



CROSSROAD
VENTURES GROUP

1201 Stardust Street

Reno, NV 89503



lisamariewandgroup



FOR SALE N/A

For Sale

Indoor Car Wash

916.788.9731

crossroadadventures.net

Highlights

- EXCEPTIONAL Visibility
- 140' Indoor Wash Bay
- Power: 1,000 AMP, Three Phase 120/208 high leg service
- 68 Parking Spaces
- 24 Inside & 5 Outside Vacuums

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1201 Stardust Street

Reno, NV 89503

Express Indoor Car Wash

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SECTION 1.

Property Information

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Express Indoor Car Wash

Property Summary



TUNNEL VISION

Tunnel Vision was founded nearly 60 years ago in Castro Valley California as a family business. Led by Ed Blair, Tunnel Vision has over 40 years of construction, installation, and management experience in the car wash industry. As a General Engineering contractor Tunnel Vision has the unique ability to take a project from the abstract, to completion, curating each minute detail of the project. From the drawing board to the ditches to equipment installation, the three members Ed Blair, Troy Blair and Brayton Chavez turn the mundane into the exceptional. Being both general contractor and equipment distributor, unique attention is afforded to each project as the building and site layout are all design around the car wash equipment. Tunnel Vision also excels at what they have termed "Building Repurposing", taking an existing property with an existing building and transforming it into a viable project. Whether it be an old hamburger stand or a retired bowling alley, almost any building can be repurposed into an exceptional wash experience.

Property Highlights

- Call for Pricing
- EXCEPTIONAL Visibility
- 140' Wash Bay
- Power: 1,000 AMP, Three Phase 120/208 high leg service
- 68 Parking Spaces
- 24 Inside & 5 Outside Vacuums
- APN (006-166-04)

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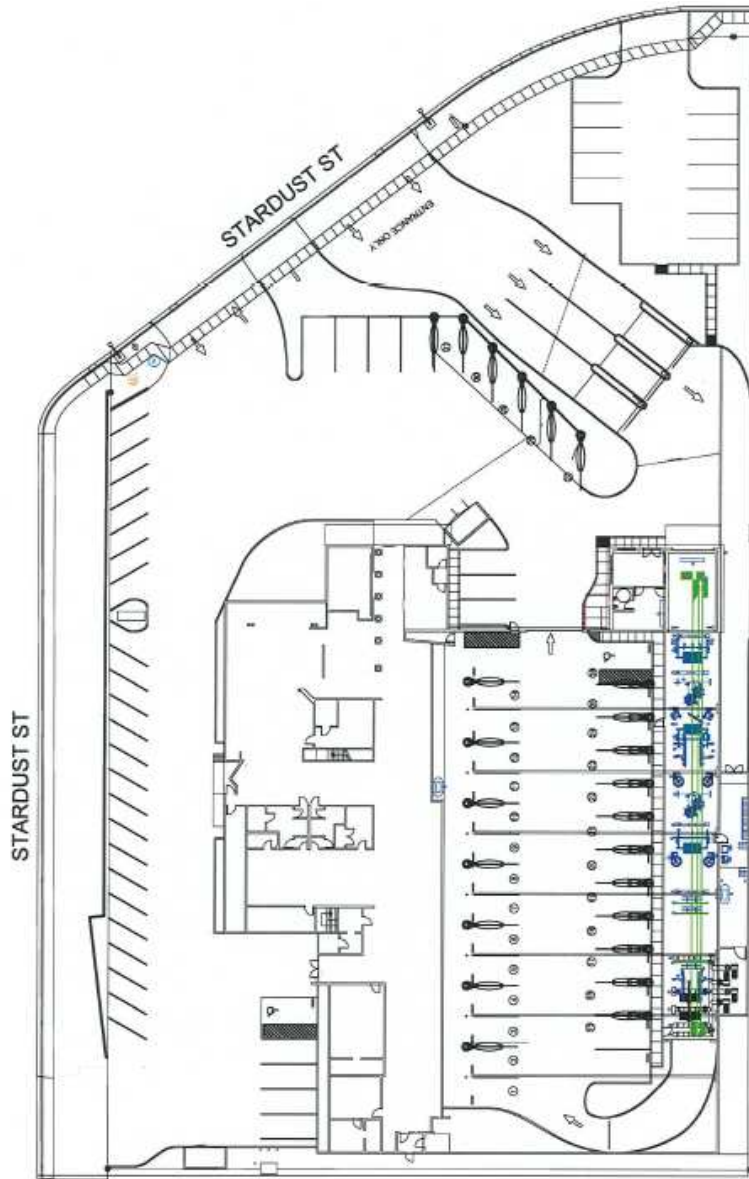
1201 Stardust Street

Reno, NV 89503

For Sale

Express Indoor Car Wash

Property Description



Property Description

Crossroad Ventures Group is pleased to offer a one of a kind opportunity to acquire the Only Indoor Express Car Wash in Reno. This offering is rare as this Car Wash building will be a repurposed bowling alley floor to accommodate a 35 x 140 wash bay and several separated equipment rooms as well as a wash control room, collectively assembled in and against the westerly existing bowling alley wall. This design will accommodate 24 inside vacuums along with 5 outside vacuums for seasonal preference. No other site in Nevada provides the four season concept.

The offering highlights include:

- * Location, Location, Location - Situated on Stardust St, located directly off of I-80.
- * Trade Area - Located in the 4th largest city in Nevada with over 270,000 residents and a average house hold income of \$79,000 per year.
- * A 140-foot indoor tunnel
- * All new state of the art equipment

Location Description

Reno's only INDOOR Car Wash is situated in a +/-31,792 sf building built in 1963 and later remodeled in 2024 on approximately +/-1.93 acres of prime real estate located in a excellent area of Reno. The property is located directly off of Interstate 80, with unmatched visibility. The property is surrounded by premier shopping, dining, entertainment such as In-N-Out Burger, Starbucks, Raley's, CVS, and Keystone Square Shopping Mall.

The City of Reno area covers a vast area up to and including Lake Tahoe's east shore having over 490,000 residents. Its area of influence includes areas to the North to Hallelujah Junction east to Fallon and south to Carson City, then west to Truckee, hosting one of two international airports in the state of Nevada.

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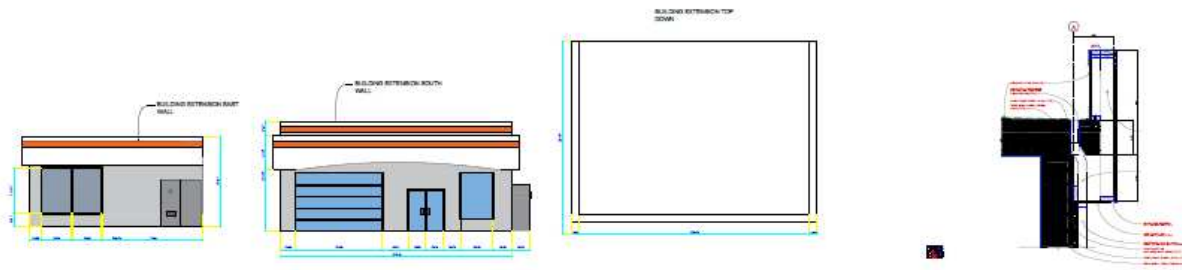
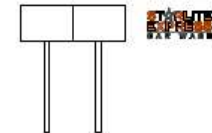
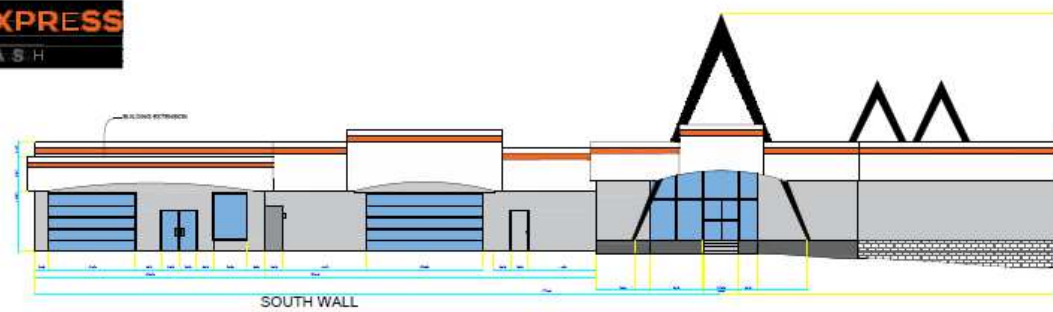
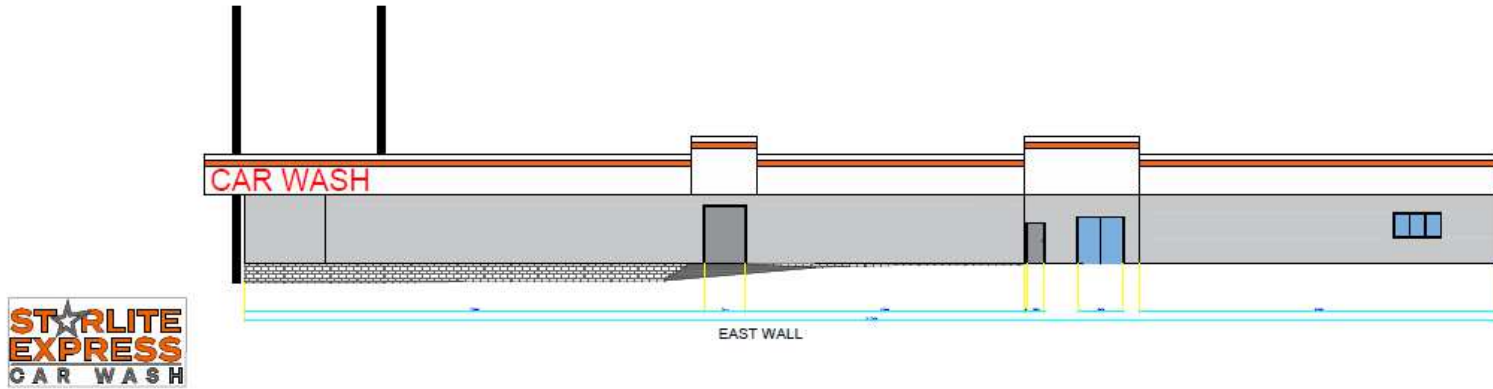
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Elevations



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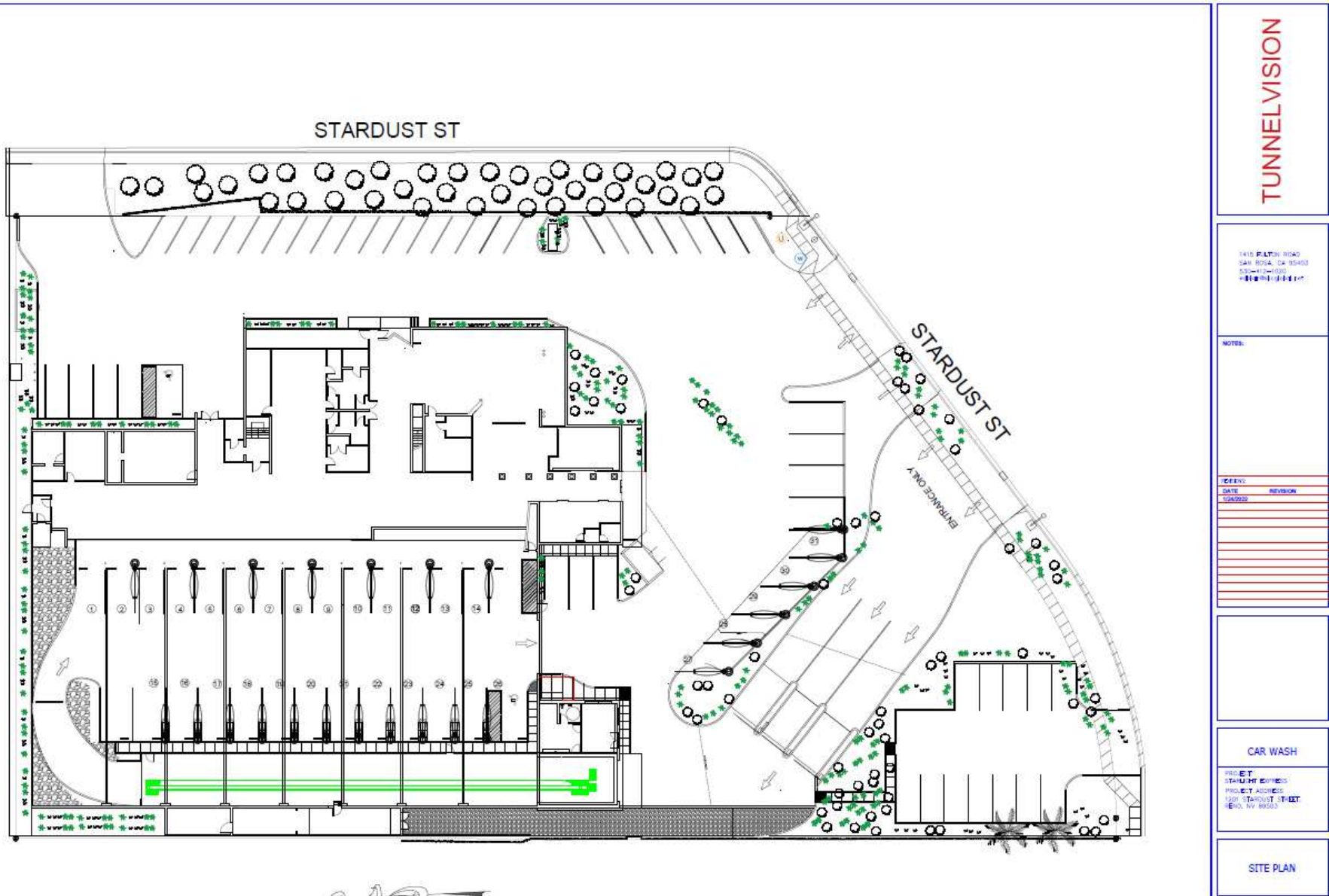
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Site Plan



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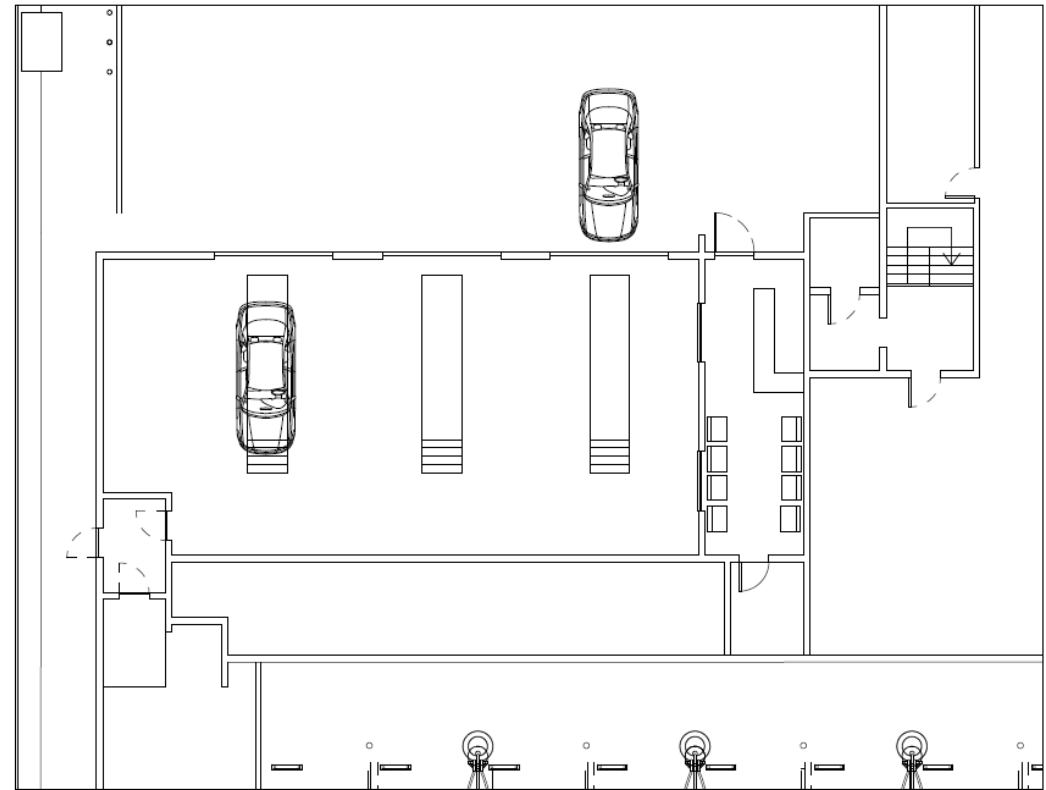
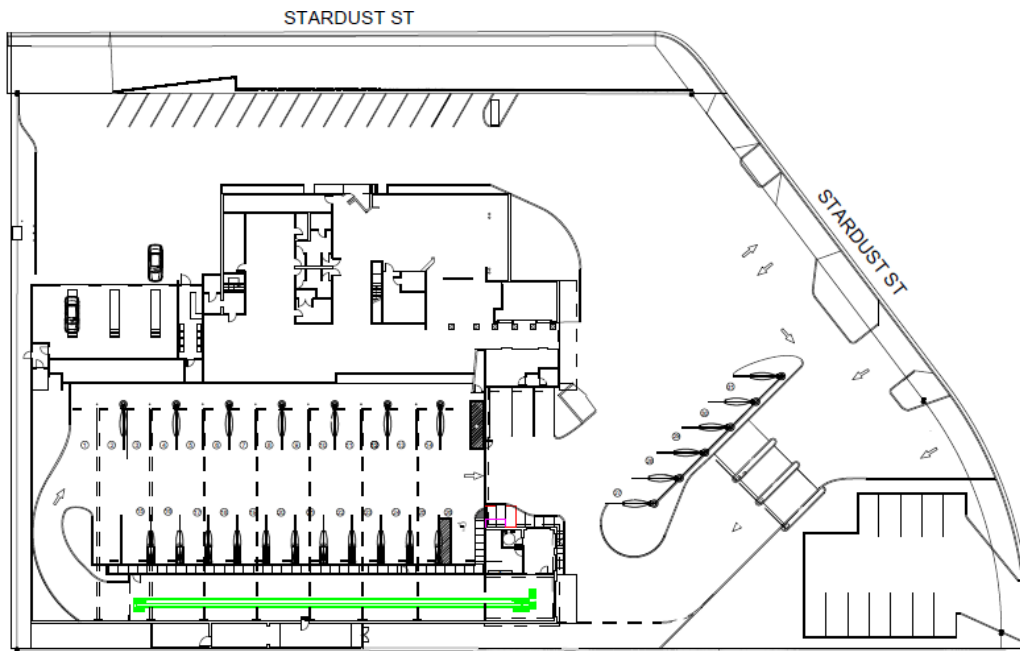
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Starlite + Oil Stop



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Team Bio 1

Ed Blair

Ed Blair started in the earth moving business in 1963 driving scrapers and motor graders for his father, a general engineering contractor, at 11 years old. Barely able to reach the pedals, he learned what it meant to run a job on time and on budget from an early age. Earth moving gave Ed the insight of the other trades that, quite literally, stand on his work. From plumbing, and electrical, to masonry framing, and mechanical, each trade the Ed entered, he excelled at, often taking a project from initial groundbreaking all the way to a finished product. Major projects that he has managed include highways, hospitals, concrete tilt ups, residential subdivisions, fire cleanups, and several express car washes. He started working and operating car washes as a favor for a friend in 1987. Upon developing a passion for the industry, he has focused his efforts building car washes that surpass the standard. Ed became a car wash owner in 1992 when he purchased his first three self serves/automatics in Reno Nevada. In his career, Ed has built 5 tunnels and installed 10 in bay automatics and has maintained forty plus sites.

Troy Blair

Troy Blair (Ed Blair's son) began his journey in the trades as a poleman in the early 90's working for the now AT&T owned telephone company Pacific Bell. It was in rural Northern California that Troy cut his teeth in being a poleman often hiking miles with a forty foot ladder to service his customers. Through the waist deep snowbanks or blistering summer heat, the job had to get done. Picking up framing on side jobs, Troy was able to utilize his skills to build his first house in 2001. He then ventured into the food industry running a successful deli in Truckee California. It was in 2013 that Ed Blair took on a major car wash project in Santa Rosa, California and required assistance. Troy offered his expertise and has been a team member ever since. Troy oversees each construction project and car wash equipment installation focusing on conduit installation and low voltage electrical wiring. Troy sets his installs apart from others by running all conduits, and services to the wash bay, underground, creating a clean clutter free tunnel.

Brayton Chavez

Brayton Chavez (Ed Blair's grandson) is the newest member of the team having joined in 2017. Growing up Brayton would spend the summer months accompanying Ed to his washes, shadowing Ed in maintenance, construction, and business management. Working for quarters and ice cream at 8 years old, Brayton learned from an early age the ins and outs of operating a wash. After finishing college, Brayton joined Ed and Troy handling all computer related aspects of each car wash install. He specializes in programming, networking and AutoCad, allowing him to perform both in and out of the field. He works closely with civil engineers and architects to ensure that each car wash is designed with every detail considered and no consideration left out. On car wash installation, Brayton focuses on the interfacing and networking of the car wash, ensuring that each system and subsystem communicates properly. Whether its integrating custom lighting into each wash package or writing a program to overcome an unforeseen dilemma, Brayton has shown that there is always a solution.

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Team Bio 2

Chad Hazelrigg (Managing Member)

About Me: Chad Hazelrigg has been a business owner for 10+ years. He owns and operates multiple Allstate insurance agencies in Southern California. His agencies employ 10-15 people and bring in annual premiums of \$15million+ with agency revenue around \$2mill annually. As a successful small business owner, he has a vast knowledge base of how to own and operate a business from the top down. He has experience with operations, marketing, budgeting, logistics, acquisitions, etc.

Personal Life: Chad has been married for 12 years and has three children. His family and his faith are the most important things to him. He likes to live an active lifestyle full of sports, hiking, and family time.

Community Engagement: Chad enjoys being a business owner as this allows him to employ people in local markets and make a positive impact in the community. He understands the responsibility that business owners have to contribute to positive change in the local community.

Jannette Hazelrigg (Member)

About Me: Jeannette Hazelrigg is a seasoned entrepreneur and community leader with a passion for business, adventure, and giving back. With decades of experience in the insurance industry and a successful venture into vacation rentals, Jeannette brings a wealth of knowledge and a spirit of innovation to all her endeavors.

Background: Jeannette spent 32 years at the helm of her own insurance business, where she honed her skills in leadership, customer service, and strategic planning. Later, she diversified her portfolio by venturing into vacation rentals, establishing herself as a prominent figure in the hospitality sector.

Community Engagement: Beyond her professional achievements, Jeannette is deeply engaged in her community. As a board member on the Homeowners Association (HOA) in Hawaii, she actively contributes to the betterment of her neighborhood, advocating for residents' needs and spearheading initiatives for community development.

Family and Personal Pursuits: Jeannette finds immense joy in her role as a mother of four and a grandmother of seven. Family remains at the heart of her life, and she cherishes every moment spent creating memories with her loved ones.

In her free time, Jeannette embraces her adventurous spirit by indulging in outdoor activities such as hiking and rucking. She also enjoys staying active and connected through her Peloton workouts, fostering a healthy lifestyle and a strong sense of community both on and off the bike.

Philosophy: Jeannette believes in the importance of lifelong learning, resilience, and giving back to society. Her dedication to excellence, coupled with her compassionate nature, continues to inspire those around her to reach for their dreams and make a positive impact in the world.

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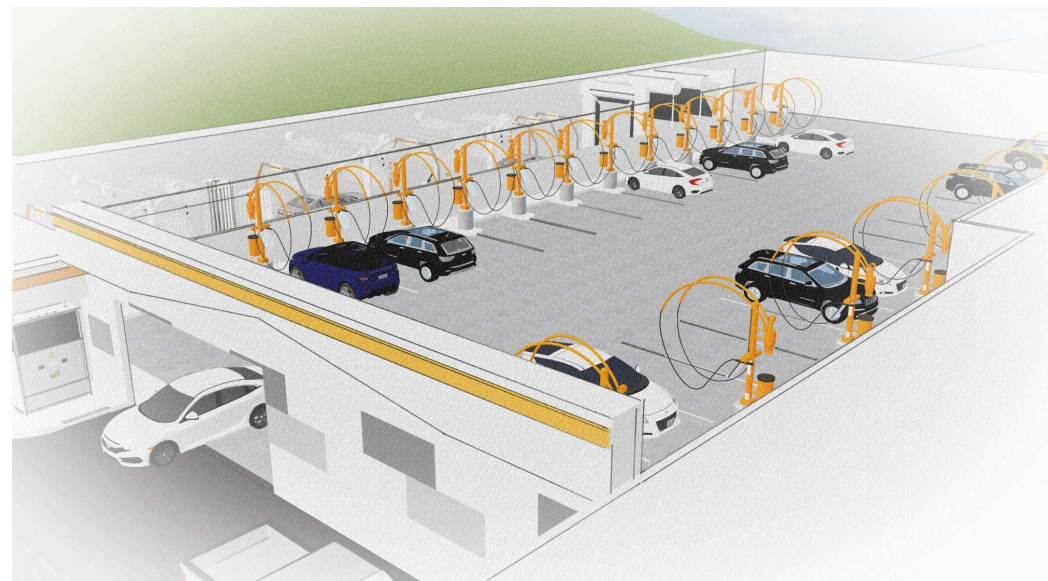
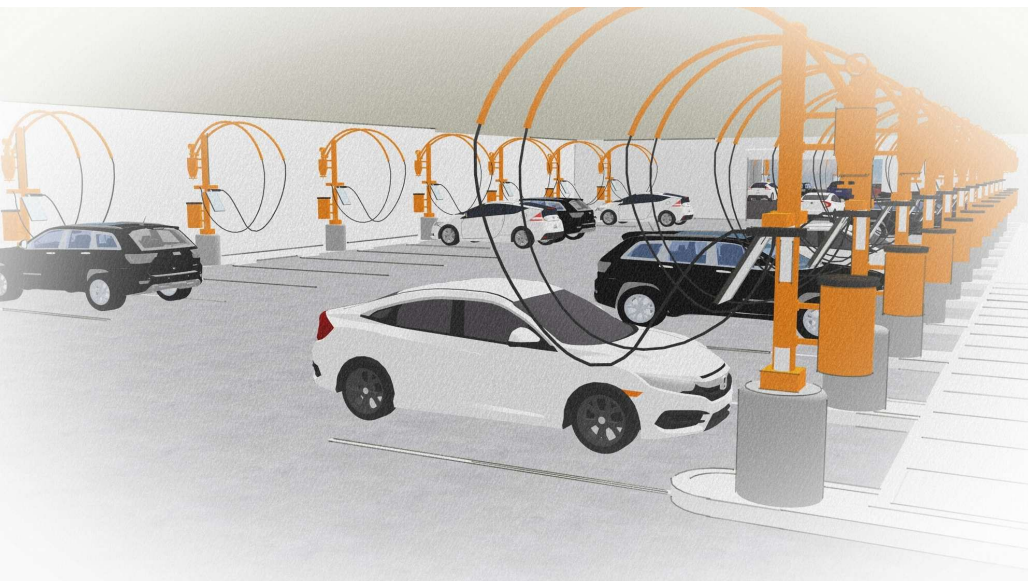
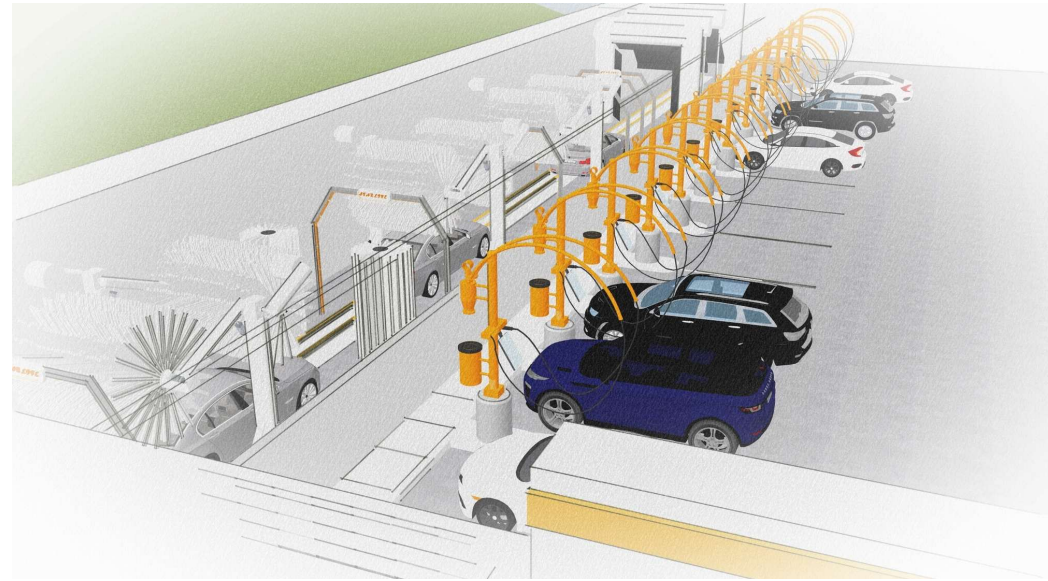
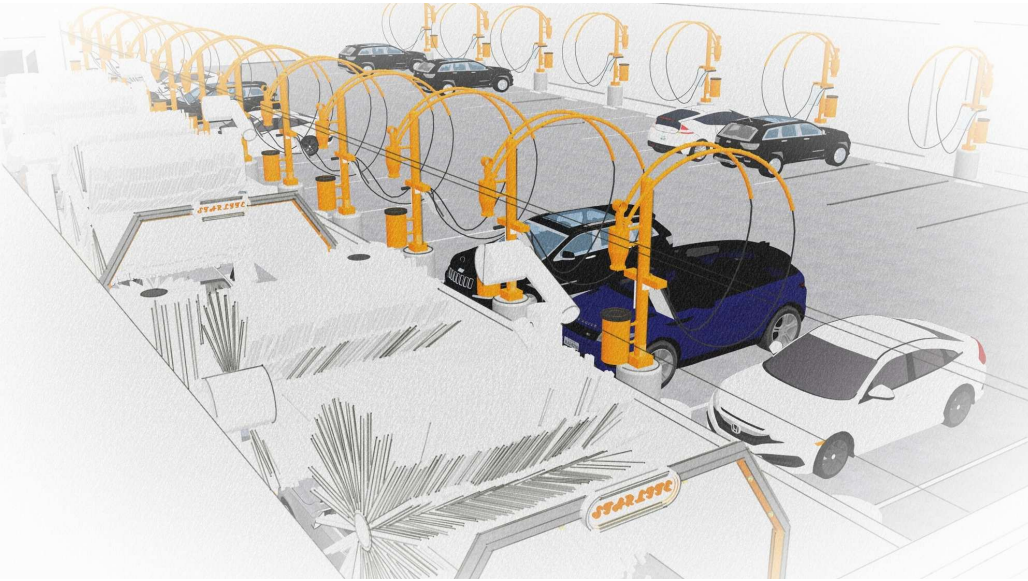
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Interior Renderings



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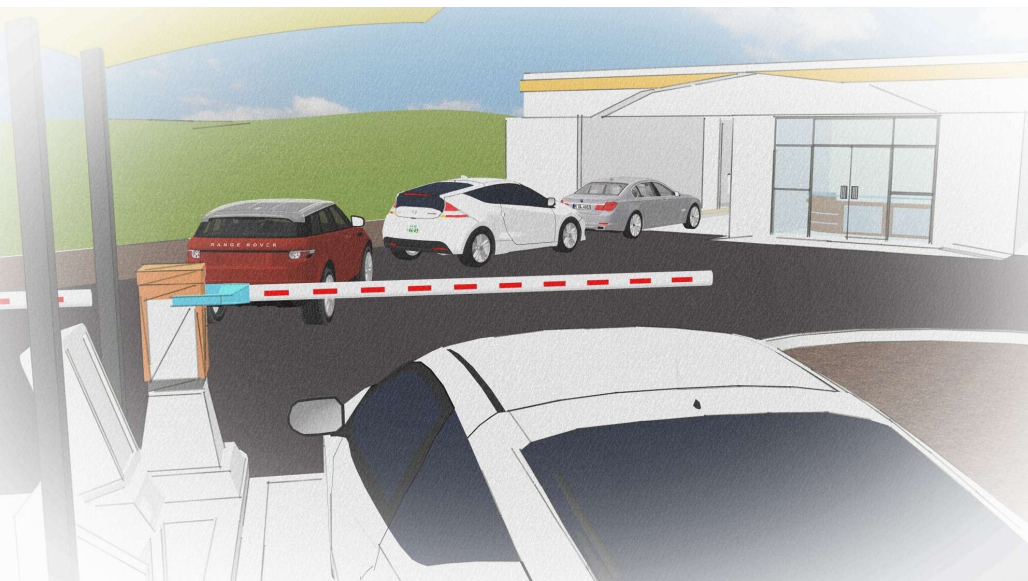
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Exterior Renderings



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SECTION 2.

Location Information

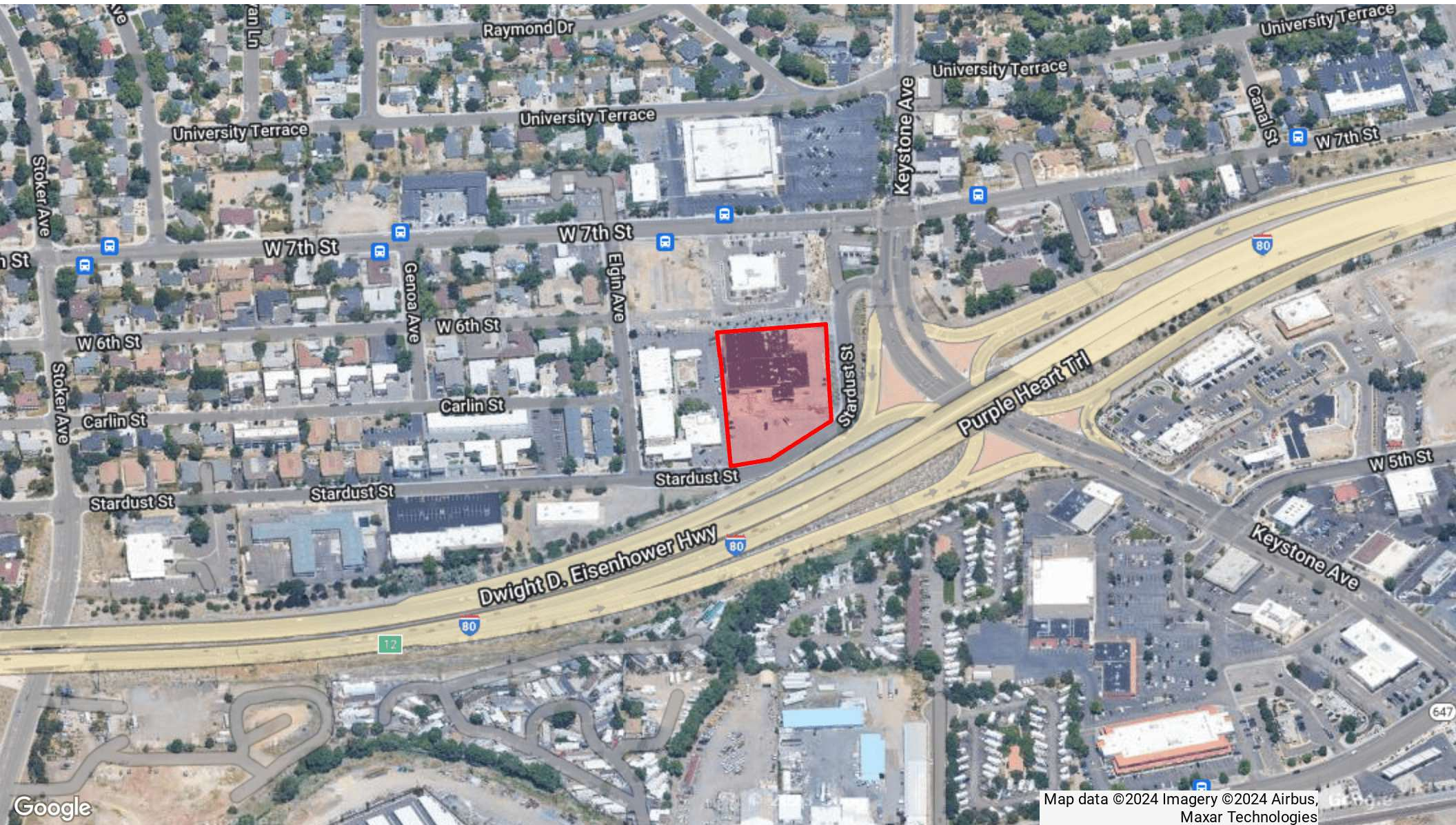
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Aerial Map



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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SECTION 3.

Demographics

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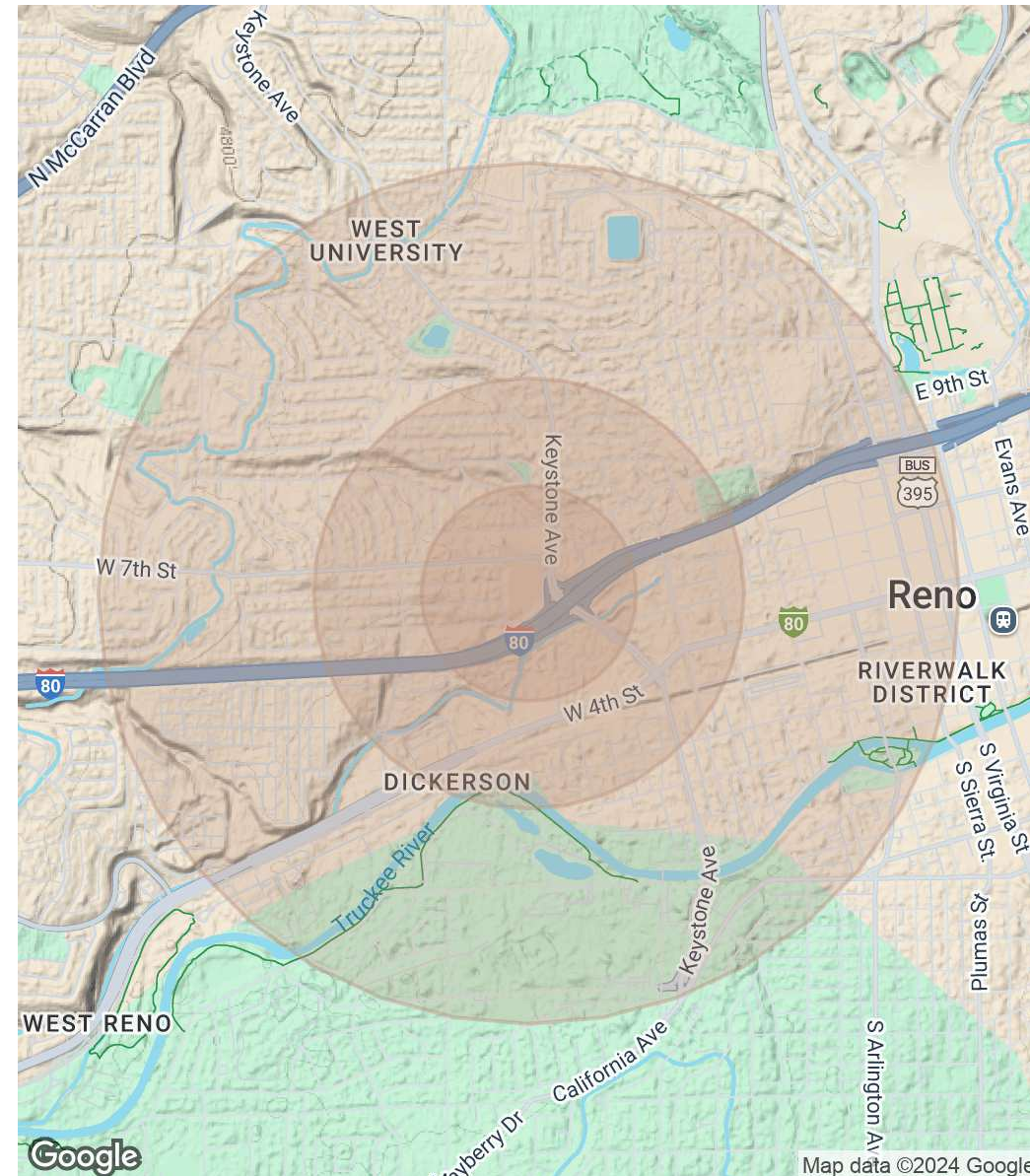
Express Indoor Car Wash

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	813	3,778	17,430
Average Age	33.5	37.8	40.3
Average Age (Male)	29.8	34.5	39.1
Average Age (Female)	49.2	50.0	44.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	414	2,019	9,241
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$69,789	\$58,874	\$64,244
Average House Value	\$306,361	\$220,829	\$253,987

2020 American Community Survey (ACS)



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SECTION 4.

Advisor Bios

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Express Indoor Car Wash

Advisor Bio



Lisamarie Wand

Managing Partner/Designated Broker - Nevada

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Direct: **775.224.5300**

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Professional Background

Recognized for her enthusiastic approach and inspiring leadership, Lisamarie Wand is one of Nevada's top commercial real estate brokers. As Managing Partner and Designated Broker at Mohr Partners, she is the Market Leader for commercial brokers and transactions across the State of Nevada.

Lisamarie is also a licensed business broker assisting clients with buying and selling businesses, as well as asset acquisition.

With her unique vision and mindset, Lisamarie has a propensity for inspiring commercial real estate talent. In 2021, Lisamarie's dynamic & engaging mentoring style was recognized by eXp University when she was awarded the Commercial Instructor of the Year.

After a successful career in banking and consulting, Lisamarie obtained her MBA and put her skills to use in the real estate market. Today, as founder and CEO of Lisamarie Wand Group, she has become one of Nevada's most influential brokers working with business owners, investors, tenants as well as brokering business sales.

Lisamarie truly believes "we rise by lifting others", and this guides everything she does. Whether speaking at local or national events, coaching new and experienced real estate agents, or working with her clients and partners, Lisamarie is always sharing her knowledge and experience to inspire others.

By embracing the philosophy of "beginning with the end in mind", Lisamarie helps her clients accomplish their commercial real estate and business investing goals. Her expertise and unrivaled energy allow Lisamarie to bring value to her clients, while delivering exceptional customer service.

When she isn't closing deals, Lisamarie loves to exercise, sing, meditate, manage her investments and travel the world with her family.

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Advisor Bio



Jim Esway

Managing Partner

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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.

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