

Northern California Car Wash Portfolio

Yuba City & Chico, CA

Self Serve Car Wash Portfolio



1110 W 6TH ST
CHICO



630 W SACRAMENTO AVE
CHICO

NORTHERN CALIFORNIA
CAR WASH PORTFOLIO
 4 LOCATIONS | CHICO & YUBA CITY, CA



890 FORBES AVE
YUBA CITY



1466 MARKET ST
YUBA CITY



+/- 8,826 SF
BUILDINGS



+/- 1.38 ACRES
LAND



20
SELF-SERVE BAYS



1
AUTOMATIC BAY



REAL ESTATE
INCLUDED



VALUE-ADD
OPPORTUNITY

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

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

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

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Northern California Car Wash Portfolio

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Self Serve Car Wash Portfolio

Property Summary



Location Description

The portfolio is strategically positioned across the Chico and Yuba City markets, two established Northern California communities that serve as regional commercial centers for the surrounding areas.

Chico is home to California State University, Chico and benefits from a diverse economy supported by education, healthcare, agriculture, and retail trade. The city's stable population base and consistent traffic generators provide strong support for consumer service businesses.

Yuba City serves as the economic hub of the Yuba-Sutter region and benefits from a growing population, strong agricultural economy, and regional retail presence. The area draws consumers from surrounding communities and provides a stable customer base for automotive-related services.

Together, these markets offer a diversified geographic footprint, established consumer demand, and long-term growth potential within Northern California.

Property Highlights

- Asking Price: \$4,500,000
- Four strategically located car wash properties across the Chico and Yuba City markets
- Approximately 8,826 square feet of existing improvements
- Approximately 1.38 acres of underlying land included in the offering
- Twenty self-serve wash bays and one automatic wash bay currently in operation
- Established operating business with existing infrastructure and customer base
- Real estate included in sale, providing both operational income potential and long-term underlying land value
- Opportunity to enhance revenues through equipment upgrades, modernization initiatives, and operational efficiencies

Northern California Car Wash Portfolio

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Self Serve Car Wash Portfolio

Property Summary



Portfolio Description

Crossroad Ventures Group is pleased to present the Northern California Car Wash Portfolio, a rare opportunity to acquire four established self-serve car wash properties located in the Chico and Yuba City markets of Northern California. Offered as a portfolio sale, this unique collection of assets provides investors and owner-operators the ability to acquire both operating businesses and the underlying real estate across two established regional markets.

The portfolio consists of two locations in Chico and two locations in Yuba City totaling approximately 8,826 square feet of improvements situated on approximately 1.38 acres. Collectively, the properties feature twenty self-serve wash bays and one automatic wash bay, creating a diversified platform with multiple revenue-generating locations and an established operating footprint. The portfolio benefits from strategic locations within their respective markets, serving surrounding residential neighborhoods, commuter traffic, and local consumer demand.

The offering includes both the operating businesses and the underlying real estate, providing immediate operational capability and long-term ownership of the real estate assets. Each location benefits from existing utility infrastructure, specialized car wash improvements, and established customer bases that would be costly, time-consuming, and increasingly difficult to replicate in today's entitlement and development environment. The combination of operational infrastructure and underlying land value creates a compelling investment opportunity with both current utility and future flexibility.

The portfolio presents a unique opportunity for investors seeking stable cash-flowing real estate with operational upside, as well as owner-operators looking to expand an existing platform. Opportunities exist to increase revenue through equipment modernization, enhanced payment systems, operational efficiencies, expanded service offerings, and targeted capital improvements. Additionally, the portfolio's geographic diversification across Chico and Yuba City provides exposure to two established Northern California markets supported by strong regional trade areas and long-term population growth trends.

With limited availability of comparable car wash portfolios and significant barriers to entry for new development, the Northern California Car Wash Portfolio represents an opportunity to acquire a scalable operating business, income-producing real estate, and long-term value creation potential within a specialized and resilient asset class.

Northern California Car Wash Portfolio

Yuba City & Chico, CA

For Sale

Self Serve Car Wash Portfolio

1110 W 6th St, Chico, CA



Property Overview

Campus Car Wash is an established self-service car wash property located along West 6th Street in Chico, California. The property benefits from its proximity to California State University, Chico, surrounding residential neighborhoods, and major commuter routes. The location features multiple self-service wash bays along with an automatic wash bay, providing customers with a variety of wash options and creating multiple revenue streams.

The property has served the Chico market for many years and offers investors or owner-operators the opportunity to continue operations while exploring future revenue growth through equipment upgrades, payment system modernization, and operational enhancements.

Property Highlights

- ±3,360 SF Building
- ±17,360 SF Lot Area
- Six Self-Serve Wash Bays
- One Automatic Wash Bay
- High-visibility Chico location
- Established customer base
- Real estate included in sale

Northern California Car Wash Portfolio

Yuba City & Chico, CA

For Sale

Self Serve Car Wash Portfolio

630 W Sacramento Ave, Chico, CA



Property Overview

Stadium Car Wash is a self-service car wash located in Chico, California near California State University, Chico and surrounding residential neighborhoods. The property's location provides convenient access for local residents, students, and commuters seeking affordable vehicle cleaning services.

The site offers an established operating footprint with existing car wash infrastructure in place and benefits from a market where new development of similar facilities can be difficult due to entitlement requirements and construction costs.

Property Highlights

- ±1,400 SF Building
- ±8,276 SF Lot Area
- Four Self-Serve Wash Bays
- Established operating location
- Located near major traffic corridors
- Existing utility and wash infrastructure
- Real estate included in sale

Northern California Car Wash Portfolio

Yuba City & Chico, CA

For Sale

Self Serve Car Wash Portfolio

1466 Market St, Yuba City, CA



Property Overview

Market Street Car Wash is strategically located along Market Street in Yuba City, one of the area's primary commercial corridors. The property benefits from strong visibility, accessibility, and exposure to daily traffic generated by surrounding residential and commercial uses.

The facility offers multiple self-service wash bays and serves as one of the portfolio's larger Yuba City locations. The property's established presence and existing infrastructure provide a solid foundation for continued operations while offering future upside through equipment modernization and operational enhancements.

Property Highlights

- ±2,288 SF Building
- ±20,595 SF Lot Area
- Six Self-Serve Wash Bays
- High-visibility Market Street location
- Strong exposure to local traffic
- Existing customer base and infrastructure
- Real estate included in sale

Northern California Car Wash Portfolio

Yuba City & Chico, CA

For Sale

Self Serve Car Wash Portfolio

890 Forbes Ave, Yuba City, CA



Property Overview

Located in Yuba City, Forbes Car Wash serves the surrounding residential and commercial areas with self-service vehicle washing facilities. The property offers an efficient footprint with established operations and provides customers with convenient access to vehicle cleaning services in the Yuba-Sutter market.

The property benefits from existing improvements, utility infrastructure, and a customer base that has been developed over years of operation. The location presents opportunities for operational improvements and modernization initiatives to further enhance performance.

Property Highlights

- ±1,778 SF Building
- ±14,013 SF Lot Area
- Four Self-Serve Wash Bays
- Yuba City location
- Established operating history
- Existing car wash infrastructure
- Real estate included in sale

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Investment Opportunity

The Northern California Car Wash Portfolio presents a unique opportunity to acquire four established self-service car wash properties strategically located across the Chico and Yuba City markets. Comprised of two locations in Chico and two locations in Yuba City, the portfolio offers immediate operational capability, underlying real estate ownership, and long-term value creation potential within a specialized asset class that is increasingly difficult to replicate.

The offering includes approximately 8,826 square feet of improvements situated on approximately 1.38 acres of land and features twenty self-service wash bays and one automatic wash bay. The combination of operating businesses and fee-simple real estate provides investors and owner-operators with multiple avenues for value creation through continued operation, strategic capital improvements, operational efficiencies, and modernization initiatives.

Strategic Northern California Locations

The portfolio benefits from a diversified presence in two established Northern California markets. Chico serves as the commercial and educational hub of Butte County and is home to California State University, Chico, a major regional employer and economic driver. The city is supported by a diverse economic base including education, healthcare, agriculture, government services, and retail commerce.

Yuba City serves as the economic center of the Yuba-Sutter region and continues to benefit from population growth, regional retail development, and a strong agricultural economy. The area's strategic location along State Route 99 provides connectivity throughout Northern California and supports a stable customer base for automotive-related services.

Together, these markets provide a broad consumer base, diversified demand drivers, and exposure to long-term regional growth trends.

**NORTHERN CALIFORNIA
CAR WASH
PORTFOLIO**
4 LOCATIONS | CHICO & YUBA CITY, CA

- +/- 8,826 SF BUILDINGS
- +/- 1.38 ACRES LAND
- 20 SELF-SERVE BAYS
- 1 AUTOMATIC BAY
- REAL ESTATE INCLUDED
- VALUE-ADD OPPORTUNITY

Value-Add Potential

The portfolio offers multiple opportunities for future growth through equipment modernization, updated payment technologies, operational enhancements, branding improvements, and targeted capital investments. New ownership may also explore opportunities to increase customer convenience, improve throughput, and enhance the overall customer experience.

With established locations, existing infrastructure, diversified market exposure, and significant barriers to entry for competing developments, the Northern California Car Wash Portfolio represents a compelling opportunity to acquire both operating businesses and underlying real estate in two of Northern California's established regional markets.

SECTION 1.

Location Information

