



CROSSROAD
VENTURES GROUP

Atwood Car Wash

11740 Atwood Rd Auburn, CA 95603



For Sale

Full Service Car Wash

916.788.9731

crossroadadventures.net

Highlights

- Bonus Depreciation year one potential \$1.5 Million
- 2024 Fully remodeled facility/new windows doors, upgraded electrical, new tunnel equipment and signage
- Seller Financing available/Seller willing to run the wash and manage the business for new Buyer
- Only Full-Service Car Wash Within 10-Mile Radius
- 60+ Cars Per Hour High-Capacity Conveyor System
- Luxury Customer Experience & Premium Detailing Facility
- Diversified Revenue Model with Membership Program

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Table Of Contents

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| | |
|----------------------|----|
| PROPERTY INFORMATION | 3 |
| LOCATION INFORMATION | 10 |
| DEMOGRAPHICS | 13 |

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SECTION 1.

Property Information

Atwood Car Wash

11740 Atwood Rd Auburn, CA 95603

For Sale

Full Service Car Wash

Property Summary



Property Description

Atwood Car Wash represents a rare opportunity to acquire a fully remodeled, high-end full-service and express car wash facility in Auburn, California. Recently renovated in 2024 with state-of-the-art equipment and tunnel redesign, the property combines luxury customer accommodations with best-in-class wash technology. The facility features a Belanger 14.5" wide conveyor system designed to process over 60 vehicles per hour, advanced chemical application systems, a 70HP air cannon drying system, water reclaim systems, and premium detailing infrastructure.

As the only full-service car wash within a 10-mile radius, Atwood has established itself as Auburn's premier destination for vehicle care. The offering provides an exceptional opportunity for an owner-operator or investor to acquire a modern, turnkey facility with strong brand recognition and diversified revenue streams.

Offering Summary

| | |
|-----------------|------------------|
| Sale Price: | Subject To Offer |
| Number of Units | 1 |
| Lot Size | 19,038 SF |
| Building Size | 5,437 SF |

| Demographics | 3 Miles | 5 Miles | 10 Miles |
|-------------------|-----------|-----------|-----------|
| Total Households | 11,517 | 17,637 | 46,725 |
| Total Population | 27,869 | 42,961 | 113,337 |
| Average HH Income | \$111,413 | \$123,749 | \$140,561 |

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Property Description



Location Description

Atwood Car Wash is strategically positioned at 11740 Atwood Road in Auburn, California, a well-established and economically stable community within Placer County. The property benefits from strong frontage along a primary arterial corridor with convenient ingress and egress, capturing consistent local and commuter traffic. Auburn functions as a regional gateway connecting Interstate 80 and Highway 49, generating steady vehicle volume from surrounding residential neighborhoods and Sierra foothill communities.

The site is located near established retail centers, professional offices, and residential developments, creating sustained daily traffic patterns rather than seasonal or destination-based demand. Auburn's strong household incomes, high vehicle ownership rates, and long-term residential stability support continued demand for premium automotive services.

With no comparable full-service competitor within a defined radius and significant barriers to entry for new car wash development, the property maintains a defensible market position. The combination of arterial exposure, regional connectivity, limited competition, and a recently modernized facility creates a durable operating environment designed for stable cash flow and long-term real estate appreciation.

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Full Service Car Wash

Complete Highlights



Property Highlights

- Only Full-Service Car Wash Within 10-Mile Radius – Strong competitive positioning in Auburn and surrounding communities
- Complete 2024 Remodel & Tunnel Redesign – Modernized facility with updated equipment, finishes, and operational systems
- Belanger 14.5" Wide Conveyor System – Designed to process 60+ vehicles per hour with industry-leading efficiency
- 70HP Belanger Air Cannon Dryer System – High-velocity drying with energy-efficient VFD controls
- Water Reclaim & Conservation Systems – Booster pump reclaim system and spot-free rinse reuse technology
- Diversified Service Mix – Full-service wash packages, express options, unlimited memberships, and complete detailing services
- Luxury Customer Experience – Upscale lobby, hospitality-focused service model, premium detailing finishes
- State-of-the-Art Equipment Package – Quick Fire Wraps, wheel blaster dual chemical tire cleaners, anti-collision systems, HD camera monitoring, stainless interior cleaning lines
- High-Capacity Tunnel Engineering – Midwest rotary screw compressor, VFD-controlled heavy-duty vacuum systems, LED illuminated arches and menu systems
- Established Community Brand Recognition – Strong customer satisfaction and award recognition in Auburn

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Services

Express Wash Packages

Ultimate \$25 **Unlimited \$40/Month**

- * Soft Touch Wash
- * Free Self Service Vacuum
- * Bug Remover
- * Under Body Wash
- * Spot Free Rinse
- * Clear Coat Protectant
- * Wheel Cleaner
- * Triple Polish
- * Pro Gold Conditioner
- * Tire Shine
- * Ceramic
- * Rain - X Graphene
- * Towel Dry

Premium \$20 **Unlimited \$35/Month**

- * Soft Touch Wash
- * Free Self Service Vacuum
- * Bug Remover
- * Under Body Wash
- * Spot Free Rinse
- * Clear Coat Protectant
- * Wheel Cleaner
- * Triple Polish
- * Pro Gold Conditioner
- * Tire Shine
- * Towel Dry

Silver \$15 **Unlimited \$25/Month**

- * Soft Touch Wash
- * Free Self Service Vacuum
- * Bug Remover
- * Under Body Wash
- * Spot Free Rinse
- * Clear Coat Protectant
- * Wheel Cleaner
- * Towel Dry

Atwood Car Wash 11740 Atwood Rd, Auburn, CA
530-885-9274
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Full Service Wash Packages

Platinum-VIP \$42 **Unlimited \$90/Month**

- * Soft Touch Wash
- * We Vacuum Interior
- * Bug Remover
- * Under Body Wash
- * Spot Free Rinse
- * Clear Coat Protectant
- * Wheel Cleaner
- * Interior Window Cleaning
- * Dash and Console Dusting
- * Air Freshener
- * Pro Gold Conditioner
- * Triple Polish
- * Tire Shine
- * Ceramic
- * Rain - X Graphene
- * Towel Dry

Gold \$37 **Unlimited \$70/Month**

- * Soft Touch Wash
- * We Vacuum Interior
- * Bug Remover
- * Under Body Wash
- * Spot Free Rinse
- * Clear Coat Protectant
- * Wheel Cleaner
- * Interior Window Cleaning
- * Dash and Console Dusting
- * Air Freshener
- * Pro Gold Conditioner
- * Triple Polish
- * Tire Shine
- * Towel Dry

Silver \$32 **Unlimited \$55/Month**

- * Soft Touch Wash
- * We Vacuum Interior
- * Bug Remover
- * Under Body Wash
- * Spot Free Rinse
- * Clear Coat Protectant
- * Wheel Cleaner
- * Interior Window Cleaning
- * Dash and Console Dusting
- * Air Freshener
- * Towel Dry

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Services

Atwood Detailing Services

Mini Detail Start at \$220

- Full Service Wash
- Interior Clean
- Interior Dressing
- Clay & Bead Maker

Manager's Special Start at \$549

- Interior & Exterior Detail
- Dual Action Single Stage Enhancement of Paint

Complete Interior Detail Start at \$250

- Clean all windows, seat belts, vents
- cup holders, pockets, storage compartments
- door jams & trunk / rear hatch jam
- Exterior wash & tire shine
- deep clean all leather, vinyl & plastic
- Shampoo all carpets, mats, seats and trunk

Complete Exterior Detail Start at \$499

- All exterior trim is cleaned & protected
- Thorough cleaning of wheels, wheel wells & tires
- exterior glass & tire dressing

3 Step Paint Care

1. Decon / Clay
2. Single Stage Paint Enhancement
3. Hand Applied Ceramic Coating

Complete Detail Start at \$700

- Complete Interior Detail
- Complete Exterior Detail

Prices for specific vehicles may vary based on condition and size

11740 Atwood Road, Auburn, CA 95603 530-885-9274

Atwood Detailing Services

A La Carte

Hand Wash \$65

Prices vary based on size and condition starting at

Wash, Clay, Seal \$145

Tunnel Wash, Clay (Decon), Sea, 2-3 Month Protection

Iron Decon of Wheels \$30 for all four

Headlight Restoration \$75

Carpet or Seat Shampoo \$95

Spray Ceramic Coating \$190

Tunnel Wash, Clay W/ Paint Gloss (Decon), 50/2 Ceramic Spray,
Hand Applied 6 Month Protection

1 Year Ceramic Coating \$275

Tunnel Wash, Clay (Decon), 1 Year Protection

Polishing \$150

Leather Seats Clean & Condition \$95

Steam Clean Cloth Seats \$95

Dash, Door Panel Clean & Dressed \$50

Exterior Glass Polish & Ceramic Coating \$199

Rubber Floor Mats \$3.50

Carpet Floor Mats \$5.00

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EQUIPMENT & INFRASTRUCTURE OVERVIEW

- Belanger 14.5" wide conveyor system
- Quick Fire Wrap cleaning system rated for 100+ vehicles per hour
- 70HP Belanger air cannon drying system
- Wheel blaster dual chemical tire cleaning system
- Water reclaim pump with booster and spot-free rinse reuse system
- Heavy-duty VFD-controlled vacuum systems
- ICS POS system with unlimited membership integration
- HD camera monitoring system
- Anti-collision vehicle protection systems
- Stainless steel interior cleaning air lines
- Rotary screw Midwest air compressor
- LED illuminated tunnel arches and menu signage
- Undercarriage and rust inhibitor application system
- Engineered water and air board for optimized operations



This equipment package reflects significant capital investment and positions the facility among the most technologically advanced full-service washes in the region.

WHY THIS ASSET IS DIFFERENT

Unlike many older legacy car washes, Atwood has been fully modernized with best-in-class equipment, engineered wash chemistry, upgraded tunnel design, and premium customer accommodations. The property combines express throughput capability with full-service hospitality, creating multiple revenue channels under one roof.

The combination of limited local competition, recent capital improvements, and a premium service positioning creates an opportunity for continued operational growth while minimizing near-term capital expenditure requirements.

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SECTION 2.

Location Information

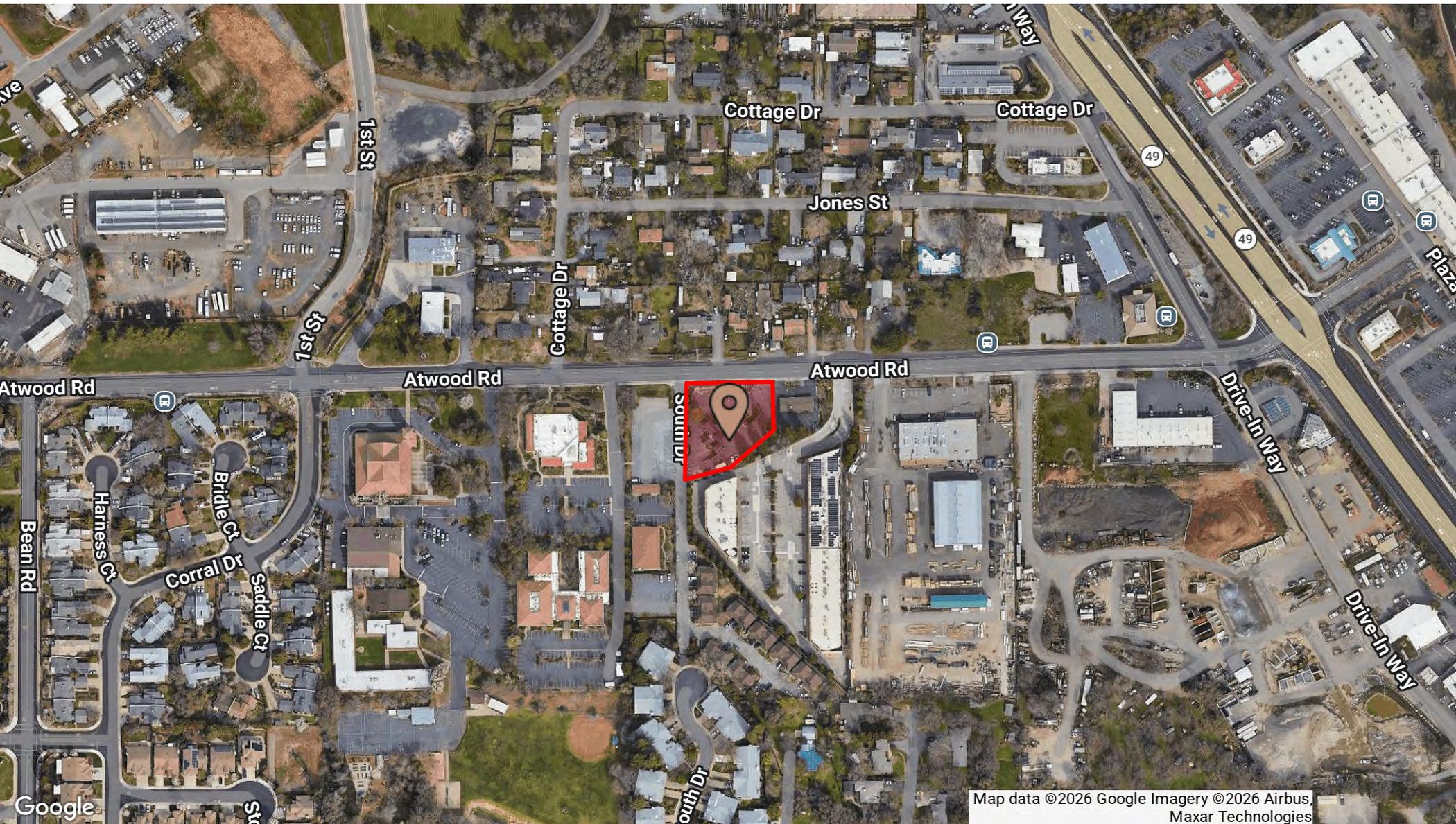
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Regional Map



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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Additional Photos



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SECTION 3.

Demographics

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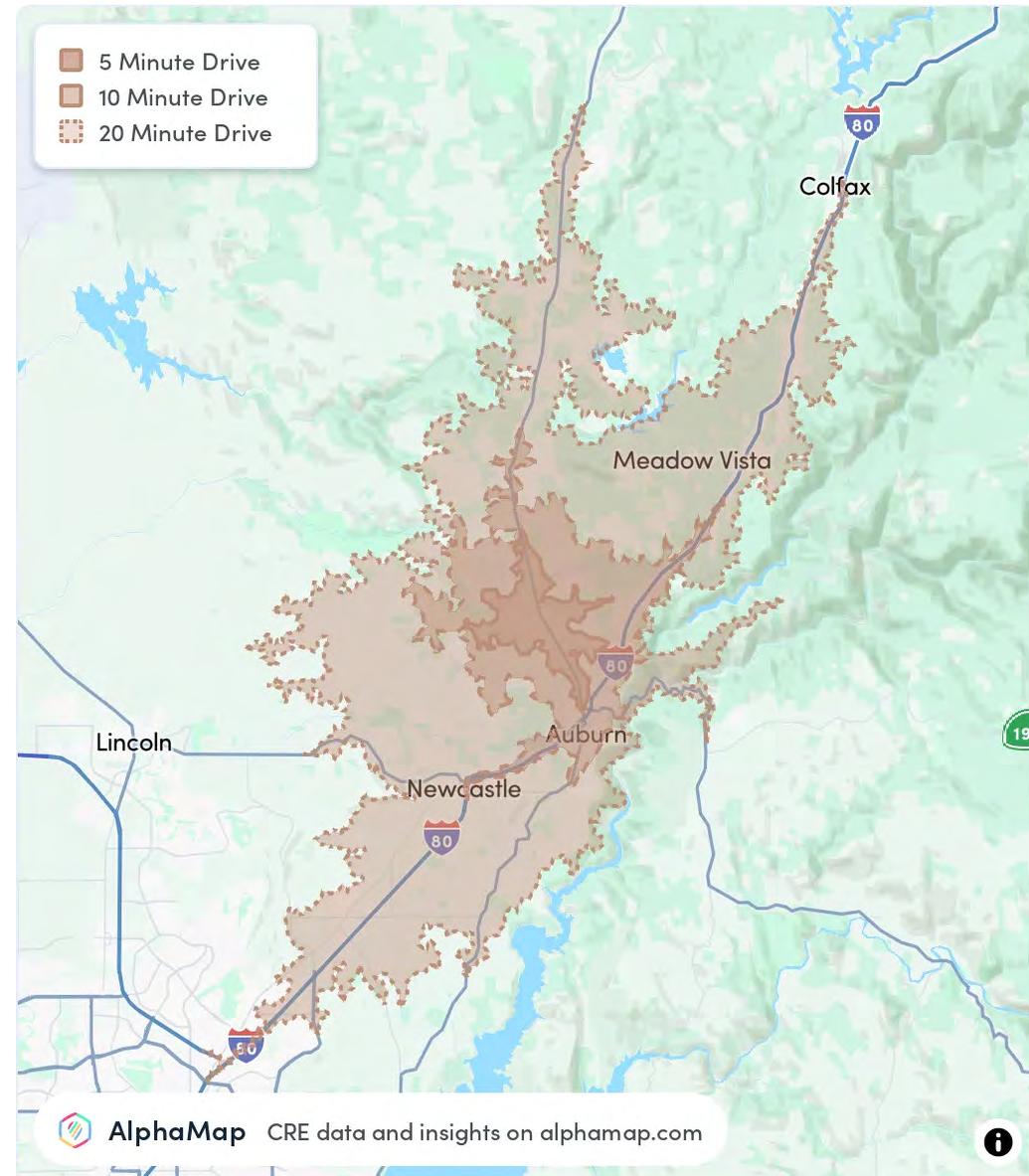
Full Service Car Wash

Area Analytics

| Population | 5 Minutes | 10 Minutes | 15 Minutes |
|----------------------|-----------|------------|------------|
| Total Population | 8,573 | 28,093 | 41,588 |
| Average Age | 45 | 47 | 47 |
| Average Age (Male) | 43 | 45 | 46 |
| Average Age (Female) | 47 | 48 | 48 |

| Household & Income | 5 Minutes | 10 Minutes | 15 Minutes |
|---------------------|-----------|------------|------------|
| Total Households | 3,391 | 11,660 | 17,126 |
| Persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH Income | \$108,102 | \$109,929 | \$123,000 |
| Average House Value | \$507,481 | \$637,281 | \$714,185 |
| Per Capita Income | \$43,240 | \$45,803 | \$51,250 |

Map and demographics data derived from AlphaMap



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