



CAR WASH FOR SALE

420 PIONEER AVE
WOODLAND, CA



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ADDITIONAL INCOME FROM OIL CHANGERS LEASE!

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PROPERTY PROFILE

LOCATION! LOCATION! LOCATION! THIS IS YOUR OPPORTUNITY TO OWN AND OPERATE A HIGHLY SUCCESSFUL CAR WASH WITH ADDITIONAL INCOME FROM OIL CHANGERS NEAR THE I-5 ON-RAMP IN WOODLAND, CA.

PARCEL SIZE ±44,867^{SF} (±1.03^{AC})

BUILDING SIZE ±4,886^{SF}

OF VACUUMS 12 SELF SERVE
12 FULL SERVE

TUNNEL LENGTH 110'

EQUIPMENT TYPE Motor City, McNeil,
and STI Conveyor Belt

MAJOR UPGRADES IN 2020

- » NEW ROOF
- » FULL SOLAR SYSTEM ADDED ON CANOPIES AND ON THE BUILDING'S ROOF. TOTAL SYSTEM IS ±200 PANELS
- » 12 EXPRESS VACUUMS UPGRADED TO VACUTECH EQUIPMENT WITH 40HP MOTOR
- » 12 FULL SERVICE VACUUMS UPGRADED TO VACUTECH EQUIPMENT WITH 50HP MOTOR
- » CAR WASH TUNNEL HAD ALL NEW EQUIPMENT INSTALLED
- » UPDATED INDOOR 2 BAY DETAIL CENTER

CURRENT MEMBER COUNT 2,250

GROSS PROFIT (2024) ±\$1,311,000.00*

PRICE ~~\$7,000,000~~ **\$6,500,000**

*To be verified by buyer



76,503

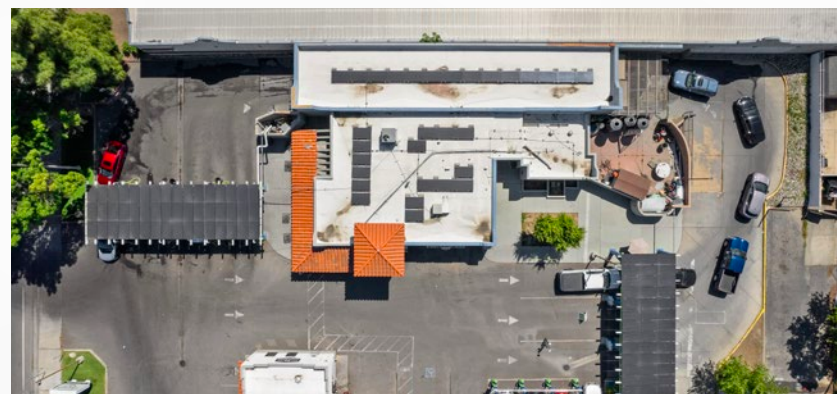
CARS WASHED IN 2024
(80% EXPRESS & 20%
FULL SERVICE/DETAIL)

EQUIPMENT LIST

- » 100 FOOT STI DUAL BELT CONVEYOR SYSTEM
- » ALL MOTOR CITY EQUIPMENT
- » 2 SETS OF CROSSOVER WRAPS
- » 2 TOP BRUSHES
- » 1 LOWBOY
- » 1 HIGHBOY
- » 1 MCNEIL SONIC WHEEL BRUSH
- » 1 HIGH PRESSURE AXIS ARCH
- » 1 HIGH PRESSURE WHEEL BLASTER
- » GLOWASH LIGHTING SYSTEM
- » 10 MOTOR CITY BLOWERS
- » 1 DRY N SHINE TOP BRUSH
- » CERAMIC ARCH BUBBLER
- » 3 ARCHES FOR RINSES, SPOT FREE, DRYING AID, CLEAR COAT

SERVICE & PRICING

TIER	EXPRESS WASH				FULL SERVICE		
	BASIC	GOLD	PLATINUM	DIAMOND	ULTIMATE	WORKS	FIVE STAR
Individual Price	\$11	\$16	\$20	\$25	\$34	\$42	\$50
Unlimited Monthly Pass	\$20	\$26	\$30	\$35	\$60	\$75	\$80
Basic Wash	✓	✓	✓	✓	✓	✓	✓
Spot Free Rinse	✓	✓	✓	✓	✓	✓	✓
Air Dry	✓	✓	✓	✓	✓	✓	✓
Triple Coat		✓	✓	✓	✓	✓	✓
Tire Shine		✓	✓	✓	✓	✓	✓
Undercarriage Rust Inhibitor		✓	✓	✓	✓	✓	✓
Air Fragrance		✓	✓	✓	✓	✓	✓
Dry & Shine			✓	✓		✓	✓
Rain X			✓	✓		✓	✓
Ceramic Coat				✓			✓
Wipe Down Windows					✓	✓	✓
Dust Dash, Doors & Console					✓	✓	✓
Vacuum Interior					✓	✓	✓
2 Mats Shampooed/Clean						✓	
4 Mats Shampooed/Cleaned							✓
Free Self-Serve Vacuum	✓	✓	✓	✓			



OIL CHANGERS

EST. 1984

LEASE

ABOUT OIL CHANGERS

Oil Changers, a privately held company founded in 1984, is a chain of oil change centers headquartered in Pleasanton, California. Known for its no-appointment-necessary model, Oil Changers prioritizes fast and friendly service, offering oil changes, fluid checks, and tire rotations using top-grade products. With a customer-first approach and skilled technicians, the brand delivers convenience and reliability, making it a trusted choice for busy drivers. Operating over 200 locations in 17 states across the U.S., Oil Changers serves over 1.8 million customers annually, making it the nation's largest independent oil changing business. The company maintains high customer satisfaction, averaging over a 4.5 rating nationwide on Google and Yelp, reflecting its commitment to quality service.

In March 2021, Oil Changers was acquired by Greenbriar Equity Group, a private equity firm specializing in investments within the transportation and automotive sectors. Under Greenbriar's ownership, Oil Changers expanded its footprint through new site developments and store acquisitions, while delivering robust organic growth.

In February 2025, Greenbriar signed a definitive agreement to sell Oil Changers' parent company, Breeze Autocare, to Valvoline Inc., a leading preventive automotive maintenance provider with more than 2,000 locations across the U.S. and Canada. This acquisition is expected to close in fiscal Q3 2025.

LEASE SUMMARY

BUILDING: 2 Bay Lube Shop

LEASE TERM LENGTH: 5 Years

TERM COMMENCEMENT DATE:
December 16, 2021

OPTIONS: 2 Five Year Options

RENT INCREASES: 10% every 5 years

ROFR: None

LEASE TYPE: Modified Gross. Tenant pays their pro rata share of real property taxes. Landlord pays for all utilities and common area maintenance

LANDLORD MAINTENANCE

RESPONSIBILITIES: Roof, Structure, Utilities leading up to the Building and Common Area

VALVOLINE INC. (NYSE:VVV) ANNOUNCED IN FEB. 2025 TO ACQUIRE OIL CHANGERS FOR \$625 MILLION (EXPECTED TO CLOSE Q3 2025)

RENT SCHEDULE

YEARS

Years 1–5

Option Years 6–10

Option Years 11–15

ANNUAL RENT

\$66,000.00

\$72,600.00

\$79,860.00



PROPERTY PHOTOS



OVERHEAD AERIAL

PIONEER AVE — 15,947 ADT*

SITE



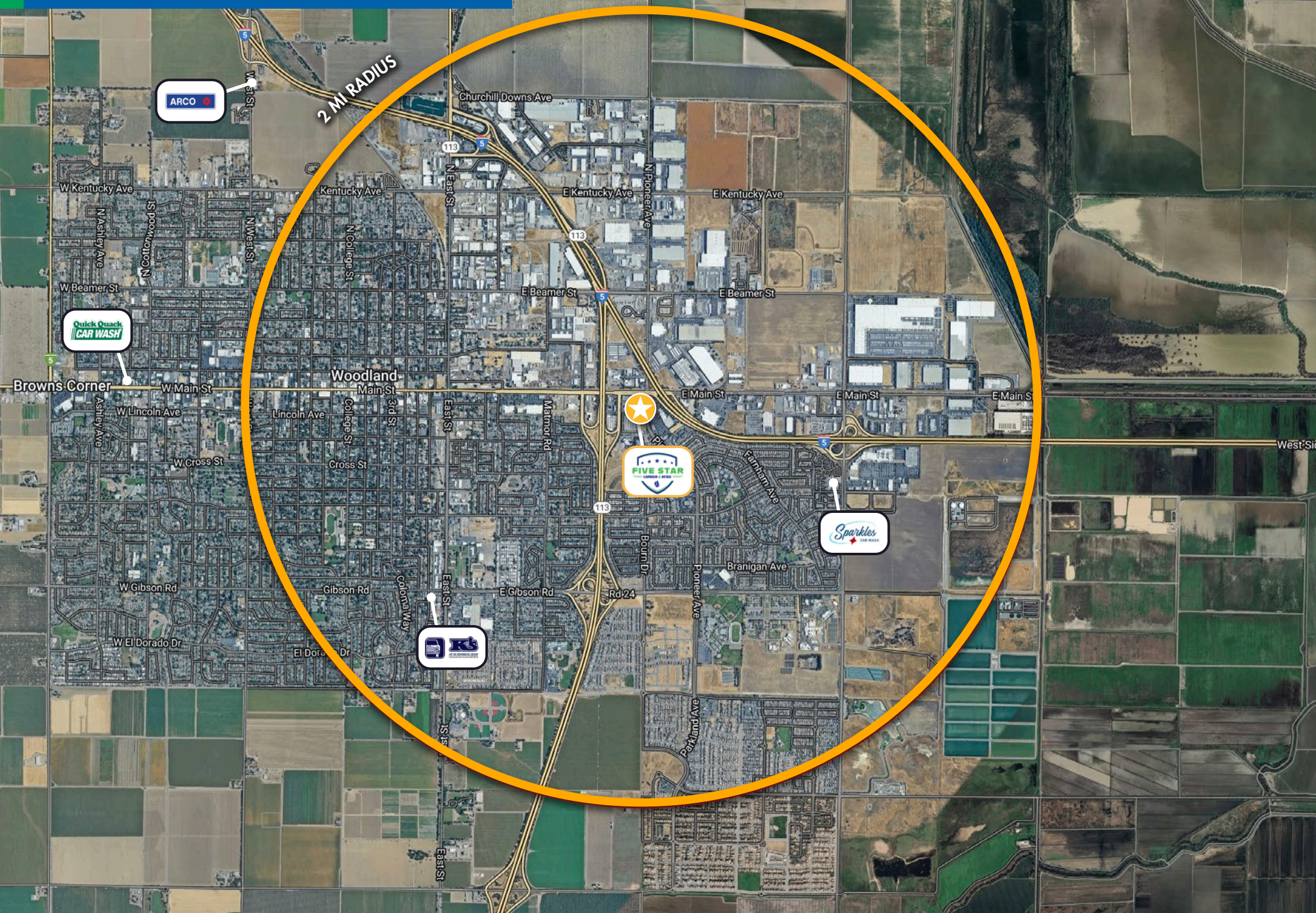
*Last traffic counts on Pioneer Ave was taken in 2020. 2025 projections are based on a 2% annual increase.

OVERHEAD AERIAL



*Last traffic counts on E Main St & Pioneer Ave were taken in 2020. Last traffic counts on I-5 and CA-113 were taken in 2022. 2025 projections are based on a 2% annual increase.

2 MI CAR WASH AERIAL



DEMOGRAPHICS

(2025 EST.)

POPULATION

1 mile	14,231
2 mile	39,723
3 mile	61,413

DAYTIME POPULATION

1 mile	5,054
2 mile	15,502
3 mile	19,325

MEDIAN HOUSEHOLD INCOME

1 mile	\$101,099
2 mile	\$101,216
3 mile	\$96,279

AVERAGE HOUSEHOLD INCOME

1 mile	\$121,926
2 mile	\$124,567
3 mile	\$120,448

TRAFFIC

Pioneer Ave	15,947 ADT*
E Main St	34,671 ADT*
Total	50,618 ADT

*Last traffic counts on E Main St & Pioneer Ave were taken in 2020. 2025 projections are based on a 2% annual increase.

