



CROSSROAD
VENTURES GROUP

1810 E Yosemite Ave

Manteca, CA 95336



FOR SALE \$6,500,000

For Sale

Newley Developed Full

Service Car Wash

916.788.9731

Highlights

- The ONLY Full Service Wash In Manteca & Lathrop
- 110' Express Tunnel
- Traffic Count: 14,000

JIM ESWAY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Crossroad Ventures Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1.

Property Information

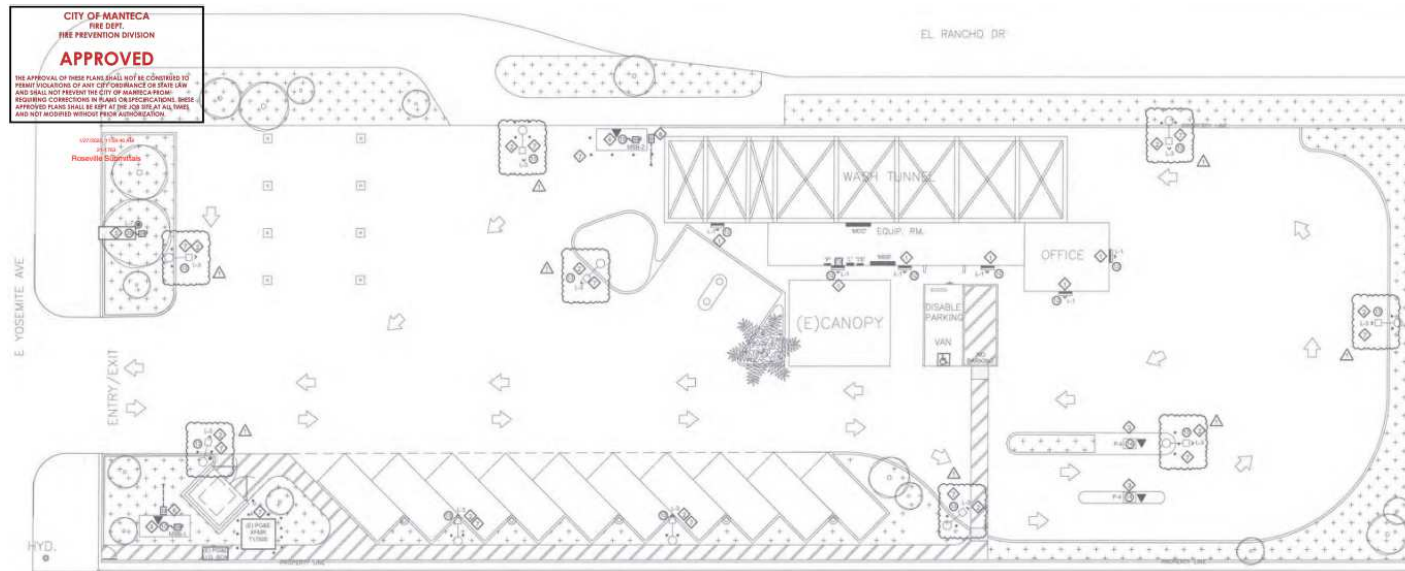
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Property Summary



Property Description

Crossroad Ventures Group is delighted to present an exceptional investment opportunity: the chance to acquire a state-of-the-art, high-volume, and highly profitable full-service car wash, complete with land ownership, in an unrivaled Manteca location. This offering boasts several key highlights:

Prime Location: Perfectly positioned on East Yosemite Avenue, a bustling retail corridor just off Highway 99. The location enjoys tremendous exposure with daily traffic counts exceeding 14,000 vehicles, ensuring consistent patronage.

Robust Trade Area: The car wash is located within a densely populated area, with nearly 95,000 residents living within a five-mile radius. The area also boasts a strong economic profile with an average household income of \$90,116 per year, indicating a prosperous community with significant disposable income.

Vibrant Neighborhood: The establishment is nestled amid a thriving retail environment, surrounded by popular and well-established national brands such as Chick-fil-A, In-N-Out Burger, McDonald's, and Black Bear Diner. This bustling neighborhood attracts steady foot traffic, providing an added advantage for ancillary business opportunities and customer acquisition.

This offering represents a rare chance to invest in a business with strong fundamentals, positioned in a lucrative market segment, and supported by an ideal location.

Location Description

The business enterprise is housed in a modern +/-5,000 square foot facility, constructed in 2023, and strategically positioned on approximately 0.62 acres of prime real estate in an excellent area of Manteca. Conveniently located just off Highway 99, the property is encircled by premier shopping, dining, and entertainment options. Remarkably, it is the only full-service wash in the Manteca area, making it a unique and valuable asset within the community.

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Wash Services/Pricing

Car Wash & Detail Services	Pricing
WHEEL DEAL	\$36.99
ULTIMATE WASH	\$44.99
THE WORKS	\$54.99
INTERIOR DRESSING WITH WASH	\$47.99
SEAT EXPRESS	\$79.99
CARPET EXPRESS	\$79.99
INTERIOR EXPRESS	\$69.99
HAND WAX	\$79.99
EXTERIOR COMPLETE DETAIL	\$250 +
INTERIOR FULL DETAIL	\$200 +
COMPLETE DETAIL	\$450 +
EXTERIOR BASIC	\$9.99
THE ULTIMATE EXTERIOR	\$16.99
THE WORKS EXTERIOR	\$22.99

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Projections

	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	TOTAL YEAR 1	TOTAL YEAR 2
REVENUES														
Gross Revenue	\$ 150,000	\$ 150,000	\$ 150,000	\$ 180,000	\$ 200,000	\$ 210,000	\$ 210,000	\$ 110,000	\$ 130,000	\$ 160,000	\$ 170,000	\$ 170,000	\$ 1,990,000	\$ 2,300,000
Total Revenue	\$ 150,000	\$ 150,000	\$ 150,000	\$ 180,000	\$ 200,000	\$ 210,000	\$ 120,000	\$ 110,000	\$ 130,000	\$ 160,000	\$ 170,000	\$ 170,000	\$ 1,900,000	\$ 2,300,000
Cost of Goods Sold														
Effective Gross Income	\$ 150,000	\$ 150,000	\$ 150,000	\$ 180,000	\$ 200,000	\$ 210,000	\$ 120,000	\$ 110,000	\$ 130,000	\$ 160,000	\$ 170,000	\$ 170,000	\$ 1,900,000	\$ 2,300,000
EXPENSES														
Accounting & Legal	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 9,000	\$ 9,270
Advertising	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 14,400	\$ 14,832
Bank Charges & CC 1.50%	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,700	\$ 3,000	\$ 3,150	\$ 3,150	\$ 1,650	\$ 1,950	\$ 2,400	\$ 2,550	\$ 2,550	\$ 29,850	\$ 30,746
Computer & Internet	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	\$ 3,090
Misc	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000	\$ 6,180
Office Supplies	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200	\$ 1,236
Prop Insurance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 30,000	\$ 30,900
Repair & Maint	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000	\$ 6,180
Salaries & Wages 41%	\$ 61,500	\$ 61,500	\$ 61,500	\$ 73,800	\$ 82,000	\$ 86,100	\$ 42,000	\$ 45,100	\$ 53,300	\$ 65,600	\$ 69,700	\$ 69,700	\$ 771,800	\$ 794,954
Security	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200	\$ 1,236
Supplies	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 14,400	\$ 14,832
Taxes & Licenses	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 60,000	\$ 61,800
Telephone	\$ 600	\$ 600	\$ 600	\$ 600	\$ 200	\$ 200	\$ 200	\$ 200	\$ 600	\$ 600	\$ 600	\$ 600	\$ 5,600	\$ 5,768
Utilities	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 52,200	\$ 53,766
TOTAL EXP	\$ 80,800	\$ 80,800	\$ 80,800	\$ 93,550	\$ 101,650	\$ 105,900	\$ 61,800	\$ 63,400	\$ 72,300	\$ 85,050	\$ 89,300	\$ 89,300	\$ 1,004,650	\$ 1,034,790
NET OPERATING INCOME	\$ 69,200	\$ 69,200	\$ 69,200	\$ 86,450	\$ 98,350	\$ 104,100	\$ 148,200	\$ 46,600	\$ 57,700	\$ 74,950	\$ 80,700	\$ 80,700	\$ 895,350	\$ 1,265,211

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Construction Cost

Construction Cost Summary

Pricing

Land Cost	\$1,550,000
Land Improvements	\$850,000
Car Wash Equipment, Install & Labor	\$1,800,000
Building Improvements	\$950,000
Licensing, Permitting and Architect Fees	\$650,000
Signage & Landscaping	\$150,000
Totals	\$5,950,000

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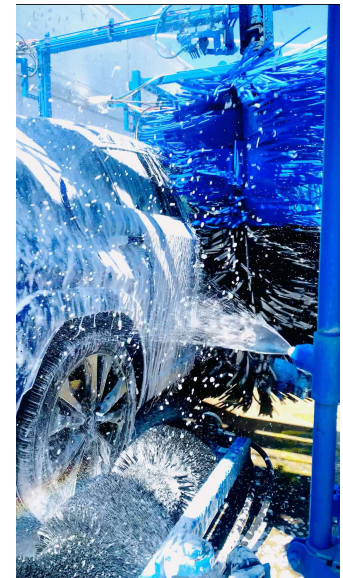
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Additional Photos



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SECTION 2.

Location Information

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Retailer Map



Map data ©2024

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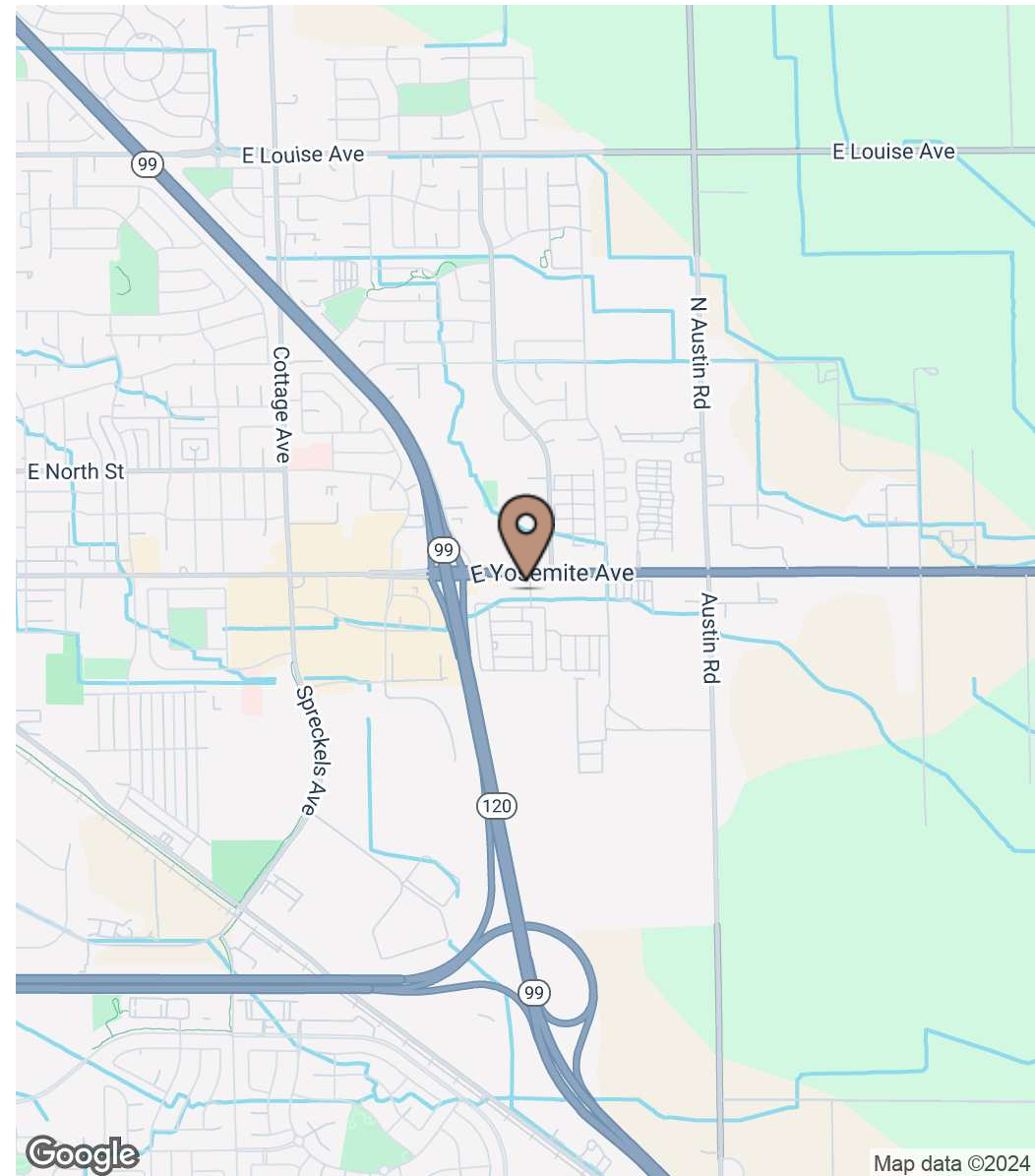
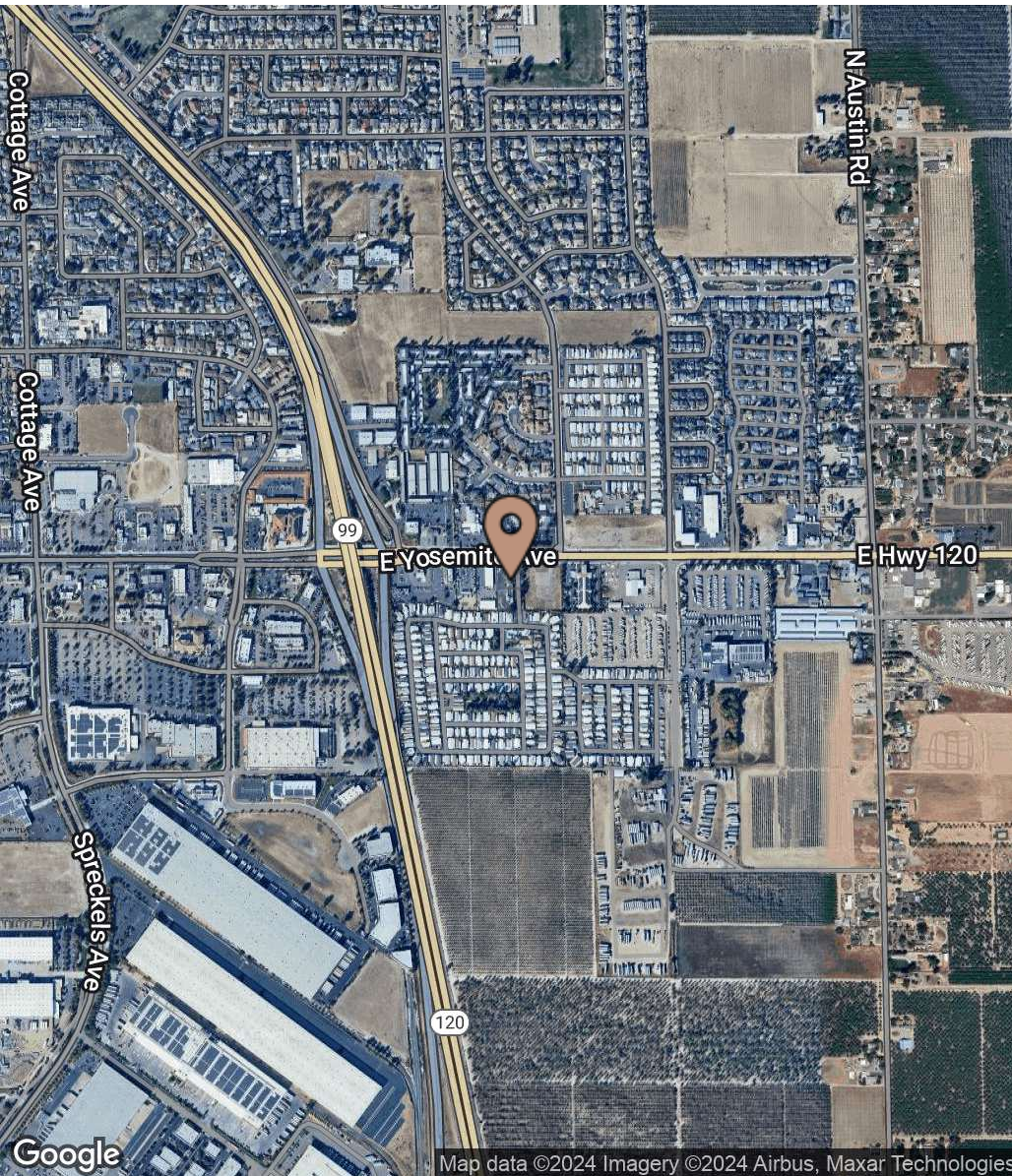
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Aerial Map



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SECTION 3.

Demographics

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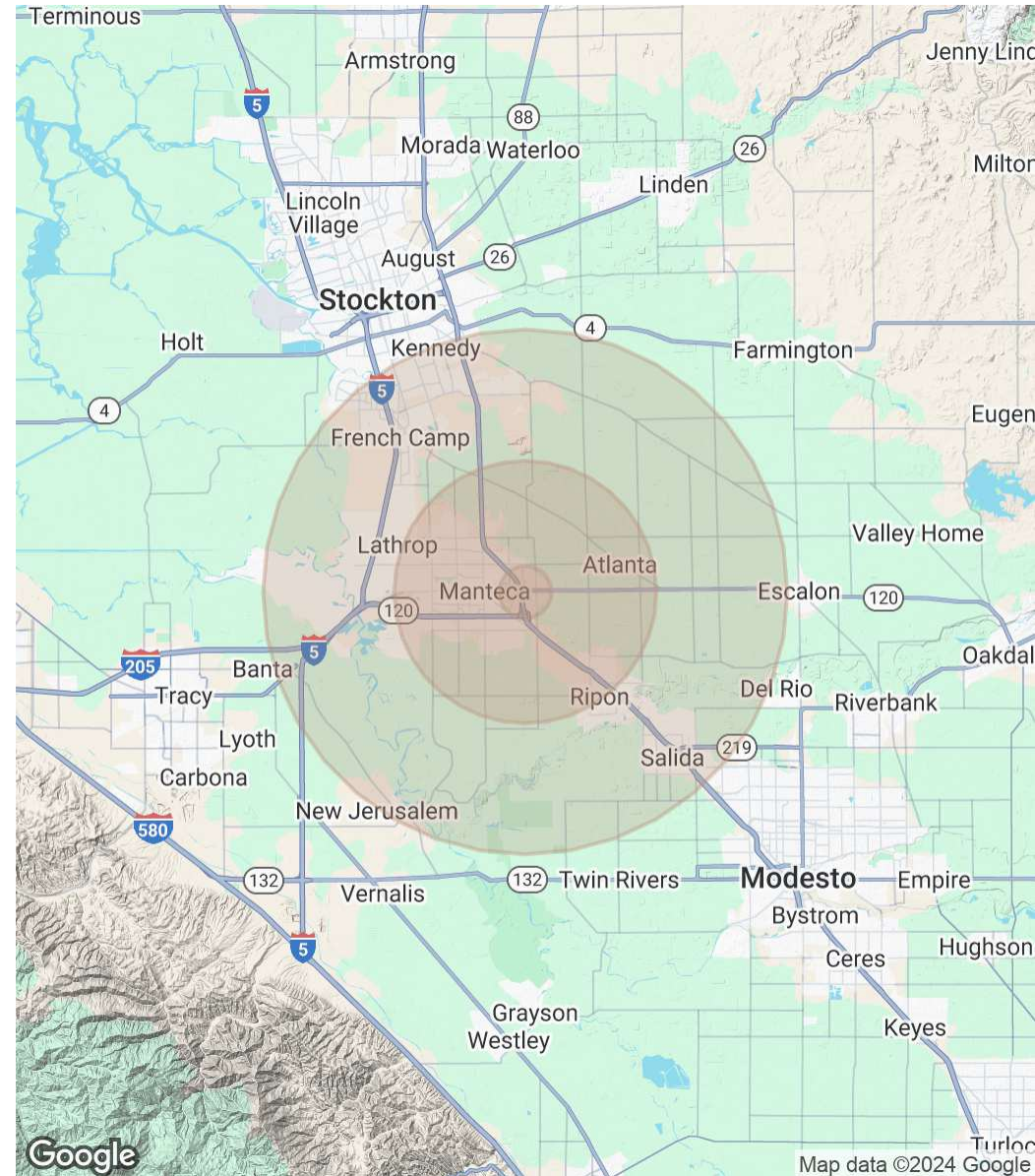
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Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	8,167	94,617	193,044
Average Age	41.7	37.1	35.7
Average Age (Male)	40.3	35.2	34.8
Average Age (Female)	45.1	38.9	36.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,920	31,304	59,060
# of Persons per HH	2.8	3.0	3.3
Average HH Income	\$81,911	\$90,116	\$89,668
Average House Value	\$274,767	\$395,110	\$389,042

2020 American Community Survey (ACS)



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SECTION 4.

Advisor Bios

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Advisor Bio 1



Jim Esway

Managing Partner

jesway@crossroadventures.net

Direct: **916.788.9731**

CalDRE #00820384

Professional Background

Crossroad Ventures Group is a commercial real estate company with the vast experience to help you navigate your decision whether or not to sell your car wash business. CVG currently has over \$50 Million in Car Wash listings with over \$29 Million projected to close escrow in the first half of 2024. The highly trained team at CVG is well equipped to help with all the contractual obligations to complete the transaction including purchase contracts and thorough due diligence process. The intellectual capital gained by the team with over 100 years combined experience will ensure you a sound outcome. CVG has over 100 years combined experience and transaction experience valued at over \$1 Billion in total transactions. CVG has experience designing car washes and dealing with the arduous task of development from the ground up. CVG also has experience dealing with the stabilization and redesign of existing facilities to maximize sales and car wash performance. Trusting CVG with your confidential business sale and our proprietary non-disclosure process will allow you to sell your business with confidence and utmost confidentiality. We are your real estate compass.

Jim Esway has over Four decades of experience in Commercial Real Estate. Prior to forming Crossroad Ventures Group in 2003, Jim served as the regional vice president for the Trammell Crow Company for three years. Prior to joining TCC, Jim implemented the Sacramento growth strategy for Spieker Properties for 6 years as a Project Director. His leadership role included growing the portfolio through development, acquisition, management, leasing, and construction management. Jim was successful in completing the turnkey developments of 200,000 square feet of class A office buildings and 380,000 square feet of industrial product through design, construction, and lease ups. During his tenure, he helped grow the portfolio through acquisition and development efforts valued at over \$130 million and managing an annual net operating revenue budget of over \$10 million.

Crossroad Ventures Group

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