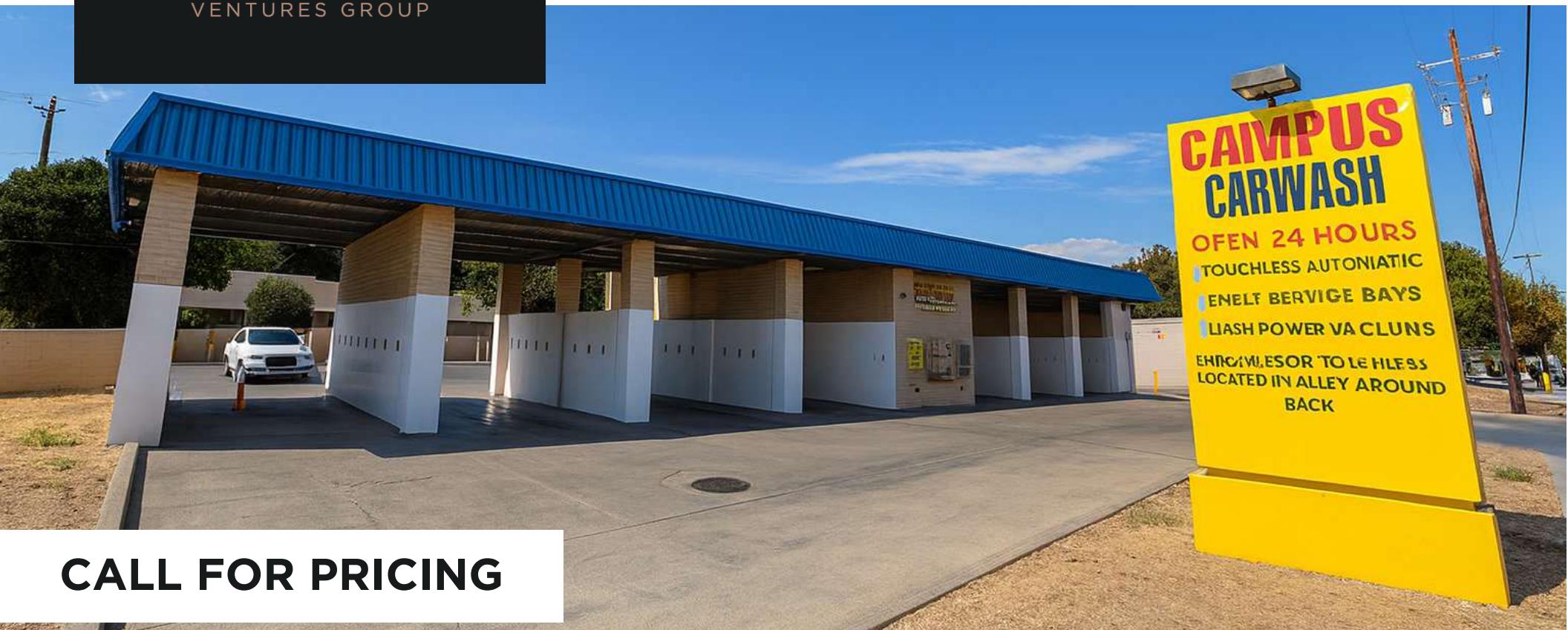




CROSSROAD
VENTURES GROUP

1110 W 6th St

Chico, CA 95928



CALL FOR PRICING

For Sale

Self Serve Car Wash

916.788.9731

crossroadventures.net

Highlights

- 3,360 square foot building
- Built in 1990
- Six self-serve bays
- One in-bay automatic
- Turnkey investment opportunity
- Upside potential through modernization and added services

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your real estate compass.

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PROPERTY INFORMATION

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DEMOGRAPHICS

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SECTION 1.

Property Information



Property Description

The property is an established self-serve car wash featuring six spacious self-serve bays and one in-bay automatic, designed for strong customer throughput. The 3,360 SF building, built in 1990, provides durable construction and a proven layout tailored to car wash operations. Zoned CC (Community Commercial), the site supports continued use and future enhancements. With its turnkey setup and specialized infrastructure already in place, the property offers immediate operational capability along with compelling upside potential through modernization, equipment upgrades, or expanded service offerings—making it an attractive opportunity for both operators and investors seeking long-term value.

Offering Summary

Sale Price:	\$0
Lot Size	17,360 SF
Building Size	3,360 SF

Demographics

	0.3 Miles	0.5 Miles	1 Mile
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Total Households	1,127	1,984	6,037
Total Population	2,824	4,854	15,108
Average HH Income	\$70,088	\$68,494	\$65,873



Location Description

Located in the heart of Chico, the area surrounding the property offers strong visibility and access within a thriving community. Chico is home to California State University, Chico, drawing students, faculty, and visitors year-round. The location is just minutes from vibrant Downtown Chico, where a mix of shops, dining, and nightlife create steady traffic. Popular destinations like Bidwell Park, Chico Mall, and Enloe Medical Center contribute to consistent regional activity. Major retailers including Walmart, Costco, and Target are nearby, supporting a busy commercial corridor. With its combination of residential neighborhoods, university influence, and established retail hubs, the area provides a dynamic environment ideal for customer-driven businesses.

Highlights

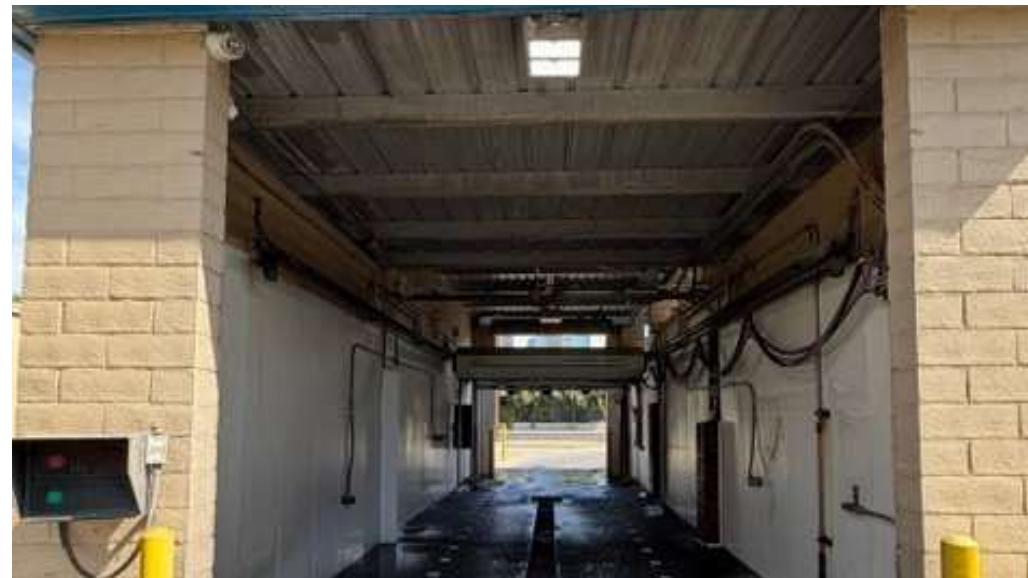
- 3,360 square foot building situated on a well-positioned commercial lot
- Built in 1990, offering a solid structure with proven operational history
- Six self-serve bays providing multiple service points for steady traffic flow
- One in-bay automatic wash for convenience and time-conscious customers
- Zoned CC (Community Commercial) – flexible use designation supporting retail and service businesses
- Turnkey investment opportunity with existing operations in place
- Upside potential through modernization (payment technology, automation, eco-friendly upgrades)
- Additional revenue opportunities through added services (vacuum stations, detailing, subscription plans)
- Located in Chico, CA, a city with ~100,000 residents and a broader metro population of 200,000+
- Median age of 31, with a youthful demographic and strong vehicle usage
- California State University, Chico anchors the market with 14,500+ students and thousands of faculty/staff
- Butte College Chico Center further boosts student and commuter traffic to the area
- College population creates strong demand for affordable, repeat-use services – ideal for membership and loyalty programs
- Positioned for long-term growth with Chico's stable economy, consistent population base, and strong institutional presence

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Additional Photos



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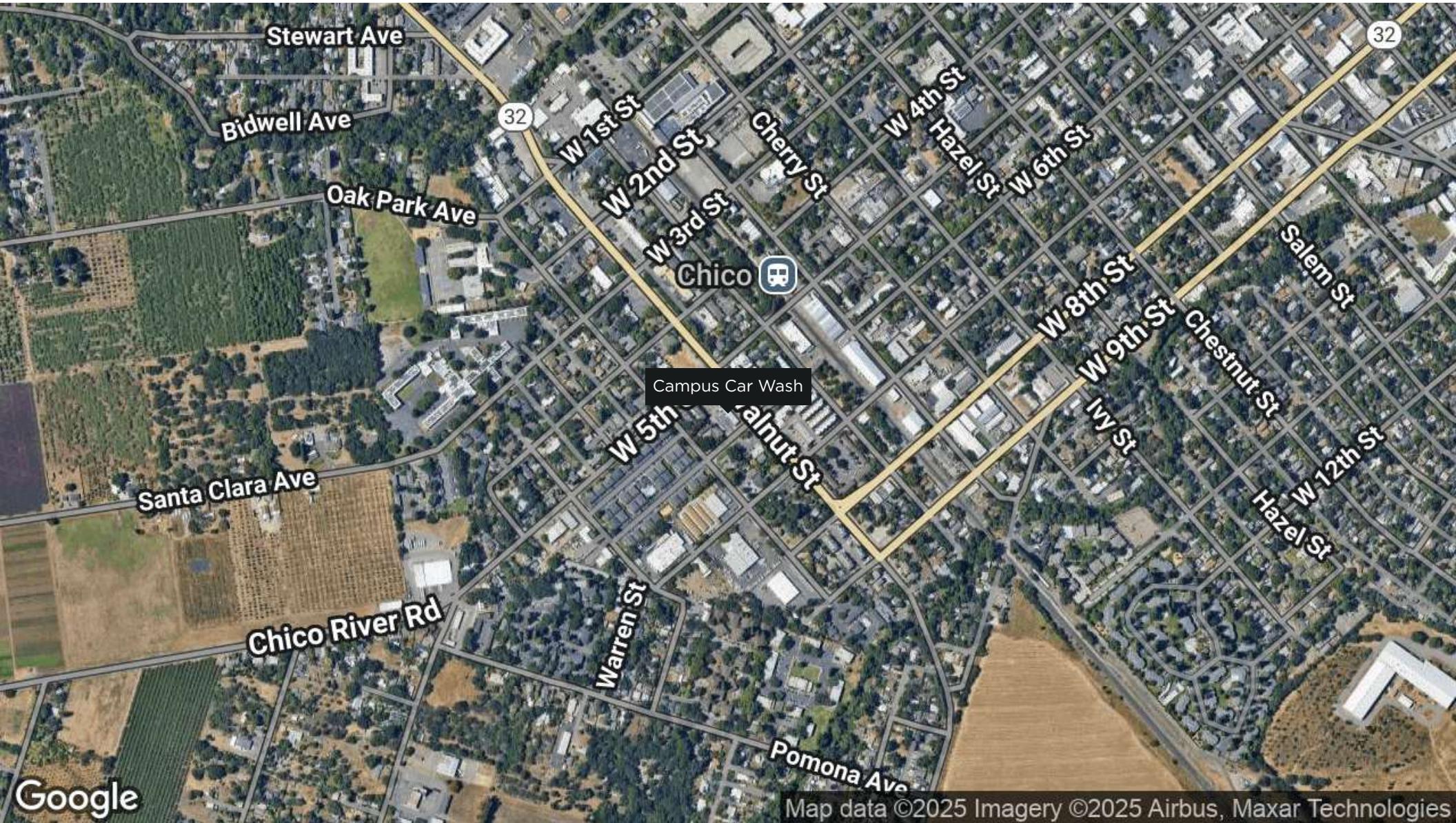
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Self Serve Car Wash

Regional Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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SECTION 2.

Demographics

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Chico, CA 95928

For Sale

Self Serve Car Wash

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,824	4,854	15,108
Average Age	27	28	30
Average Age (Male)	27	28	30
Average Age (Female)	26	28	30

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,127	1,984	6,037
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$70,088	\$68,494	\$65,873
Average House Value	\$401,338	\$410,396	\$444,985

Demographics data derived from AlphaMap

