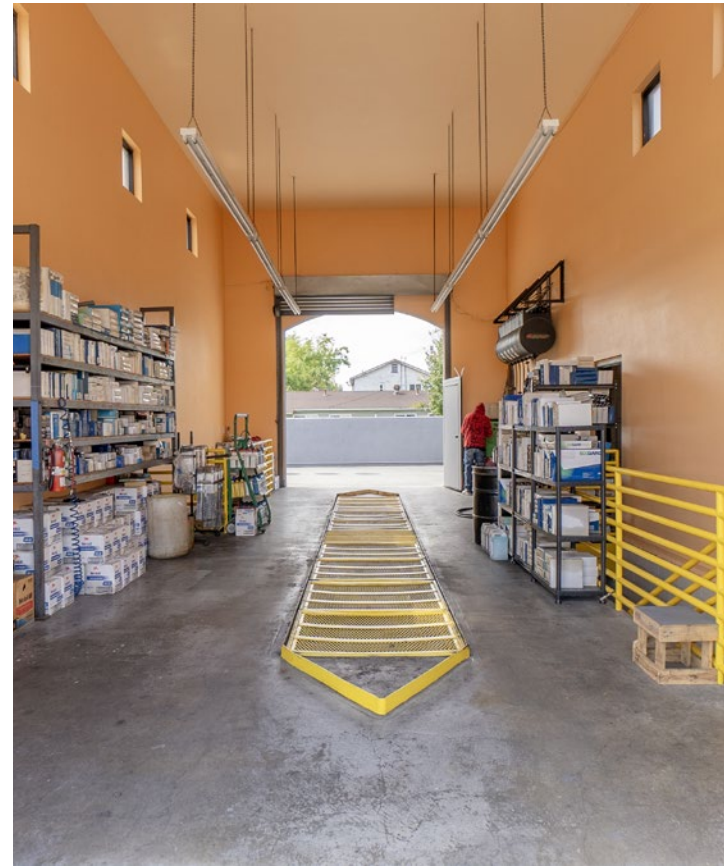
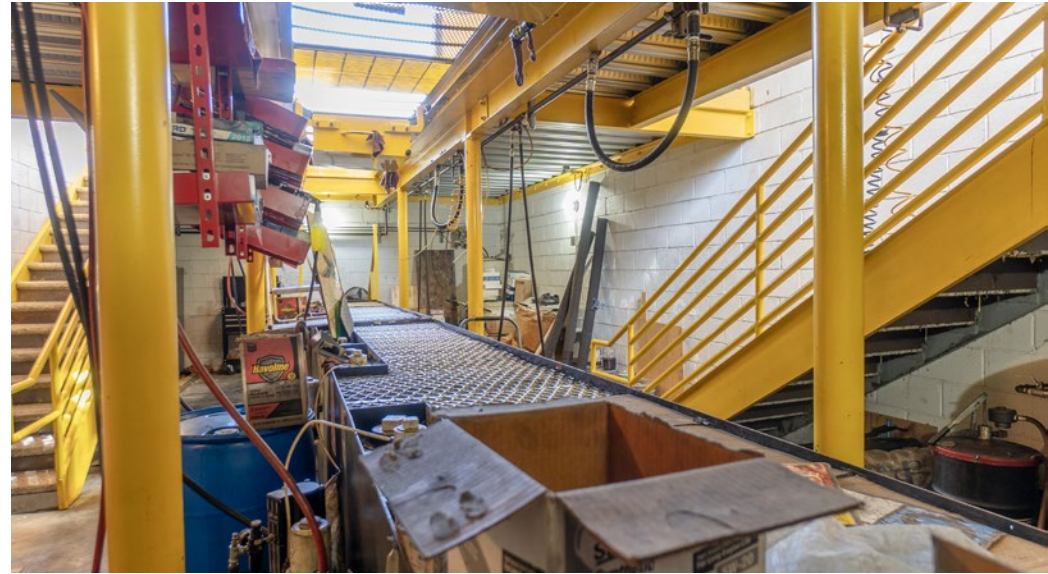
Area Demographics

Population	1 mile	3 mile	5 mile
2010 Population	39,156	195,529	549,119
2023 Population	36,538	184,956	524,740
2028 Population Projection	35,301	179,200	509,510
Annual Growth 2010-2023	-0.50%	-0.40%	-0.30%
Annual Growth 2023-2028	-0.70%	-0.60%	-0.60%
Median Age	35.2	36.3	37.2
Bachelor's Degree or Higher	13%	16%	19%
U.S. Armed Forces	3	115	174
Housing	1 mile	3 mile	5 mile
Median Home Value	\$473,402	\$524,243	\$597,079
Median Year Built	1964	1959	1961



Households	1 mile	3 mile	5 mile	Income	1 mile	3 mile	5 mile
2010 Households	9,183	48,326	147,226	Avg Household Income	\$84,003	\$94,231	\$95,139
2023 Households	8,248	44,895	139,546	Median Household Income	\$69,424	\$77,267	\$76,603
2028 Household Projection	7,896	43,289	135,130	< \$25,000	1,361	5,525	18,405
Annual Growth 2010-2023	-0.40%	0%	0.10%	\$25,000 - 50,000	1,480	8,042	25,386
Annual Growth 2023-2028	-0.90%	-0.70%	-0.60%	\$50,000 - 75,000	1,717	8,235	24,691
Owner Occupied Households	4,603	27,516	80,892	\$75,000 - 100,000	1,261	7,119	20,112
Renter Occupied Households	3,293	15,773	54,238	\$100,000 - 125,000	918	5,461	16,974
Avg Household Size	4.2	3.9	3.6	\$125,000 - 150,000	556	3,753	11,227
Avg Household Vehicles	2	3	2	\$150,000 - 200,000	596	3,902	13,033
				\$200,000+	358	2,858	9,716










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For more information, please contact:

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