



CROSSROAD
VENTURES GROUP

5927 San Juan Ave

North Highlands, CA 95610



FOR SALE \$2,500,000

For Sale

Full Service Car Wash

916.788.9731
crossroadventures.net

Highlights

- Fully operating, income-producing Full-service car wash with immediate takeover and value-add potential
- SELLER FINANCING AVAILABLE
- Full-service layout supporting detailing, interior cleaning, and exterior wash operations
- 2024 EBITDA = \$248,325 / CAP Rate: 9.93%

JIM ESWAY
CalDRE #00820384
P: 916.788.9731
jesway@crossroadventures.net

JAKE MEDEIROS
CalDRE #02197630
P: 916.788.9731
jake@crossroadventures.net

TIM RAWLINS
CalDRE #02041104
P: 916.788.9731
tim@crossroadventures.net

your real estate compass.

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SECTION 1.

Property Information

5927 San Juan Ave

North highlands, CA 95610

For Sale

Full Service Car Wash

Property Summary



Property Description

The property offers a turnkey, income-producing full-service car wash designed for high efficiency and strong customer appeal. A well-configured tunnel provides consistent wash quality and throughput, supported by four dedicated vacuum lanes tailored for full-service operations and detailing. Customers enjoy both indoor and outdoor waiting areas, creating a comfortable experience that encourages repeat visits and add-on services. An on-site convenience store adds additional revenue potential and cross-selling opportunities. With its existing operational footprint, established business performance, and layout optimized for speed and service, the property is exceptionally positioned for a new operator seeking a ready-to-run, high-capacity full-service wash.

Property Highlights

- Fully operating, income-generating full-service car wash
- High-efficiency wash tunnel designed for strong throughput
- Four dedicated full-service vacuum lanes
- On-site convenience store for additional revenue streams
- Indoor and outdoor customer waiting areas enhance service experience
- Optimized layout supports detailing, interior cleaning, and premium services
- Proven performance with seamless transition potential for new operator
- Strong site visibility ideal for branding and customer capture
- Ample space for future equipment upgrades or service expansion
- Attractive opportunity for operators seeking a turnkey, high-capacity wash

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Location Summary



Location Description

The location sits within the established North Highlands community, a high-traffic suburb in the Sacramento metro area known for strong daily vehicle flow and convenient regional access. Positioned near major corridors such as Watt Avenue, Elkhorn Boulevard, and the I-80 interchange, the area draws consistent consumer activity. Nearby employment centers—including McClellan Business Park—generate steady commuter traffic throughout the week. Retail centers, service businesses, and neighborhood amenities help support repeat customer patterns, while popular destinations like Freedom Park and local shopping plazas enhance overall visitation to the area. This dynamic environment offers an attractive demand profile for a car wash operator or investor.

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	581	2,083	7,615
Total Population	1,480	5,227	18,917
Average HH Income	\$100,474	\$97,254	\$96,001

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Additional Photos



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Additional Photos



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SECTION 2.

Location Information

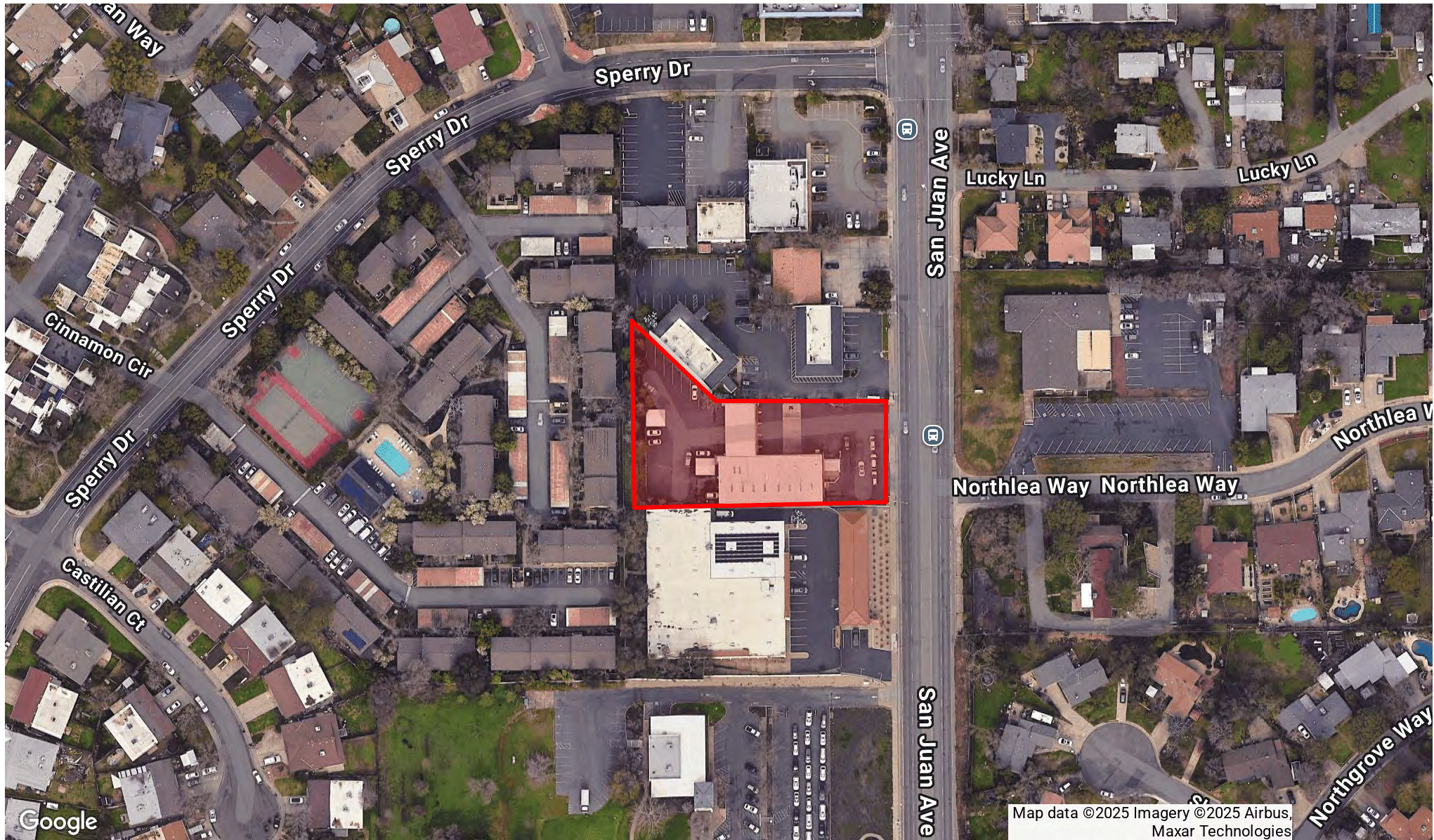
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Aerial Map



Map data ©2025 Imagery ©2025 Airbus,
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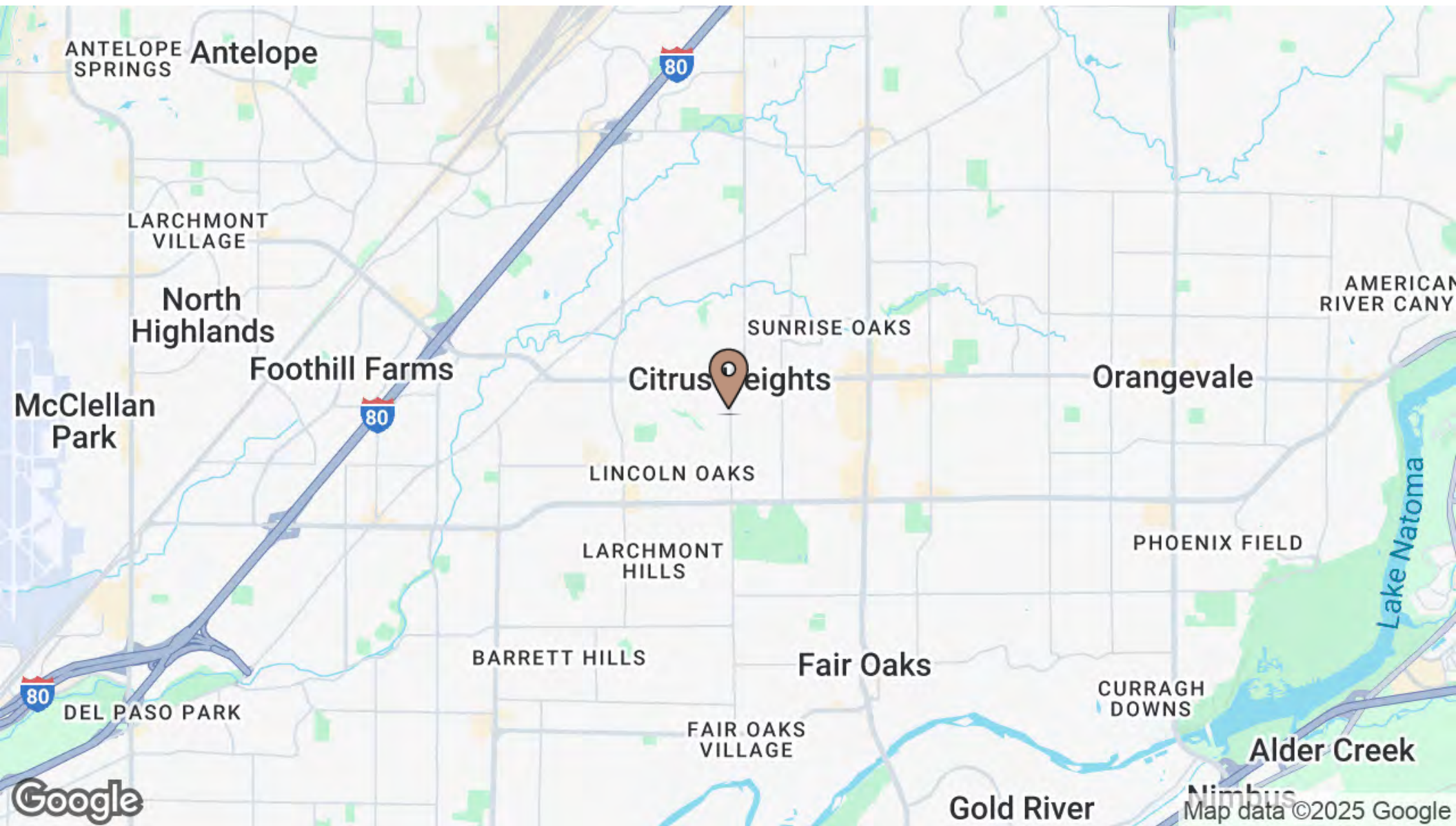
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Location Map



SECTION 3.

Demographics

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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,480	5,227	18,917
Average Age	39	41	41
Average Age (Male)	37	39	39
Average Age (Female)	40	42	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	581	2,083	7,615
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$100,474	\$97,254	\$96,001
Average House Value	\$471,165	\$499,257	\$513,164

Demographics data derived from AlphaMap

