



CROSSROAD
VENTURES GROUP

Sparkles Car Wash & Lube

18440 County Road 102 Woodland, CA 95695



For Sale

Sparkles Car Wash & Lube

916.788.9731

crossroadventures.net

Highlights

- Flexible Acquisition Structures Available: Ownership Will Consider Both Fee Simple And Business-Only Acquisition Opportunities With Long-Term Land Lease Structures Available
- Established Car Wash & Lube Operation With Real Estate Included - Full-Service, Express Wash, Detailing, And Oil Change Business With Fee Simple Ownership
- Nearly 80,000 Annual Wash Transactions - Strong Volume And Consistent Consumer Demand
- 110-Foot Conveyor Tunnel With Pico System - Wrap Brushes, Tire Brushes, Side Brushes, And Eight Blowers
- Express & Full-Service Vacuum Infrastructure - Approximately 14 Express Vacuum Stations Plus Full-Service Vacuum Area

JIM ESWAY
CalDRE #00820384
P: 916.788.9731
jesway@crossroadventures.net

JAKE MEDEIROS
CalDRE #02197630
P: 916.788.9731
jake@crossroadventures.net

TIM RAWLINS
CalDRE #02041104
P: 916.788.9731
tim@crossroadventures.net

your real estate compass.

Sparkles Car Wash & Lube

18440 County Road 102 Woodland, CA 95695

Sparkles Car Wash & Lube

Table Of Contents

Confidentiality & Disclaimer

All materials and information received or derived from Crossroad Ventures Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Crossroad Ventures Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Crossroad Ventures Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Crossroad Ventures Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Crossroad Ventures Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

PROPERTY INFORMATION **3**

LOCATION INFORMATION **10**

SECTION 1.

Property Information

Sparkles Car Wash & Lube

18440 County Road 102 Woodland, CA 95695

For Sale

Sparkles Car Wash & Lube

Property Summary



Property Description

Sparkles Car Wash & Lube presents a compelling opportunity to acquire an established, high-volume car wash and oil change operation, with flexible acquisition structures including fee simple ownership or business acquisition with a long-term absolute NNN land lease. The business integrates full-service and express wash packages, detailing services, and lube operations, creating multiple revenue streams and consistent repeat traffic. In 2025, the facility processed nearly 80,000 wash transactions, demonstrating strong customer demand and recurring activity. The property features a 110-foot conveyor tunnel with Pico system, wrap brushes, tire brushes, high and low side brushes, eight blowers, and dedicated express and full-service vacuum infrastructure. A major renovation completed in 2023 and ongoing in-house weekly maintenance support operational reliability. With established staff and systems in place, this offering provides a turnkey platform for an owner-operator seeking stable income, asset ownership, and long-term growth potential.

Offering Summary

Sale Price:	CALL FOR PRICING
Lot Size	1.21 Acres
Building Size	8,689 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,797	13,784	21,500
Total Population	9,288	42,036	62,413
Average HH Income	\$133,153	\$120,438	\$112,255

Sparkles Car Wash & Lube

18440 County Road 102 Woodland, CA 95695

For Sale

Sparkles Car Wash & Lube

Property Description

Location Description

Sparkles Car Wash & Lube is strategically positioned along County Road 102 in Woodland, California, providing strong visibility, accessible frontage, and convenient ingress and egress for both local residents and commuter traffic. The property benefits from consistent daily vehicle flow and proximity to Interstate 5 and Highway 113, offering direct connectivity to Sacramento, Davis, and surrounding Yolo County communities. This accessibility supports recurring service traffic from both residential customers and commuters traveling to and from work.

Woodland serves as an established and growing residential hub within the Sacramento Valley, supported by expanding housing developments, agricultural industry employment, and regional economic stability. The surrounding area features retail centers, grocery stores, restaurants, and service-based businesses that generate steady consumer activity throughout the week.

High vehicle ownership, routine maintenance demand, and limited comparable full-service wash and lube operators in the immediate area create a durable customer base. The combination of commuter exposure, residential density, operational visibility, and established brand presence provides a stable foundation for consistent revenue and long-term owner-operator success.



Sparkles Car Wash & Lube

18440 County Road 102 Woodland, CA 95695

For Sale

Sparkles Car Wash & Lube

Car Wash

Express Car Wash

We are committed to providing excellent service. Get your car fully sanitized for only \$29.99.
Oversized vehicles, extra charges may apply.



BRONZE WASH

\$10.99

Go Unlimited for \$19.99

- Wash
- Spot Free Rinse
- Air Dry



SILVER WASH

\$15.00

Go Unlimited for \$29.99

- Foam Bath
- Clear Coat
- Protectant
- Tire Shine
- Hand Dry



GOLD WASH

\$18.00

Go Unlimited for \$35.99

- Dura Shield Plus
- Triple Foam Polish
- Protectant
- Ceramic Coating
- Underbody Wash
- Apply Rain X

Full Service Wash Packages

We are committed to providing excellent service. Get your car fully sanitized for only \$29.99.
Oversized vehicles, extra charges may apply.



DELUXE WASH

\$34.99

- Wheel Cleaning
- Vacuum Interior
- Dust Dash & Door
- FREE Air Freshner
- All Glass Clean
- Soft Towel Dry



ULTIMATE PAINT PROTECTION WASH

\$39.99

- Deluxe Car Wash
- Durashield Plus
- Triple Coat Shine
- Tire Dressing
- Total Surface Gloss
- UV Protection
- Soft Towel Dry
- FREE Air Freshner



DIAMOND SPECIAL

\$47.99

BEST SELLER

- Ultimate Wash
- All Rubber Mat Wash
- Exterior Trim Cream
- Ceramic Coating
- Tire Dressing
- UV Protection
- Soft Towel Dry
- Rain-X



BEAD MAKER PACKAGE

\$57.99

- Diamond Special
- 4 Mat Wash (Rubber Mat only)
- Tire and Rim Wash & Shine
- Ceramic Spray Wax - Hand Applied



SPARKLES CAR CARE PACKAGE

\$94.99

- Diamond Special
- All Mat Shampoo (Carpet Mat Included)
- Exterior Trim Dressing
- Dash, Door and Console Dressing
- Door Jambas Cleaned
- Clear Coat Protectant
- Ceramic Spray Wax (1-2 Month Protection)

Sparkles Car Wash & Lube

18440 County Road 102 Woodland, CA 95695

For Sale

Sparkles Car Wash & Lube

Detailing

Car & Boat Detailing

We are committed to providing excellent service.



HAND WAX

\$89.99

- 2-Step Process
- Blue Sparkles Hand Wax
- Includes Full Service Wash



CLAY BAR & WAX

\$149.99

- 2-Step Process
- All Surface Contaminants Removed with Clay Bar
- Hand Wax
- Includes Full Service Wash



BRONZE PACKAGE

\$199.99

- Ultimate Car Wash
- Clean & Condition All Leather and Vinyl
- Shampoo Carpets, Floor Mats & Upholestry
- Clean Door Jams



SILVER PACKAGE

\$269.99

- Hand Wax (Sealtek)
- Brilliant Wheel Cleaning
- Complete Interior Dressing
- Exterior Dressing
- Tire Dressing
- High Gloss Paint Protection
- Shampoo Carpets & Floor Mats
- Shampoo Seats or Meguiars Rich Leather Treatment
- Superior Car Wash



GOLD PACKAGE

\$329.99

- Silver Package +
- Smooth Clay Bar Treatment
- Hand Wax



DIAMOND PACKAGE

\$399.99

- Gold Package +
- Full Machine Buffing of Exterior Paint Surfaces

Sparkles Car Wash & Lube

18440 County Road 102 Woodland, CA 95695

For Sale

Sparkles Car Wash & Lube

Auto Car Services

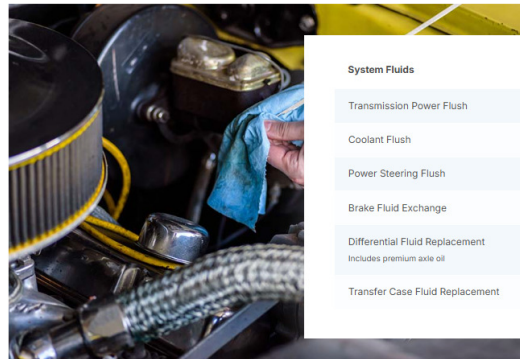
Oil Changes

All oil changes include a basic car wash and 17 point inspection.
Up to 5 quarts of oil. Standard oil filter prices may vary on some vehicles. EPA #350245 - BAR #263358



Oil Changes	Starting at
Valvoline Conventional Up to 5 quarts for all	\$39.99+
Valvoline Synthetic Blend	\$59.99+
Valvoline MaxLife Full Synthetic	\$79.99+
Valvoline Premium Blue 15W40	\$89.99
Mobil 1 Full Synthetic	\$99.99
Valvoline Diesel Conventional	\$99.99
Valvoline Diesel Full Synthetic Up to 5 quarts for all	\$149.99

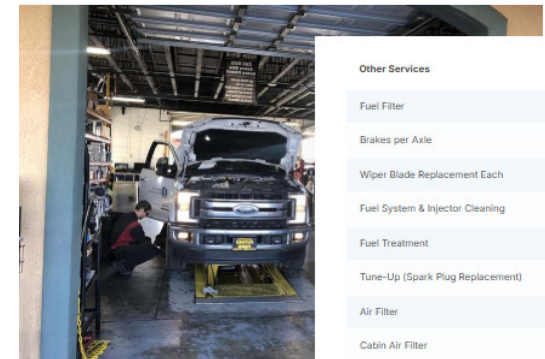
System Fluids



System Fluids	Starting at
Transmission Power Flush	\$149.99
Coolant Flush	\$99.99
Power Steering Flush	\$69.99
Brake Fluid Exchange	\$69.99
Differential Fluid Replacement Includes premium axle oil	\$89.99
Transfer Case Fluid Replacement	\$79.99

Other Auto Services

*Most cars
We have knowledge, equipment and the expertise to perform all manufactured recommended scheduled maintenance at 30k, 60k, 120k, etc. Visit us to get these services and save big compared to the dealership.
Environmental fees \$4.99



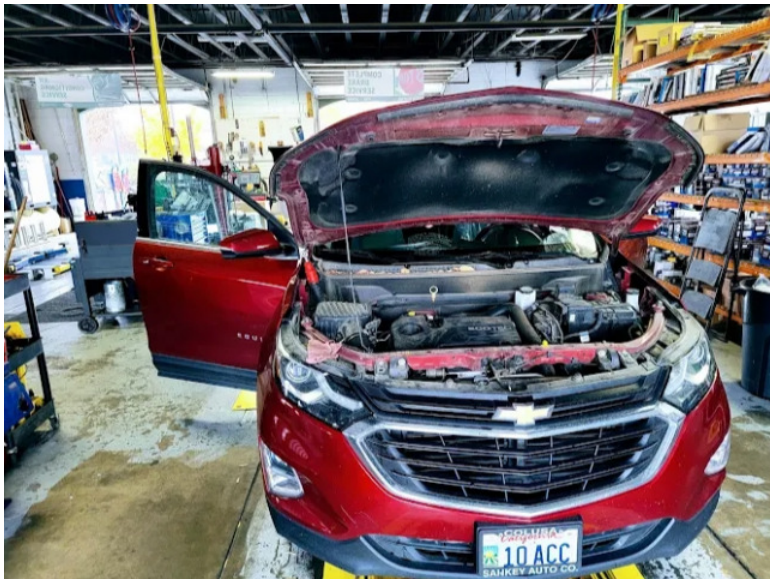
Other Services	Price
Fuel Filter	\$79.99
Brakes per Axle	\$249
Wiper Blade Replacement Each	\$14.99+
Fuel System & Injector Cleaning	\$120.00
Fuel Treatment	\$14.99
Tune-Up (Spark Plug Replacement)	\$149.99+
Air Filter	\$25.99
Cabin Air Filter	\$25.99
Serpentine Belt Replacement	\$89.99
A/C Service	\$129.99
Battery Replacement Labor	\$14.99
Tire Rotation	\$24.99+

Sparkles Car Wash & Lube

18440 County Road 102 Woodland, CA 95695

Sparkles Car Wash & Lube

Complete Highlights



Building Information

Year Built	2005
Year Last Renovated	2023
Number of Buildings	2
Occupancy	100%
Building Size	8,689
Lot Size	1.21 Acres

Property Highlights

- Established Car Wash & Lube Operation with Real Estate Included - Full-service, express wash, detailing, and oil change business with fee simple ownership
- Seller Financing Consideration Available: Ownership may consider structured financing participation for qualified buyers.
- Nearly 80,000 Annual Wash Transactions - Strong volume and consistent consumer demand
- 110-Foot Conveyor Tunnel with Pico System - Wrap brushes, tire brushes, high/low side brushes, and eight blowers
- Express & Full-Service Vacuum Infrastructure - Approximately 14 express vacuum stations plus full-service vacuum area
- Recurring Membership Base - Active monthly recharge activity supporting predictable, repeat business
- Diversified Service Mix - Express washes, full-service packages, detailing shop services, lube services, and retail sales
- Major Renovation Completed in 2023 - Well-maintained facility with weekly in-house servicing
- Experienced Team in Place - 10-20 employees supporting daily operations and operational continuity

SECTION 2.

Location Information

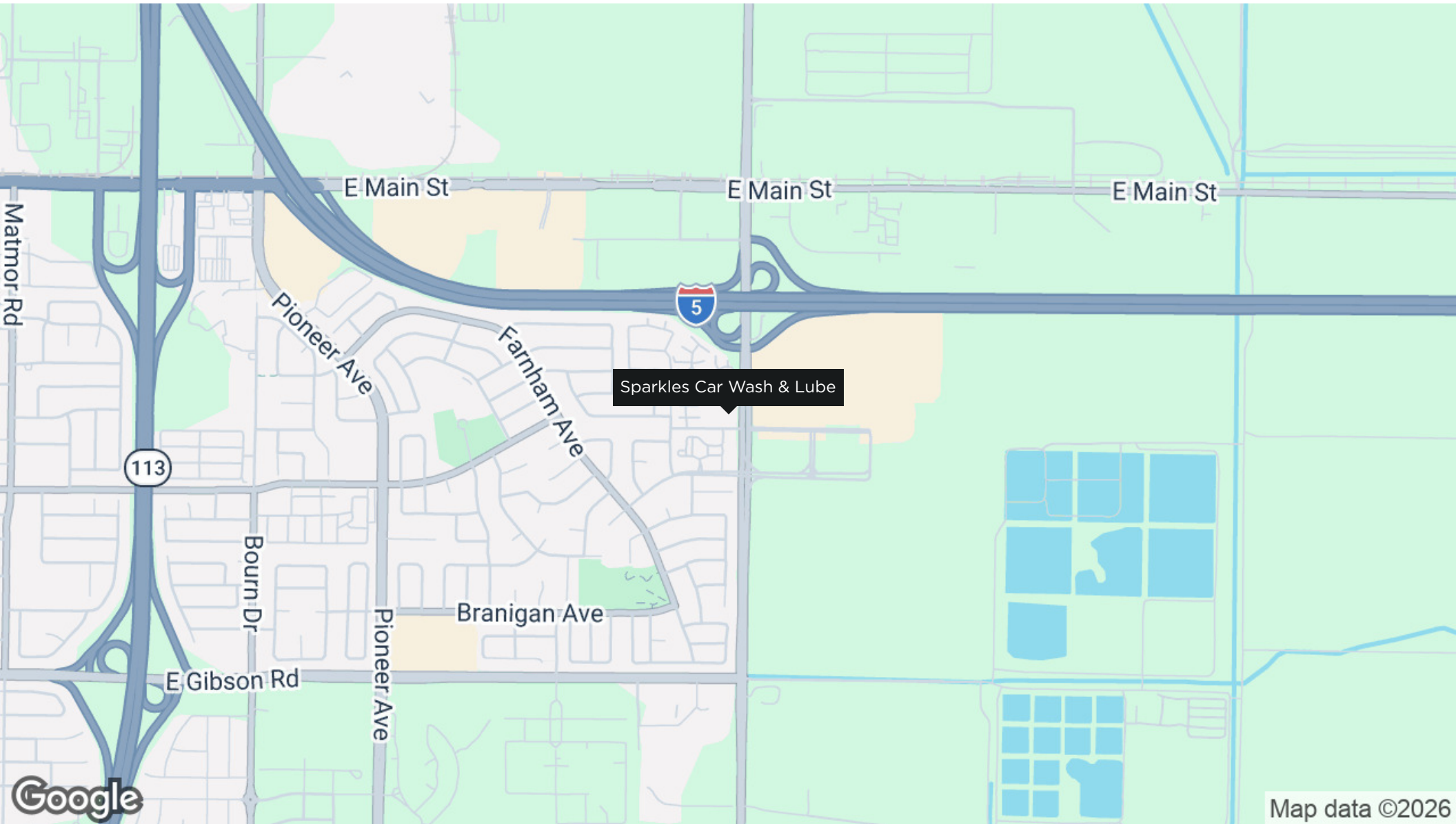
Sparkles Car Wash & Lube

18440 County Road 102 Woodland, CA 95695

For Sale

Sparkles Car Wash & Lube

Regional Map



Sparkles Car Wash & Lube

18440 County Road 102 Woodland, CA 95695

For Sale

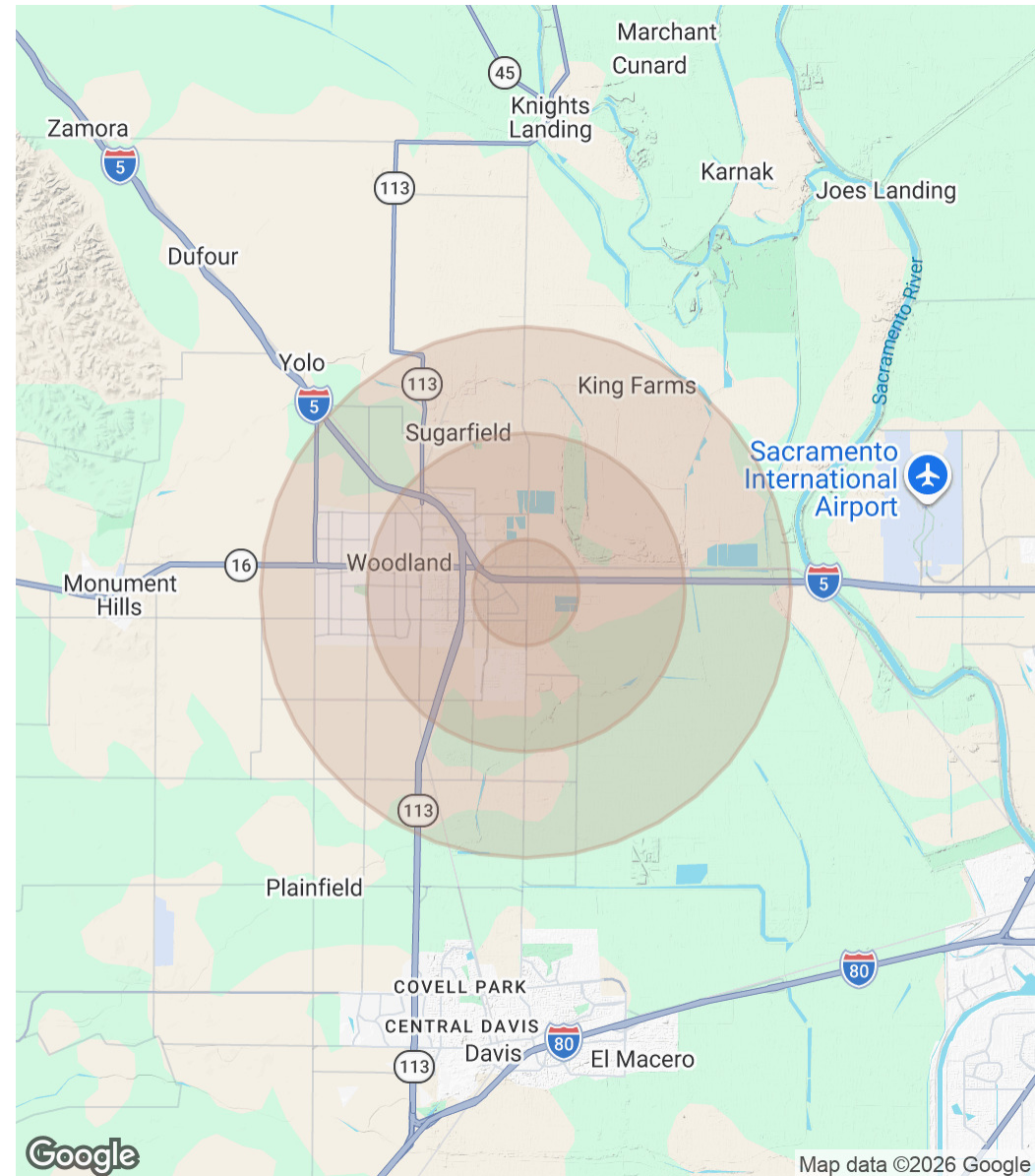
Sparkles Car Wash & Lube

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	9,288	42,036	62,413
Average Age	36.0	36.2	36.2
Average Age (Male)	35.9	35.6	35.6
Average Age (Female)	37.3	37.1	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,797	13,784	21,500
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$133,153	\$120,438	\$112,255
Average House Value	\$562,315	\$531,370	\$535,477

2023 American Community Survey (ACS)



Google

Map data ©2026 Google