

**SUPER EXPRESS Car Wash Conversion 1.82 acres**

**SELLER FINANCING AVAILABLE**



**Major Freeway Off Ramp**

**Over 48,000 Vehicles Per Day - Central Ave and State Hwy 60 W S**

**Bashir Tariq 951-269-3000**

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DRE# 01851484



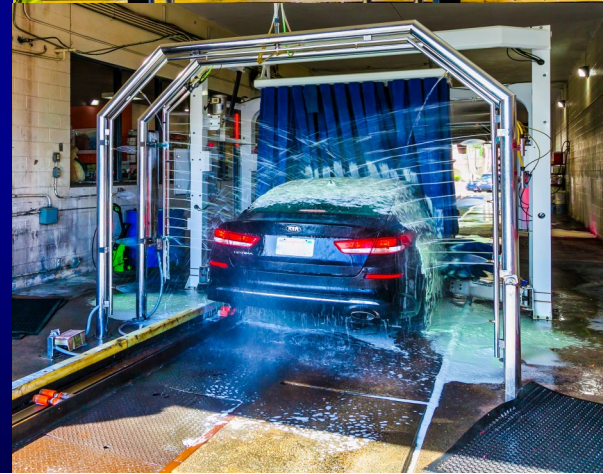




## BUSINESS DESCRIPTION AND HIGHLIGHTS

- Prime Location, Hi-Traffic Busy Street, Few minutes from 60 Fwy . Over 48,000 CPD Central Ave and State Hwy 60 W S
- Super Express Car Wash or Super Flex Car Wash conversion possible. Currently operating as full service car wash
- 1.82 acres, approximately 1/2 currently occupied by the existing car wash and 1/2 vacant
- Possible to add 30-40 vacuums and add multiple profit centers. Make it one stop Super Auto Service Center
- Over 467,000 Population within 5 mile radius
- Over \$107,000 household income within 10 mile radius
- Rare opportunity, call now before its too late





## OFFERING SUMMARY

Price: \$4,990,000  
 Building Size: 4,063 SF  
 Lot Size: 79,2798 SF 1.82 Acres  
 Year Built: 1982

**Seller Financing  
 Available**

**Chino Valley Car Wash 11791 Central Ave, Chino CA 91710**



**Convert or Build your dream Express Car Wash on 1.82 acres**  
**Central Ave major off ramp of 60 fwy**







**Lot Size 79,279 SF = 1.82 Acres**  
**Prime Location, Convert or Expand**  
**SUPER Express Car Wash or**  
**SUPER Flex Car Wash**





**Prime location for Express Car Wash conversion - 1.82 acres**





**Convert to an Express Car Wash and Add Multiple Profit Centers 1.82 acres**



# DEMOGRAPHICS – TRAFFIC AND GENERAL AREA INFORMATION

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$94,874	\$91,578	\$110,743
Median Household Income	\$73,692	\$72,851	\$90,108
< \$25,000	2,738	17,132	33,453
\$25,000 - 50,000	4,965	23,829	44,773
\$50,000 - 75,000	4,669	23,659	47,716
\$75,000 - 100,000	3,557	18,269	42,309
\$100,000 - 125,000	2,820	14,646	37,458
\$125,000 - 150,000	1,611	9,310	29,114
\$150,000 - 200,000	2,108	10,218	34,366
\$200,000+	1,811	8,167	33,835

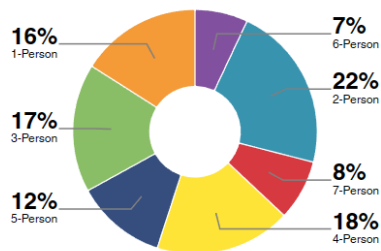
## Population

	2 mile	5 mile	10 mile
2010 Population	82,103	435,254	954,683
2023 Population	85,552	453,482	1,018,936
2028 Population Projection	86,030	453,707	1,021,751
Annual Growth 2010-2023	0.30%	0.30%	0.50%
Annual Growth 2023-2028	0.10%	0%	0.10%
Median Age	35.1	35.1	36.9
Bachelor's Degree or Higher	15%	19%	29%
U.S. Armed Forces	0	180	546

## Traffic

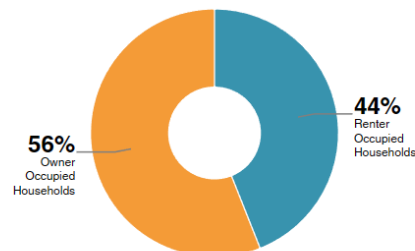
Collection Street	Cross Street	Traffic Volume	Count Year
Central Ave	Carson St N	34,642	2022
Francis Ave	Vernon Ave E	4,674	2022
Central Ave	Orange Blossom Ln N	30,611	2022
Telephone Ave	Juniper Ct N	975	2022
Francis Ave	Telephone Ave E	3,643	2022
Philadelphia St	Telephone Ave W	13,464	2022
Locust Street	-	10	2022
Philadelphia St	Vernon Ave W	21,456	2022
Central Ave	State 60 Hwy W S	48,004	2022
S Benson Ave	Francis Ave N	7,613	2022

## Household Size



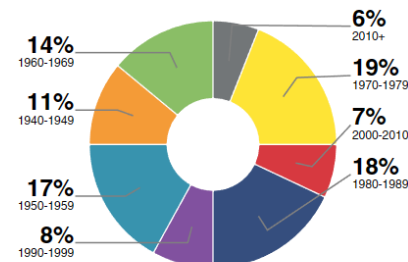
5 mile 2023 % of Households

## Housing Occupancy



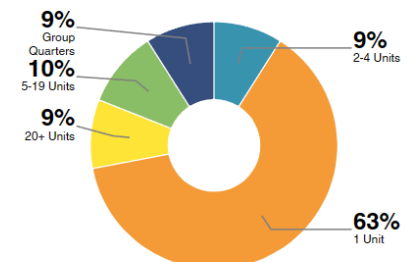
5 mile 2023 Housing Units

## Homes By Year Built



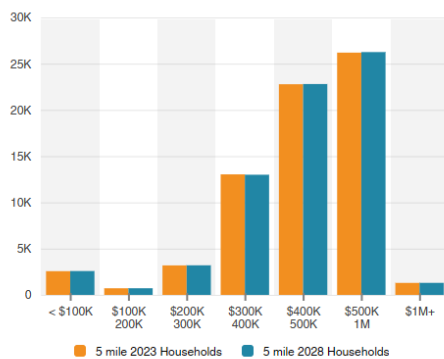
5 mile 2023 Housing Units

## Housing Type

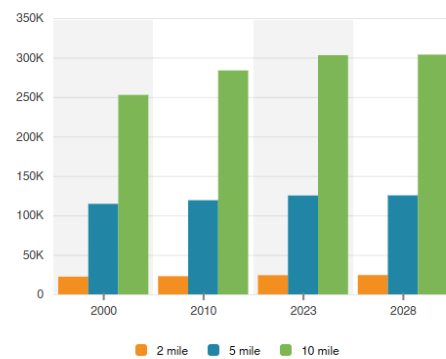


5 mile 2023 Housing Units

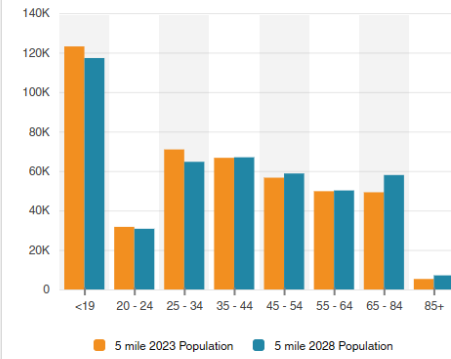
## Home Values



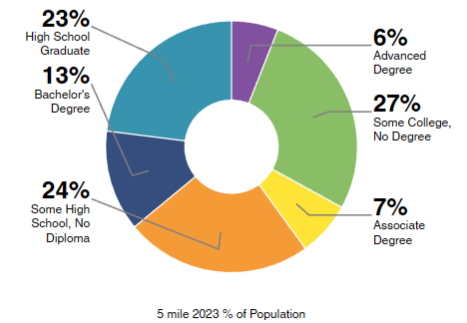
## Households



## Population By Age



## Educational Attainment



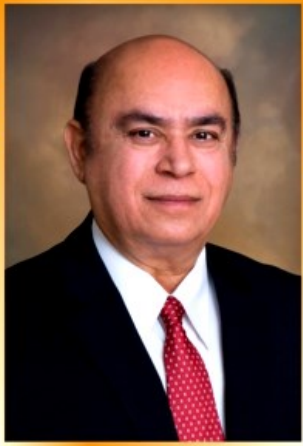
5 mile 2023 % of Population





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**AWARD  
 WINNING  
 AGENT**

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**Award winning Business Sales Director - Award winning results \*\*\* Closed 3 Car Wash escrows in less than 30 days \*\*\* Signed 6 Listings in 1 day \* 13 Listings in 10 days**