

Coin-Op Self Serve Car Wash

Frazier Park, Kern County, CA

Business and Property \$298,000



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21 COMMERCIAL

OFFERING SUMMARY

Location

Frazier Park Coin-Op
Self Serve Car Wash

3101 Mt. Pinos Way
Frazier Park CA 93225

Offering Summary

Price	\$298,000
Lot Size	12,196 SF .28 acres
Wash Bays	4
Year Built	1996

Business and Property included

Annual Sales around \$50,000



Coin-Op Self Serve Car Wash

- Mountain Home Lifestyle | Rural Living | Nature & Outdoor Recreation Lovers — A Great Opportunity Awaits!
- **Coin-Op Self-Serve Car Wash includes Property - Only \$298,000**
- **Multiple-use property in the heart of Frazier Park**
- A rare chance to own a **low-labor cost business with real estate included** in one of Southern California's favorite mountain communities.
Currently operating as a **Coin-Op Self-Serve Car Wash**, this property offers flexible potential for multiple uses.
Buyers can easily add an **auto-detail center**, **auto-related service/repair**, or explore other permitted uses.
(Buyer to verify all zoning and use requirements with the City/County for their specific plans.)
- The property operates on a septic tank system and includes six underground storage tanks with an estimated total capacity of approximately 6,200 gallons.

Why a Coin-Op Self-Serve Car Wash?

- Extremely **low labor requirement**
- Owner can oversee operations with **minimal hours**, or around, **1–2 part time employees** can oversee daily maintenance and supervision

Stable demand and simple operations

This versatile property may allow **additional or alternative uses** — please check zoning guidelines for your specific intended use.

Why Frazier Park? A Lifestyle Location

Frazier Park and its surrounding mountain region offer an incredible lifestyle for nature lovers, outdoor enthusiasts, and those seeking a peaceful retreat away from the city:

- **Stunning mountain scenery** inside the Los Padres National Forest — perfect for hiking, camping, mountain biking, wildlife spotting, and enjoying clear “alpine air and starry nights.”
- **Mount Pinos** — minutes away — popular for hiking, winter snow play, and cross-country skiing.
- **Hungry Valley SVRA** — a major off-road destination for ATV, dirt bike, and 4x4 enthusiasts.
- **Frazier Mountain Park** — a great family location featuring a playground, ball fields, skate park, and picnic areas.
- A peaceful, clean-air community ideal for anyone seeking a **quiet, nature-focused lifestyle**.

EXTERIOR - INTERIOR VIEWS



TUNNEL VIEWS



Wash Bay



Vacuums



Storage Room



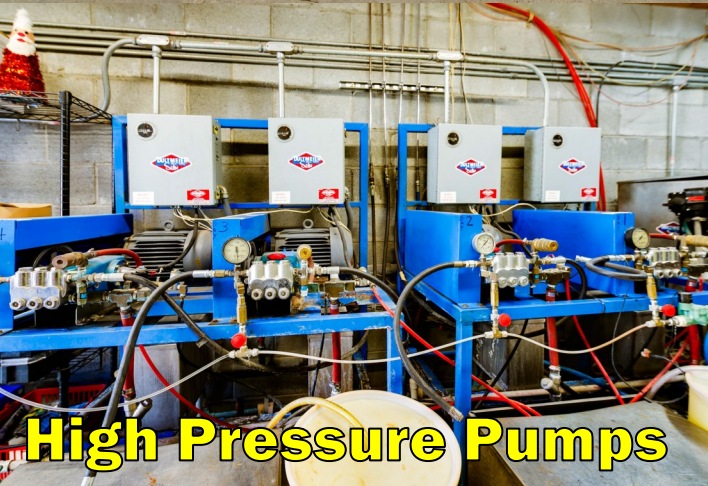
**Vacuums and
Vending Machines**



**Additional
Vending Machines**



**In Bay Token -
Coin Acceptor**



High Pressure Pumps



Equipment Room



**Equipment and
Chemistry Room**

AERIAL OVERVIEW

Frazier Mountain Park Rd



AERIAL OVERVIEW



FRAZIER, CA

Frazier Park is a village and unincorporated community in Kern County, California. It is 5 miles (8 km) west of Lebec, at an elevation of 4,639 feet (1,414 m).^[2] It is one of the Mountain Communities of the Tejon Pass. The population was 2,592 in the 2020 census, down from 2,691 in 2010.

The community was established in 1925 by Harry McBain, who named it in 1926 for Frazier Mountain, on its southern flank. Its post office was established on September 14, 1927, with Charles B. Fife as the first postmaster.

Frazier Park was used in filming for *The Waltons* television show and the 1973 science fiction thriller *The Clones*.

Frazier Park is the setting of the 2011 film *The FP* and 1974's *The Black Six*.

On October 11, 2023, a winning Powerball lottery ticket worth \$1.75 billion was sold in Frazier Park. The owners of the Midway Market & Liquor store where the ticket was purchased received a \$1 million bonus for selling the billion-dollar ticket.

Frazier Park lies within Cuddy Canyon in the San Emigdio Mountains, within the Los Padres National Forest. Mount Pinos is the highest peak in the area at 8,831 ft (2,692 m).

Other nearby communities include Lake of the Woods (3.6 miles (5.8 km)), Lebec (4.6 miles (7.4 km)), Pine Mountain Club (14.5 miles (23.3 km)), and Mettler (16.7 miles (26.9 km)). Santa Clarita is the nearest large city to the south on Interstate 5 (I-5), and Bakersfield is the largest city to the north of Interstate 5 (I-5).

THINGS TO SEE & DO IN THE CITY AND VACINITY



AREA OVERVIEW

Gorman, Lubac, Tejon Pass, Hungry Valley, Frazier Park

Gorman is an unincorporated community in northwestern Los Angeles County, California, United States. It is located in Peace Valley south of the Tejon Pass, which links Southern California with the San Joaquin Valley and Northern California. Due to this location, the area has served as a historic travel stop dating back to the indigenous peoples of California. Tens of thousands of motorists travel through Gorman daily on the Golden State Freeway (Interstate 5) since the highway's completion in the mid-20th Century.

Peace Valley is a valley in the northwestern corner of Los Angeles County, California, running northeast–southeast along the San Andreas Fault and a section of Interstate 5 near Tejon Pass. The unincorporated community of Gorman is located within the valley.

The **Tejon Pass** /teɪˈhoʊn, təˈhoʊn, ˈteɪ.hoʊn/, previously known as **Portezuelo de Cortes**, **Portezuela de Castac**, and **Fort Tejon Pass** is a mountain pass between the southwest end of the Tehachapi Mountains and northeastern San Emigdio Mountains, linking Southern California north to the Central Valley. Both the pass and the grade north of it to the Central Valley are commonly referred to as "the Grapevine". It has been traversed by major roads such as the El Camino Viejo, the Stockton – Los Angeles Road, the Ridge Route, U.S. Route 99, and now Interstate 5.

Tejon Ranch Co to star construction on its first residential - multi-family community, Terra Vista at Tejon.

Tejon Ranch Co. President and CEO, Gregory S. Bielli. "It marks the next stage of a constant progression that will see Tejon Ranch eventually become home to more than 35,000 homes, both single-family and multi-family, for rent and for sale." The 228-unit first phase of the Terra Vista at Tejon apartment community, which will ultimately have up to 495 units, consists of studio, one, and two-bedroom apartment homes. The new community will be a convenient housing option for the thousands of employees working within TRCC and the surrounding area, as well as residents in south Bakersfield, the southern portion of Kern County, and the adjacent Mountain Communities.

For additional information: <https://tejonranch.com/tejon-ranch-company-to-start-construction-on-its-first-residential-multi-family-community-terra-vista-at-tejon/>

Hungry Valley is a valley located along the northern border of Los Angeles and Ventura counties, about 2 mi (3.2 km) southwest of Gorman, California. The valley is notable for being a popular destination for off-road vehicle enthusiasts across California.

This off-highway area, California's second largest off-highway vehicular (OHV) recreation area, has hills and valleys, grassland, coastal sage scrub and oak woodland. Located in Gorman, 60 miles north of Los Angeles and 55 miles south of Bakersfield.

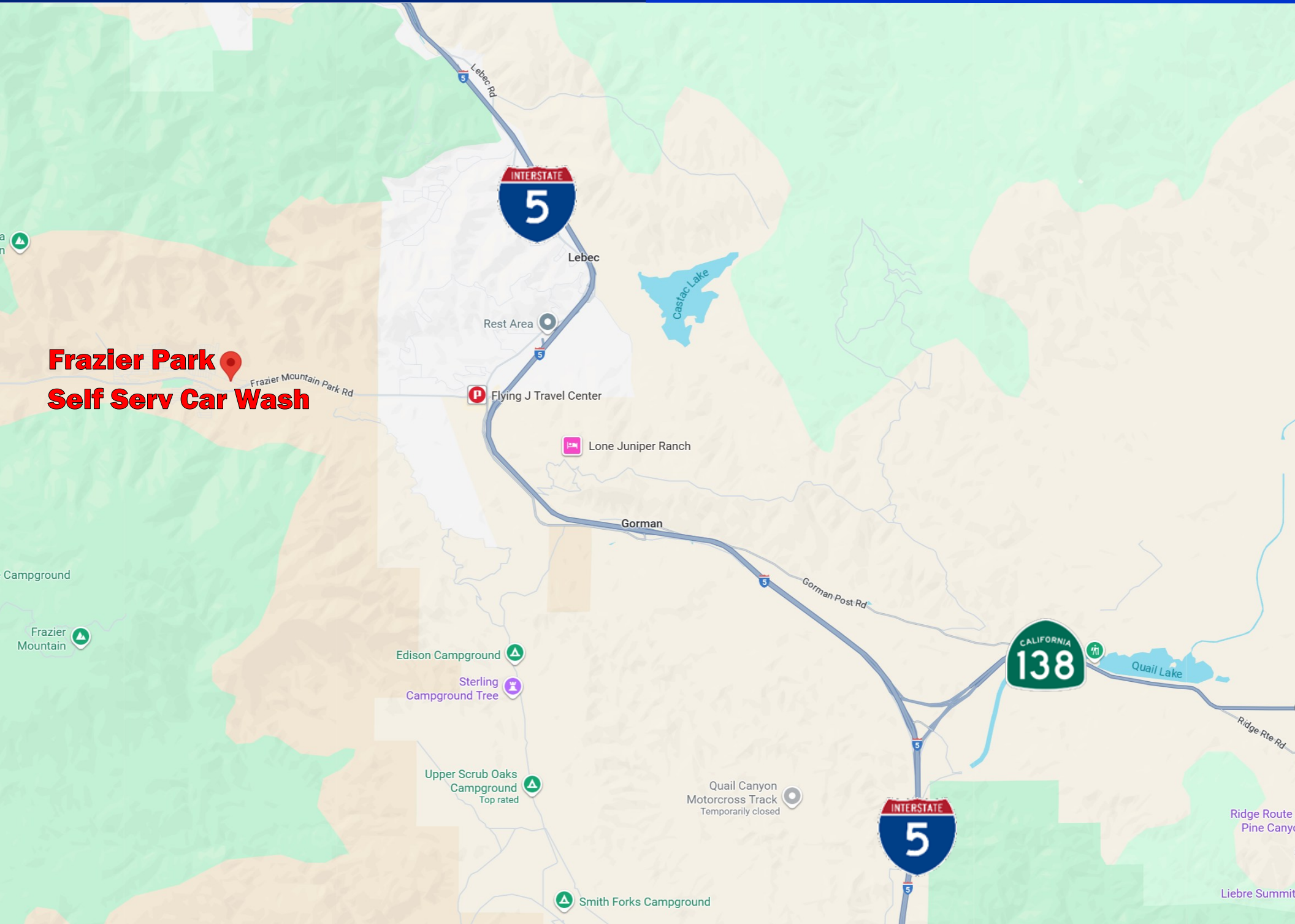
The park is a motorcycle, four-wheel drive, and all-terrain vehicle use area. There are about 130 miles of marked trails for all levels of OHV operators and hikers, from flat and level trails to steep and narrow. Also, over 150 miles of National Forest off-road routes available.

The **Hungry Valley State Vehicular Recreation Area** is an off-road vehicle recreation area administered by the California Department of Parks and Recreation. With over 130 mi (210 km) of marked off-road trails across over 19,000 acres (7,700 ha) of protected land, Hungry Valley SVRA is the second largest vehicular recreation area in California. The California Department of Parks and Recreation is tasked with the dual role of preserving the ecological integrity of the valley's chaparral plant communities while also managing the safe use of recreational vehicles in the area.

The valley includes a visitor center, public toilets, 11 campsites of varying sizes, and 6 off-road vehicle tracks for drivers of all skill levels and vehicle sizes. The valley is accessible via Gold Hill Road (paved) or Hungry Valley Road (dirt).



REGINAL MAP



Presented By:



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