

**EXPRESS CAR WASH OPTION**

**Highland Ave-San Bernardino**

**EXPRESS CAR WASH Option**  
**SELLER FINANCING**

Happy Boy  
**CAR WASH**

QUICK FIVE EXPRESS WASH  
**\$5 IN 5 MIN**  
FREE SELF  
VACUUM

**Bashir Tariq 951-269-3000**

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DRE# 01851484





# OFFERING SUMMARY

## Location

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### Happy Boys Car Wash

1250 E Highland Ave  
San Bernardino CA 92404

## Offering Summary

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**Price**            **\$1,690,000**

Building Size    4,000 SF

Lot Size           35,100 SF .81 acres

Year Built        1985

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Building has been modified, changed, sections removed or restructured. Check with your consultant, advisor, Title Co. and the City for exact measurements

## Seller Financing Available

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# Happy Boys Car Wash **EXPRESS - FULL SERVICE** or **FLEX YOUR CHOICE**

- Formally known as Happy Boys Full-Service Car Wash
- Currently closed, ready to be opened with new equipment and new Car Wash Operator
- New owner have multiple options to open as an Express Car Wash, Full Service or Flex Car Wash
- Consult with your advisors and the City for the best option for you
- Express Car Wash options include around 120 ft Tunnel, 23 Vacuums 2 Lane Entry
- Densely populated area with over 263,000 population and over 98,000 employee working within 5 miles radius
- Highland Ave is busy offramp crossings at I-215 and 210 Freeway



## EXPRESS CAR WASH OPTION

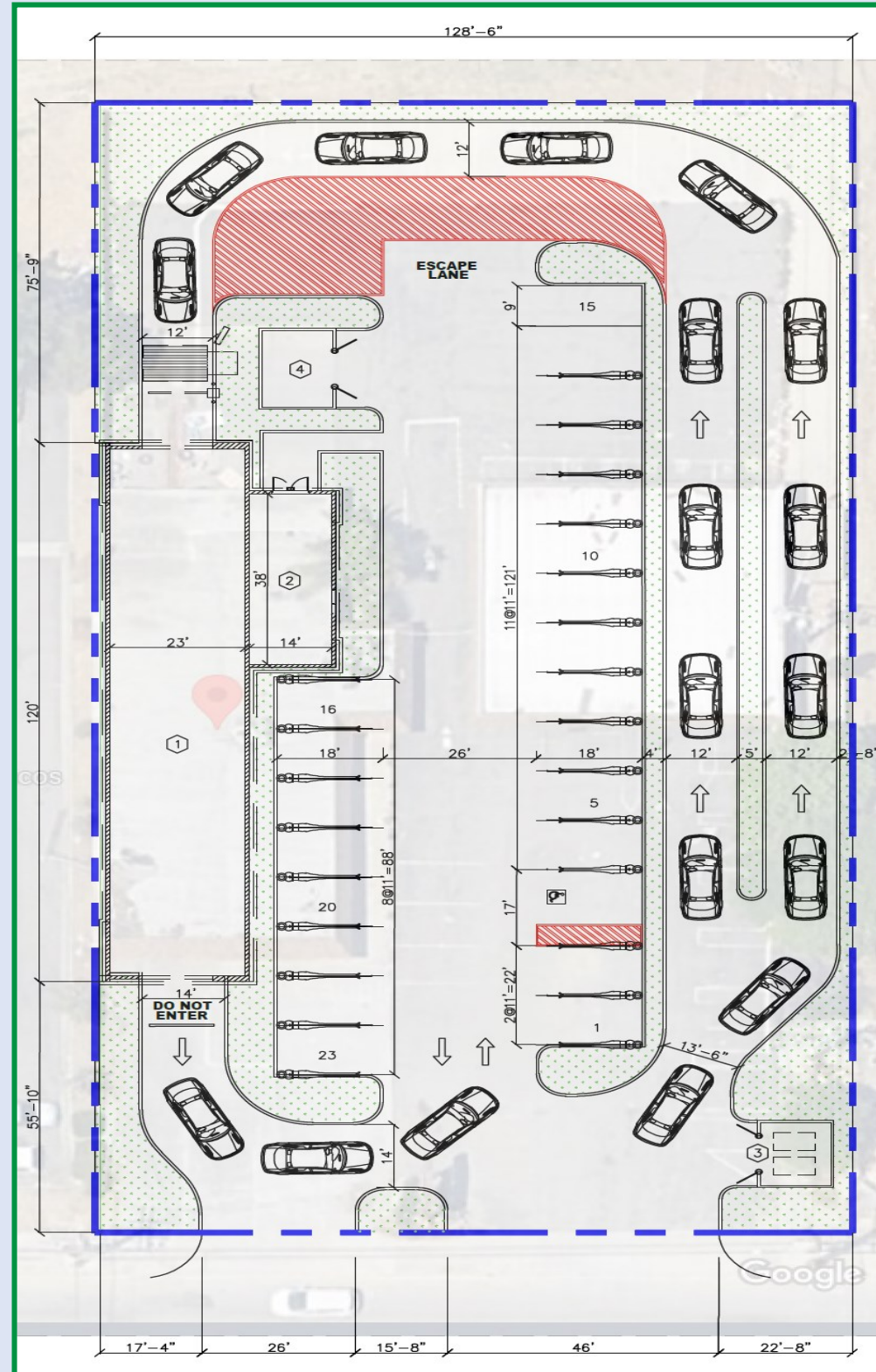
# EXPRESS CAR WASH Option

- 120Ft Tunnel
- 23 Vacuums
- Dual lane Entry

For faster service and  
Higher wash volume

- Consult with your advisor and the City for details

**Seller Financing Available**





# AERIAL OVERVIEW



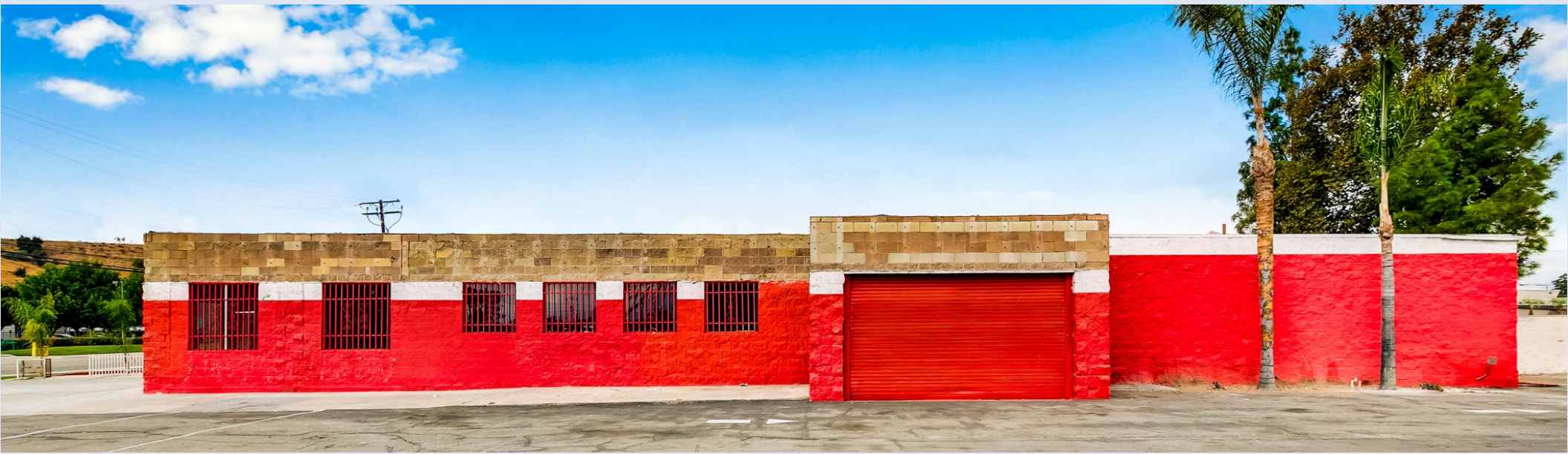
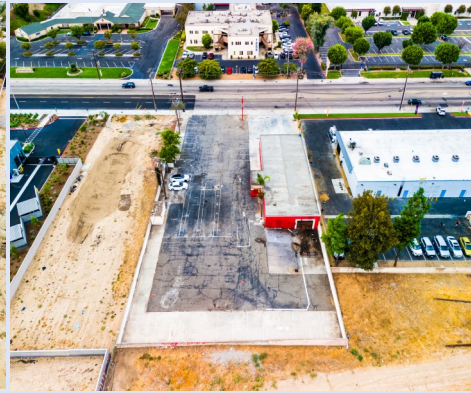
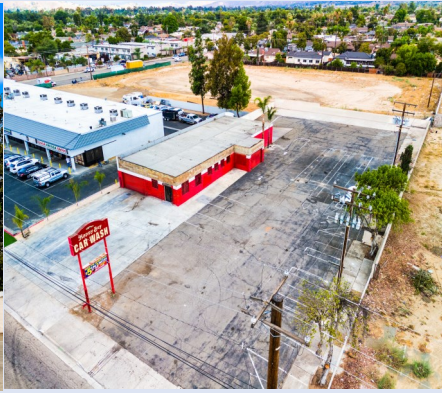


# AERIAL OVERVIEW



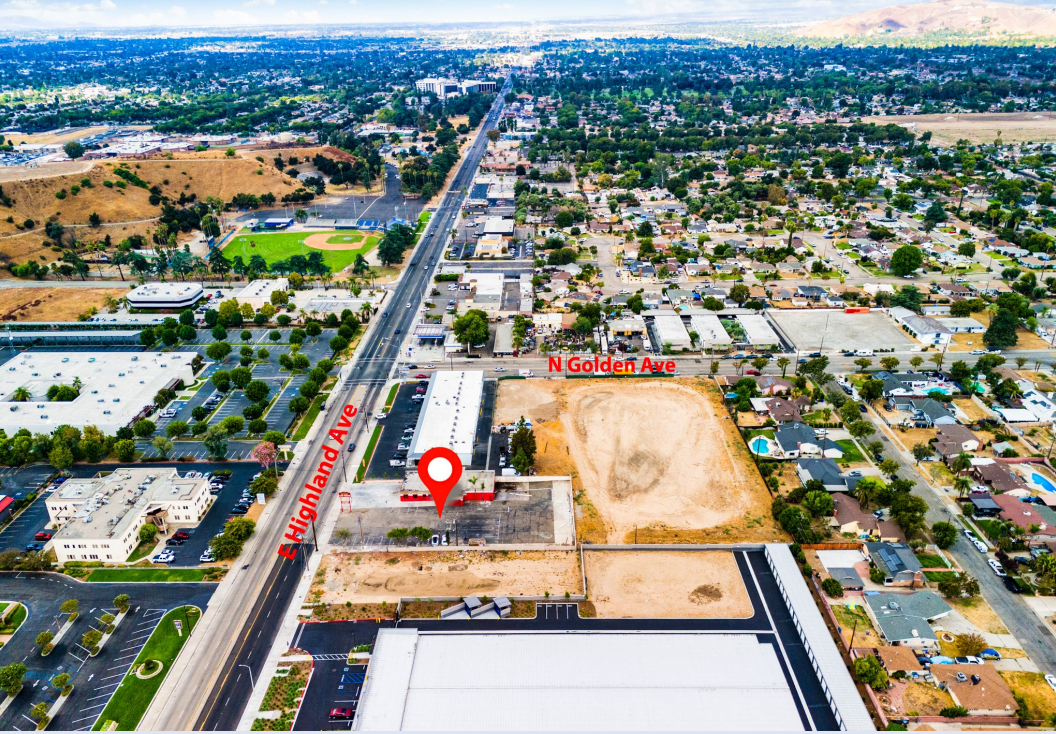


# INVESTMENT HIGHLIGHTS





# AERIAL OVERVIEW





# DEMOGRAPHICS

	3 miles	5 miles	10 miles
<b>POPULATION</b>			
2024 Population	162,618	263,098	689,773
Median Age	32	32.3	33.8
Bachelors' Degree Higher Education	9%	11%	19%
<b>INCOME</b>			
Average House Income	\$68,423	\$73,473	\$89,324
<b>HOUSING</b>			
Median Home Value	\$326,815	\$338,396	\$400,554
Median Home Year Built	1964	1967	1976
<b>HOUSEHOLDS</b>			
2024 Households	46,448	74,887	205,085
Average Household Size	3.3	3.3	3.2
Average Household Vehicles	2	2	2
<b>HOUSING OCCUPANCY</b>			
Owner Occupied Households	53%		
Renter Occupied Households	47%		
<b>TRAFFIC</b>			
E Highland and N Del Rosa Ave E	22,576	2022	
<b>DAYTIME EMPLOYMENT</b>			
Employees	46,167	98,468	229,504
Businesses	4,660	9,285	26,473

## SNAPSHOT



263,098

POPULATION 5 mile



\$73,473

INCOME 5 mile



\$338,396

HOME VALUE 5 mile



22,576

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies



# AREA OVERVIEW

## SAN BERNARDINO

**San Bernardino** (/ˌsæn ˌbɜːrnəˈdiːnoʊ/ <sup>ⓘ</sup> *SAN BUR-nə-DEE-noh*) is a city in and the county seat of San Bernardino County, California, United States. Located in the Inland Empire region of Southern California, the city had a population of 222,101 in the 2020 census,<sup>[8]</sup> making it the 18th-largest city in California. San Bernardino is the economic, cultural, and political hub of the San Bernardino Valley and the Inland Empire. The governments of El Salvador, Guatemala, and Mexico have established the metropolitan area's only consulates in the downtown area of the city. Additionally, San Bernardino serves as an anchor city to the 3rd largest metropolitan area in California (after Los Angeles and San Francisco) and the 12th largest metropolitan area in the United States; the San Bernardino-Riverside MSA.

Furthermore, the city's University District serves as a college town, as home to California State University, San Bernardino.

San Bernardino was named in 1810, when Spanish priest Francisco Dumetz led an expedition through the area. In 1839, the Mexican government granted Californio ranchero José del Carmen Lugo the right to settle the area, which was formalized when he was granted Rancho San Bernardino in 1842. Following the American Conquest of California, the community on the rancho incorporated as a city in 1854. The city grew significantly in the late 19th century as a commercial hub at the crossroads between Southern California and the American Southwest. Today, San Bernardino is an important hub for the Inland Empire and Southern California.

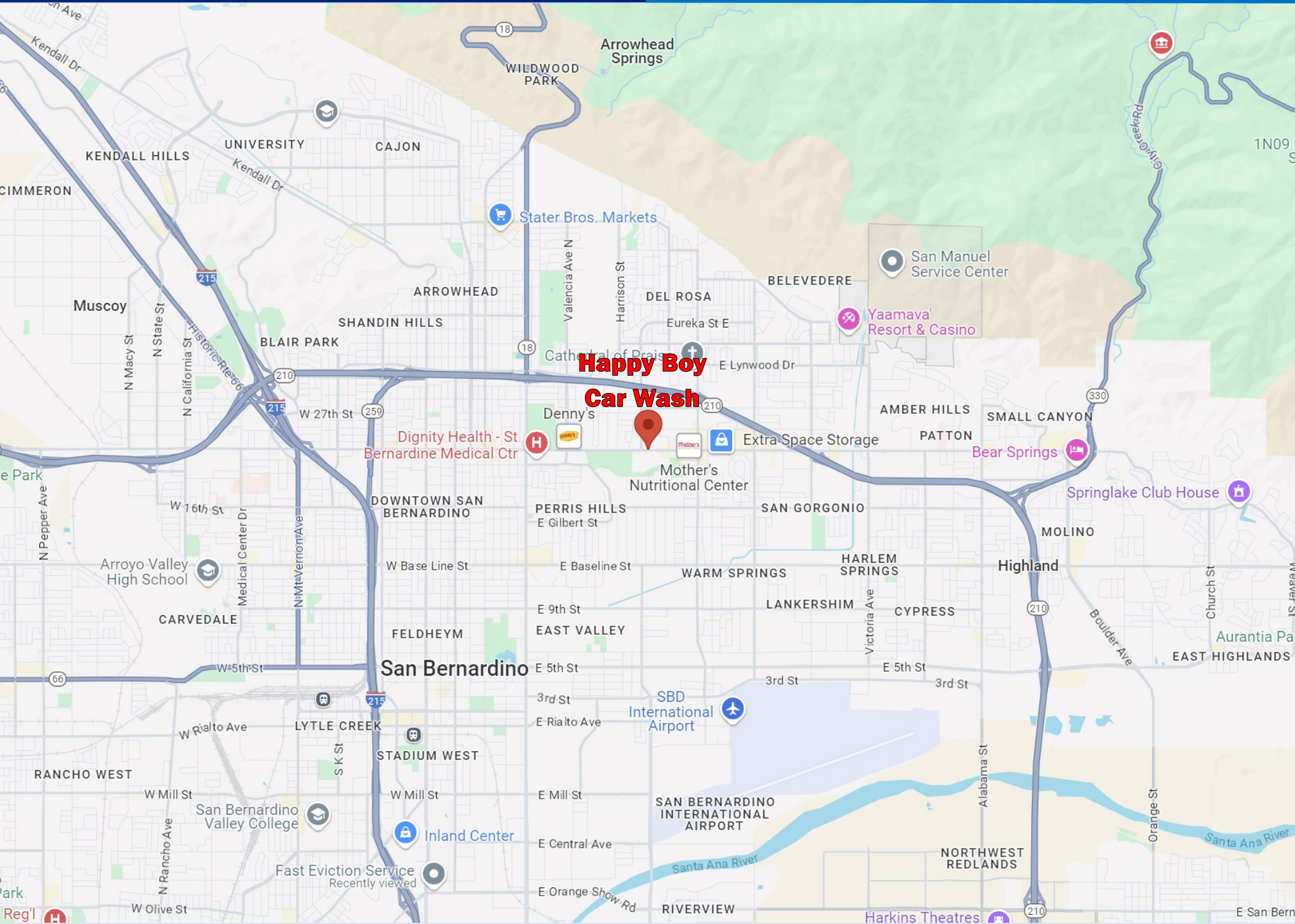
## ECONOMY

The city's location close to the Cajon and San Gorgonio passes, and at the junctions of the I-10, I-215, and SR-210 freeways, positions it as an intermodal logistics hub. The city hosts the Burlington Northern and Santa Fe Railway's intermodal freight transport yard, the Yellow Freight Systems' cross-docking trucking center, and Pacific Motor Trucking. Large warehouses for Kohl's, Mattel, Pep Boys, and Stater Bros. have been developed near the San Bernardino International Airport.





# REGIONAL MAP





# Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

## Presented By:



## Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

**KW Commercial Director:**

**Business Sales and Commercial Real Estate**

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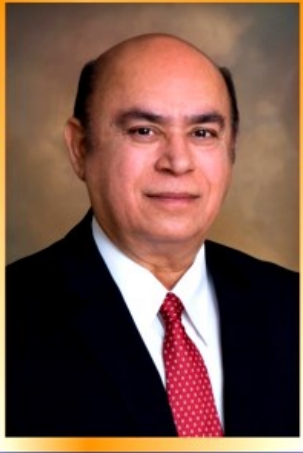
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**AWARD  
 WINNING  
 AGENT**

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CalDRE #01851484

**KW Commercial Director Business Sales and Commercial Real Estate**



**Business Owner, Operator, Innovator,  
 Investor, Developer, Consultant,  
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*Developed and Turned Closed, NON performing  
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- Auto Service Centers
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- Apartments-Hotels-Motels
- Investment Properties
- or Any other Business you that you own



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