



CROSSROAD
VENTURES GROUP

1721 Watt Ave

Sacramento, CA 95825



CALL FOR PRICING

For Sale

Express Car Wash & Lube

916.788.9731
crossroadventures.net

Highlights

- 6,560 SF building
- Complete Tunnel Equipment Renovation in 2021
- 2 Lube Bays With Full Basement
- Strong customer base with 100 active members
- Updated tunnel infrastructure for enhanced operations

JIM ESWAY

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your real estate compass.

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For Sale

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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

ARDEN HILLS

CAR WASH & DETAIL

1721 Watt Ave
Sacramento, CA 95825

For Sale

Express Car Wash and Lube

Property Summary



Property Description

Discover a unique ownership opportunity at 1721 Watt Ave in Sacramento, CA, 95825. This impressive 6,560 SF building, constructed in 1960 and thoughtfully renovated in 2021, is home to a thriving business generating over \$200k a year in gross income from its Lube services alone. With over 100 monthly members, the property presents a lucrative business opportunity. Its prime location in the heart of Sacramento adds to the property's allure, making it an ideal choice for an owner seeking a distinctive business with character, history, and a built-in customer base.

Offering Summary

Lot Size	29,361 SF
Building Size	6,560 SF

Location Description

Embrace the vibrant energy of Sacramento, CA, where the business located at 1721 Watt Ave is located. This bustling area is known for its thriving automotive services and robust commercial activity. With close proximity to major roadways and high-traffic areas, the property offers prime visibility and accessibility for potential customers. The business includes an express car wash & two lube bays with a full basement, enhancing its appeal to automotive service providers. Nearby attractions include the prominent Arden Fair Mall, a hub for shopping, dining, and entertainment. The location's strategic positioning in a dynamic business environment makes it an appealing opportunity for entrepreneurs looking to capitalize on the city's automotive service demand and commercial vitality.

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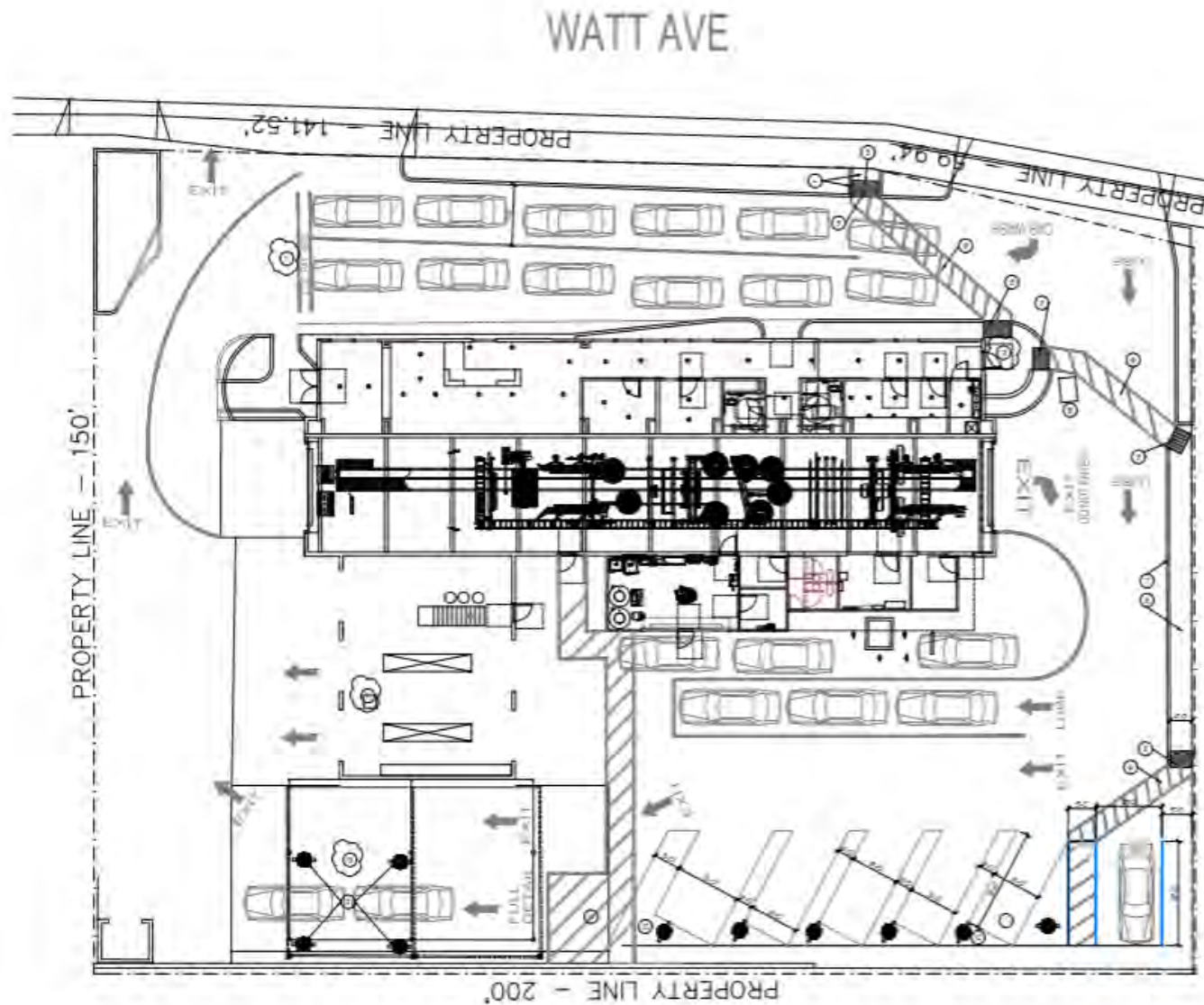
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Site Plan



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Photos



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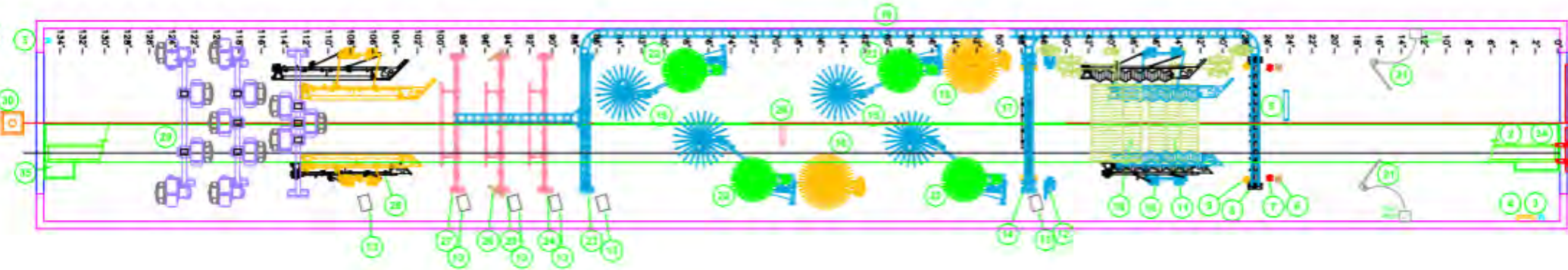
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1721 Watt Ave

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Express Car Wash and Lube

TUNNEL EQUIPMENT LAYOUT



1	Correlator	RC130	Car Wash Technology
2	135 ft Conveyor	XR1000	Car Wash Technology
3	Start / Stop Buttons	e-stop	G.C Electrician
4	Remote Menu Station	PBS4000	Car Wash Technology
5	Tire Switch		Car Wash Technology
6	Photo Eyes (double)	IR110-2	Car Wash Technology
7	Tire Chemical Applicator	CTA	Car Wash Technology
8	TSS Volcano Lava Arch (w/LED Lights)		Car Wash Technology
9	Bumper Presoak		Car Wash Technology
10	Wheel Boss	MW2000	Car Wash Technology
11	Top Brush #1 (94" core, reverse)	RS1000	Car Wash Technology
12	Magnum wheel blaster	WB600	Car Wash Technology
13	LED Sign on pedestal (6X)		Car Wash Technology
14	Triple Foamer		Car Wash Technology
15	Wrap Around (2 sets)	RS701	Car Wash Technology
16	High Side Van Washer	RS301	Car Wash Technology
17	Lava Foamer with LED Light Bar		Car Wash Technology
18	Top Brush #2 (94" core, standard)	RS1000	Car Wash Technology
19	Warning Horn		G.C Electrician
20	Under Chassis Wash		Car Wash Technology
21	2x Prep Guns		Car Wash Technology
22	Low Side Rocker Washer - 30" (x2)	RS400	Car Wash Technology
23	Magnum High Pressure Arch		Car Wash Technology
24	High End Wax	RW111W-1	Car Wash Technology
25	Drying Agent Clear Coat Wax	RW111W-2	Car Wash Technology
26	Mirror Rinse		Car Wash Technology
27	Spot Free Arch (Rain Bar)	RW111W	Car Wash Technology
28	Gloss Boss	MT2500	Car Wash Technology
29	180HP Drying System (12X 15HP)		Car Wash Technology
30	Anti-collision Loop		Car Wash Technology
31	Wait / Go Sign		Car Wash Technology
32	POS Server		Car Wash Technology
33	- Not Used -		Car Wash Technology
34	Dolly Up Actuator		Car Wash Technology
35	Conveyor Pulse Sensor		Car Wash Technology

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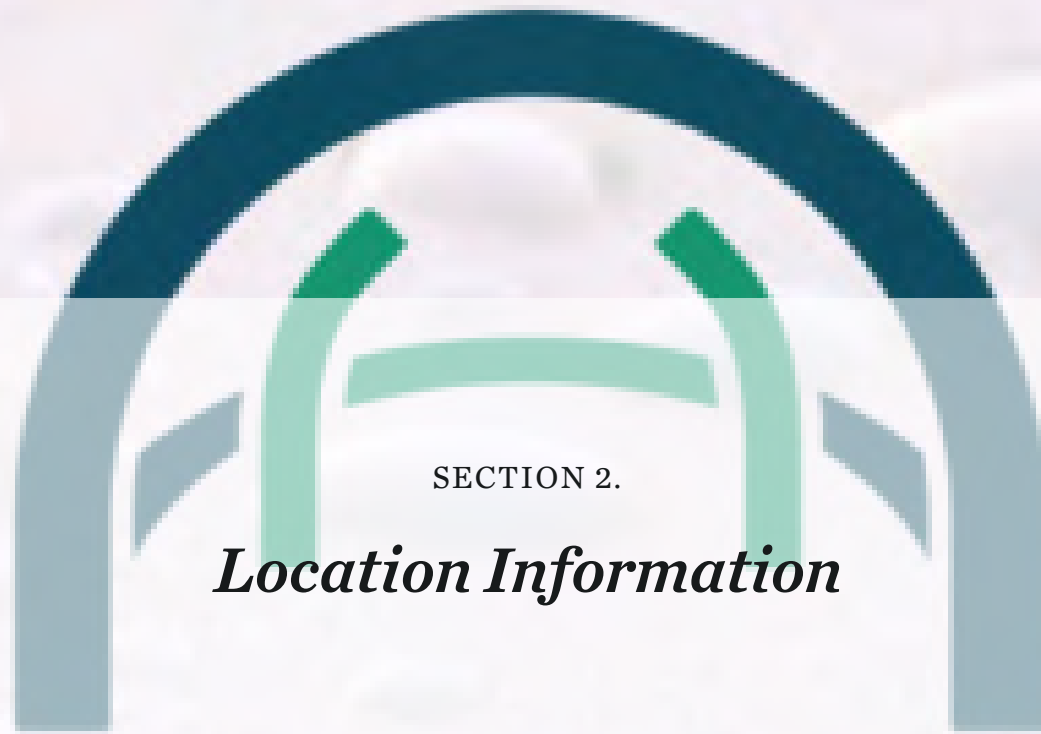
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SECTION 2.

Location Information

ARDEN HILLS

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Regional Map



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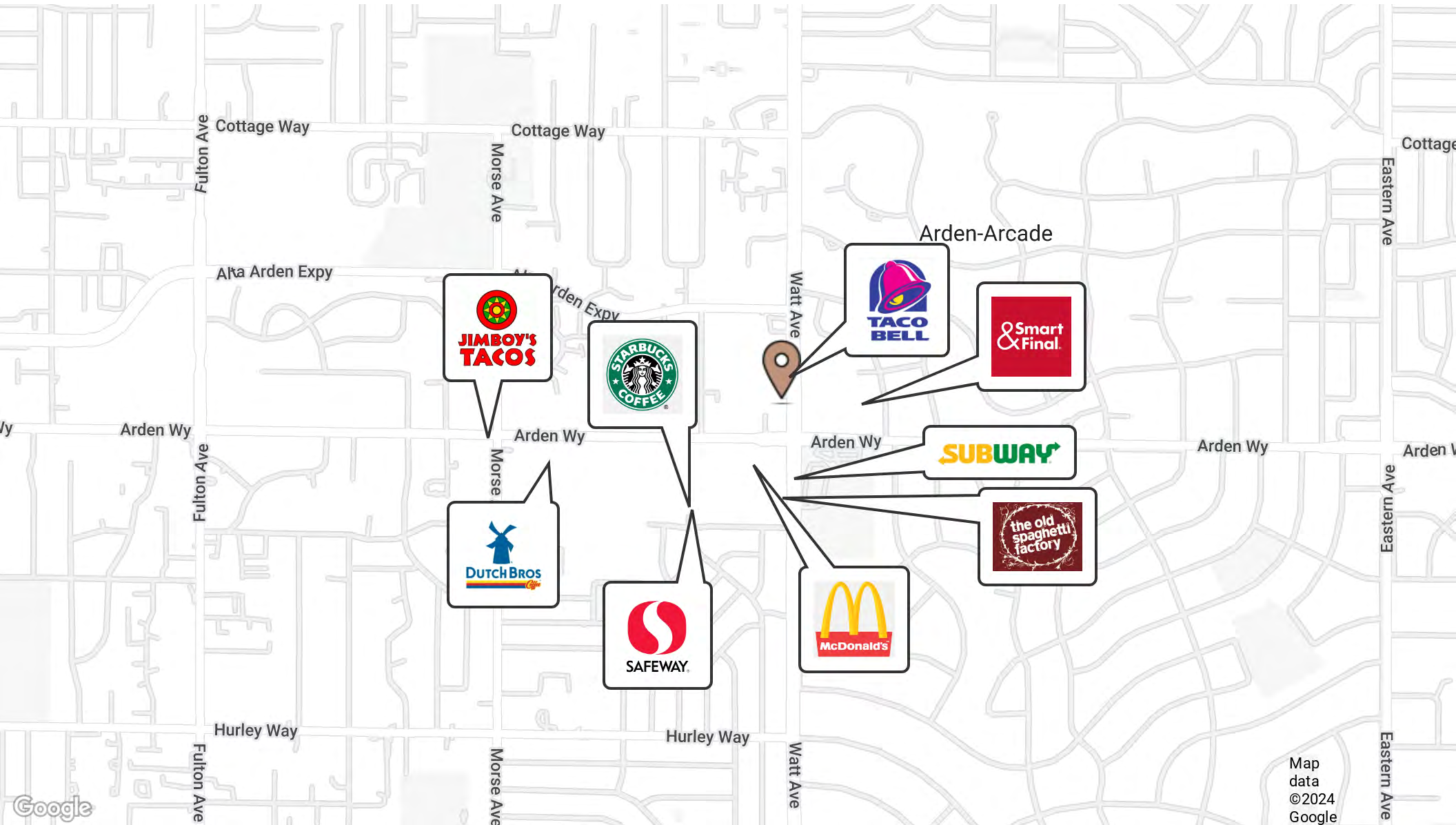
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Location Map



Map data
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Google

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For Sale

Express Car Wash and Lube

Oil & Lube Pricing

BEST

SUPERIOR PROTECTION

STARTING AT

\$ 96.99

- * VALVOLINE FULL SYNTHETIC OIL
 - * OIL FILTER
 - * COMPLETE INSPECTION
- 5 QUARTS

BETTER

MAXIMIZES ENGINE LIFE

STARTING AT

\$ 76.99

- * VALVOLINE HIGH MILEAGE OIL
 - * OIL FILTER
 - * COMPLETE INSPECTION
- 5 QUARTS

GOOD

PROTECTION YOU CAN TRUST

STARTING AT

\$ 68.99

- * VALVOLINE MOTOR OIL
 - * OIL FILTER
 - * COMPLETE INSPECTION
- 5 QUARTS

EXTRA SERVICES

- * FUEL SYSTEM SERVICE: **\$29.99**
- * AUTOMATIC TRANSMISSION SERVICE: **\$149.99**
- * COOLING SYSTEM SERVICE: **\$169.99**
- * CABIN AIR FILTERS: (FROM) **\$24.99**
- * AIR FILTERS: (FROM) **\$24.99**
- * ENGINE OIL SYSTEM CLEANING SERVICE: **\$59.99**
- * DIFFERENTIAL FLUID SERVICE: **\$79.99**
- * FUEL FILTERS: (FROM) **\$59.99**
- * WINDSHIELD WIPERS/ BLADES: (FROM) **\$14.99**

CUSTOMER PROVIDED OIL AND FILTER

\$ 49.99

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INTERIOR & EXTERIOR DETAIL

STARTING AT

\$349.99

- * INCLUDES CLAY BAR & SEALANT WAX
- * CLEAN & CONDITION ALL LEATHER & VINYL
- * SHAMPOO ALL CARPETS
- * FLOOR MATS AND UPHOLSTERY
- * CLEAN ALL DOOR JAMS

INCLUDES FREE DIAMOND WASH! \$39.99 VALUE

FULL INTERIOR DETAIL

STARTING AT

\$249.99

- * CLEAN & CONDITION ALL LEATHER & VINYL
- * SHAMPOO ALL CARPETS
- * FLOOR MATS AND UPHOLSTERY
- * CLEAN ALL DOOR JAMS

INCLUDES FREE DIAMOND WASH! \$39.99 VALUE

Single Car Washes



Diamond Full Service

\$40.99

Includes Platinum & Silver, Plus:

- ◆ Lava Bath (Our premier product)
- ◆ Carnauba Hot Wax
- ◆ Ceramic Shield
- ◆ Tire Dressing



Platinum Full Service

\$37.99

Includes Silver, Plus:

- ◆ Triple Foam
- ◆ Rain Repellant
- ◆ Wheel Cleaner
- ◆ Undercarriage Rust Inhibitor
- ◆ Clear Coat Protectant



Silver Full Service

\$34.99

Includes:

- ◆ Foam Bath
- ◆ Spot Free Rinse
- ◆ Complimentary Wipe Down

FULL SERVICE INCLUDES: VACUUM, WINDOWS INSIDE AND OUT, WHEELS AND TIRES, WIPE DOWN (center counsel/ door panels/ door jams)

EXPRESS
Diamond \$25.99

EXPRESS
Platinum \$21.99

EXPRESS
Silver \$11.99

EXPRESS WASH INCLUDES: OUTSIDE WASH AND OUTSIDE WINDOW WIPE

Unlimited Wash Club



Diamond Full Service

\$79.99

Includes Platinum & Silver, Plus:

- ◆ Lava Bath (Our premier product)
- ◆ Carnauba Hot Wax
- ◆ Ceramic Shield
- ◆ Tire Dressing



Platinum Full Service

\$69.99

Includes Silver, Plus:

- ◆ Triple Foam
- ◆ Rain Repellant
- ◆ Wheel Cleaner
- ◆ Undercarriage Rust Inhibitor
- ◆ Clear Coat Protectant



Silver Full Service

\$59.99

Includes:

- ◆ Foam Bath
- ◆ Spot Free Rinse
- ◆ Complimentary Wipe Down

FULL SERVICE INCLUDES: VACUUM, WINDOWS INSIDE AND OUT, WHEELS AND TIRES, WIPE DOWN (center counsel/ door panels/ door jams)

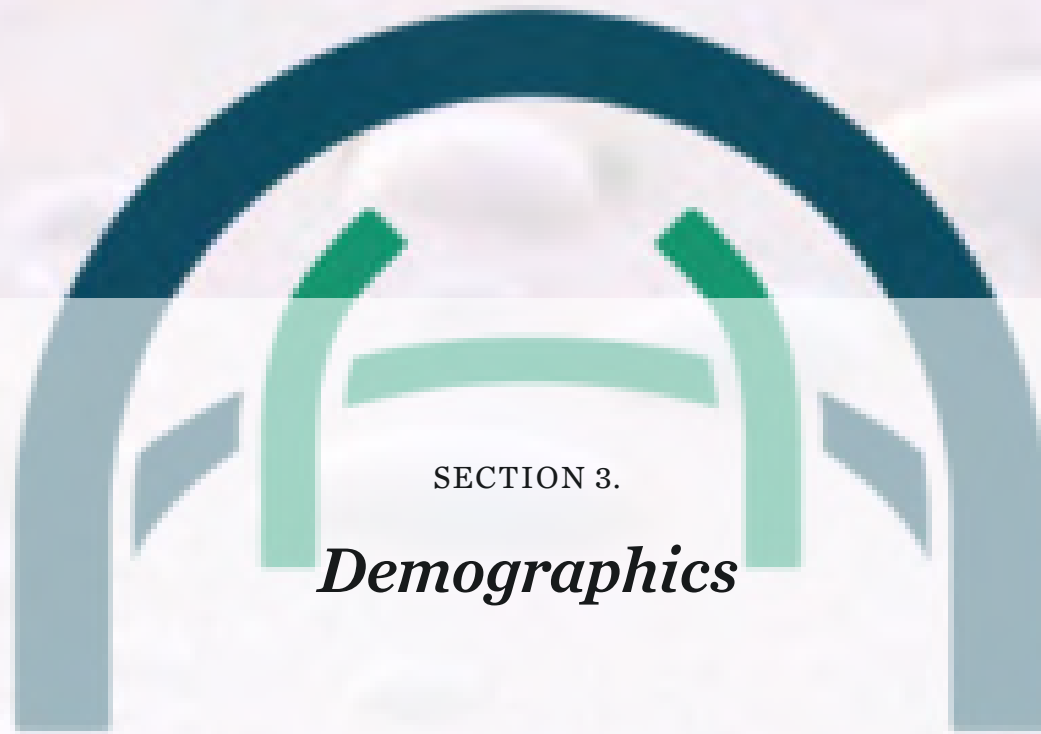
EXPRESS
Diamond \$29.99

EXPRESS
Platinum \$21.99

EXPRESS
Silver \$19.99

EXPRESS WASH INCLUDES: OUTSIDE WASH AND OUTSIDE WINDOW WIPE

All Prices are based on a monthly agreement. Terms and condition apply.



SECTION 3.

Demographics

ARDEN HILLS

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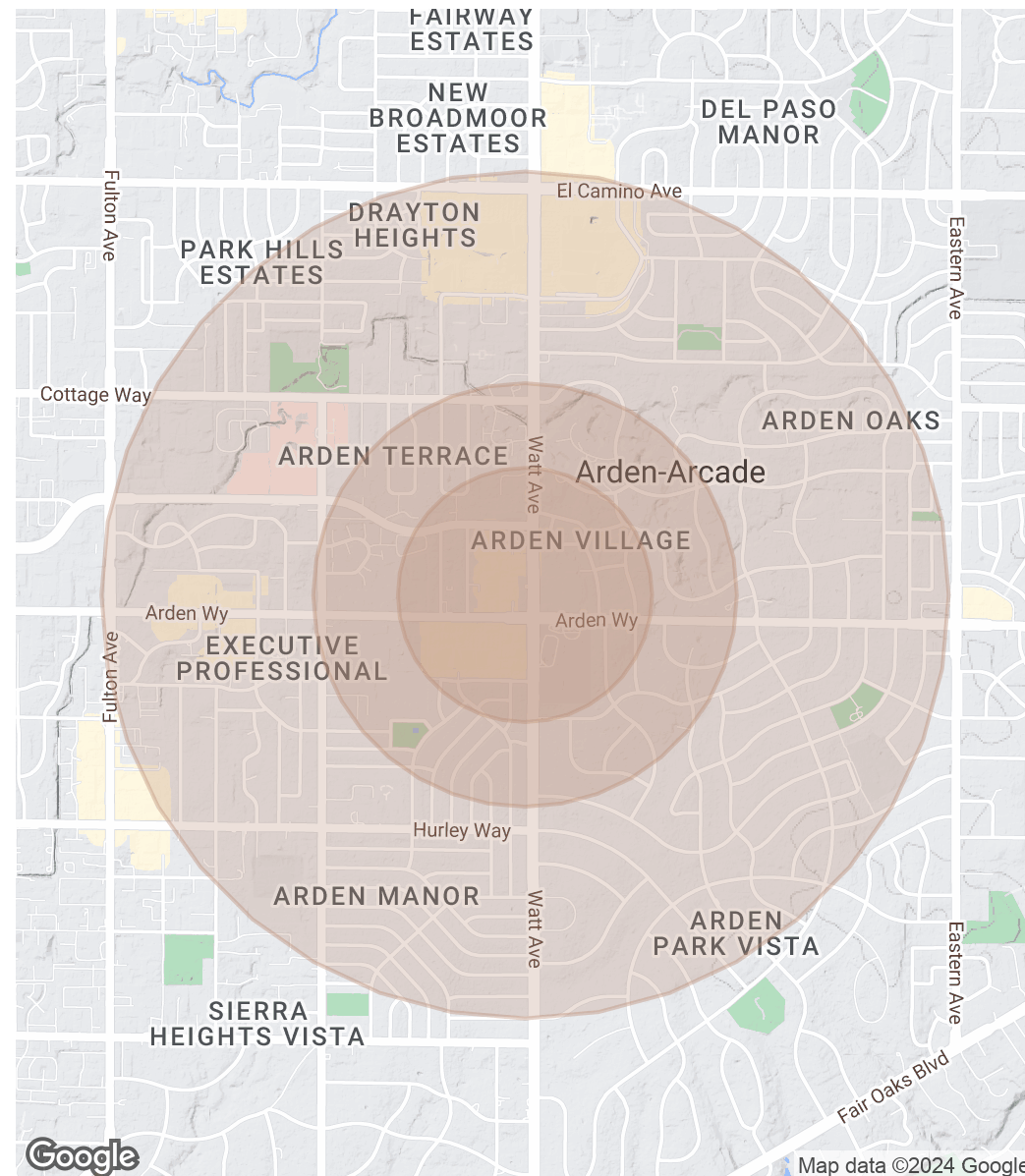
Express Car Wash and Lube

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,073	3,846	15,474
Average Age	44	42	40
Average Age (Male)	42	40	39
Average Age (Female)	45	43	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	434	1,523	5,984
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$123,736	\$126,068	\$131,852
Average House Value	\$789,875	\$779,303	\$749,813

Demographics data derived from AlphaMap



JIM ESWAY

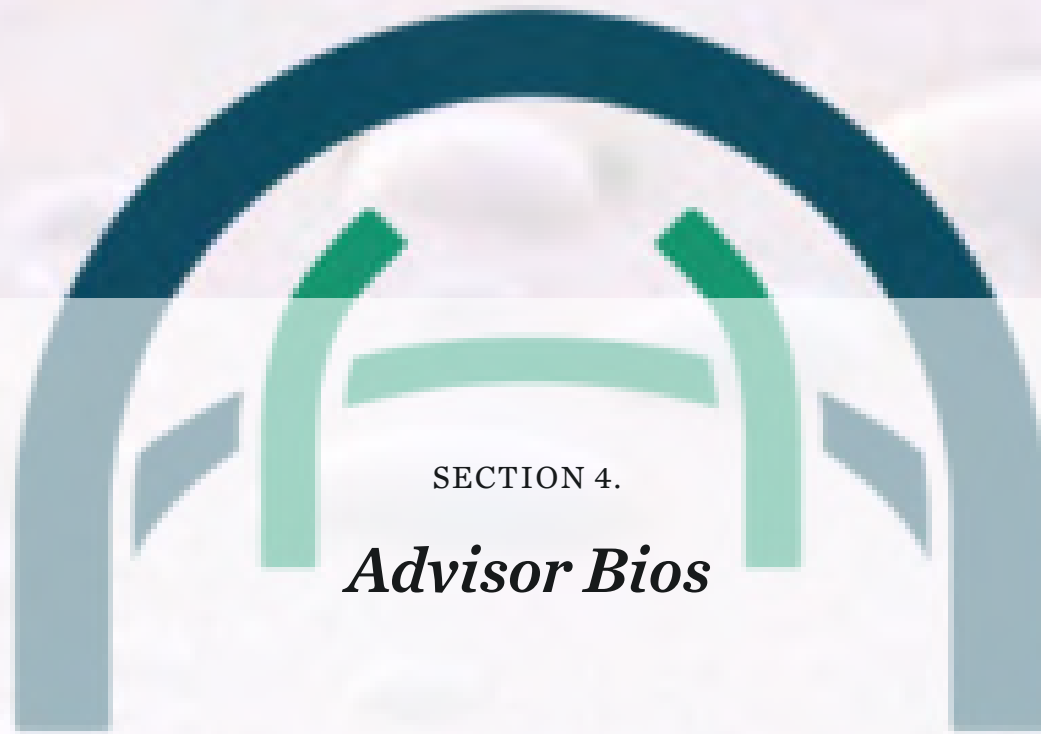
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SECTION 4.

Advisor Bios

ARDEN HILLS

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For Sale

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Advisor Bio 1



Jim Esway

Managing Partner

jesway@crossroadventures.net

Direct: **916.788.9731**

CalDRE #00820384

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.

Crossroad Ventures Group

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