



CROSSROAD
VENTURES GROUP

3930 Grass Valley Highway

Auburn, CA 95602



For Sale

Proposed Express Car Wash

916.788.9731
crossroadventures.net

Highlights

- Turn-key express car wash site — shovel-ready in the heart of Auburn
- +/- 4,200 SF state-of-the-art ICF building on ± 0.73 acres 120-foot wash tunnel equipped for high throughput and noise-reduced operation
- Entitled-engineered-and-positioned-for-immediate-development success

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your real estate compass.

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Auburn, CA 95602

For Sale

Proposed Car Wash Facility

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SECTION 1.

Property Information

3930 Grass Valley Highway

Auburn, CA 95602

For Sale

Proposed Car Wash Facility

Property Summary



Location Description

Situated along Highway 49, Auburn's main north-south corridor, 3930 Grass Valley Highway offers exceptional visibility and accessibility to both local residents and regional commuters. The site benefits from a fully improved ingress and egress connected to the existing deceleration lane, eliminating the need for additional traffic modifications. This prime position captures consistent daily traffic and draws customers from Auburn, North Auburn, and neighboring Nevada County communities.

The property is surrounded by established retail, automotive, and service-oriented businesses, creating strong synergy for an express car wash use. Auburn serves as the gateway between the Sacramento Valley and Sierra foothills, with a growing population base of 20,000+ residents within three miles and an average household income exceeding \$89,000. The area's blend of residential density, highway exposure, and steady commercial activity makes this a high-visibility, high-demand location for a modern express car wash facility.

Property Highlights

- Fully entitled and permit-ready express car wash site with completed design review
- ± 4,200 SF state-of-the-art ICF building on ± 0.73 acres along Highway 49, Auburn's primary north-south arterial
- 120-foot wash tunnel equipped for high throughput and noise-reduced operation
- 13 vacuum arches with dual-side service and SunBrella-covered shade bays
- SMART IQ central vacuum system and closed-loop 80 % water-recycling technology for sustainable operation
- Excellent ingress/egress with direct access from existing deceleration lane — no new traffic modifications required
- Surrounded by complementary retailers (auto, quick-serve, and service-based businesses) in a growing trade area
- Strong local demographics: 20,000+ population within 3 miles, average HH income ≈ \$89K
- Auburn hub location serving Placer & Nevada Counties with > 50,000 residents in the immediate area

3930 Grass Valley Highway

Auburn, CA 95602

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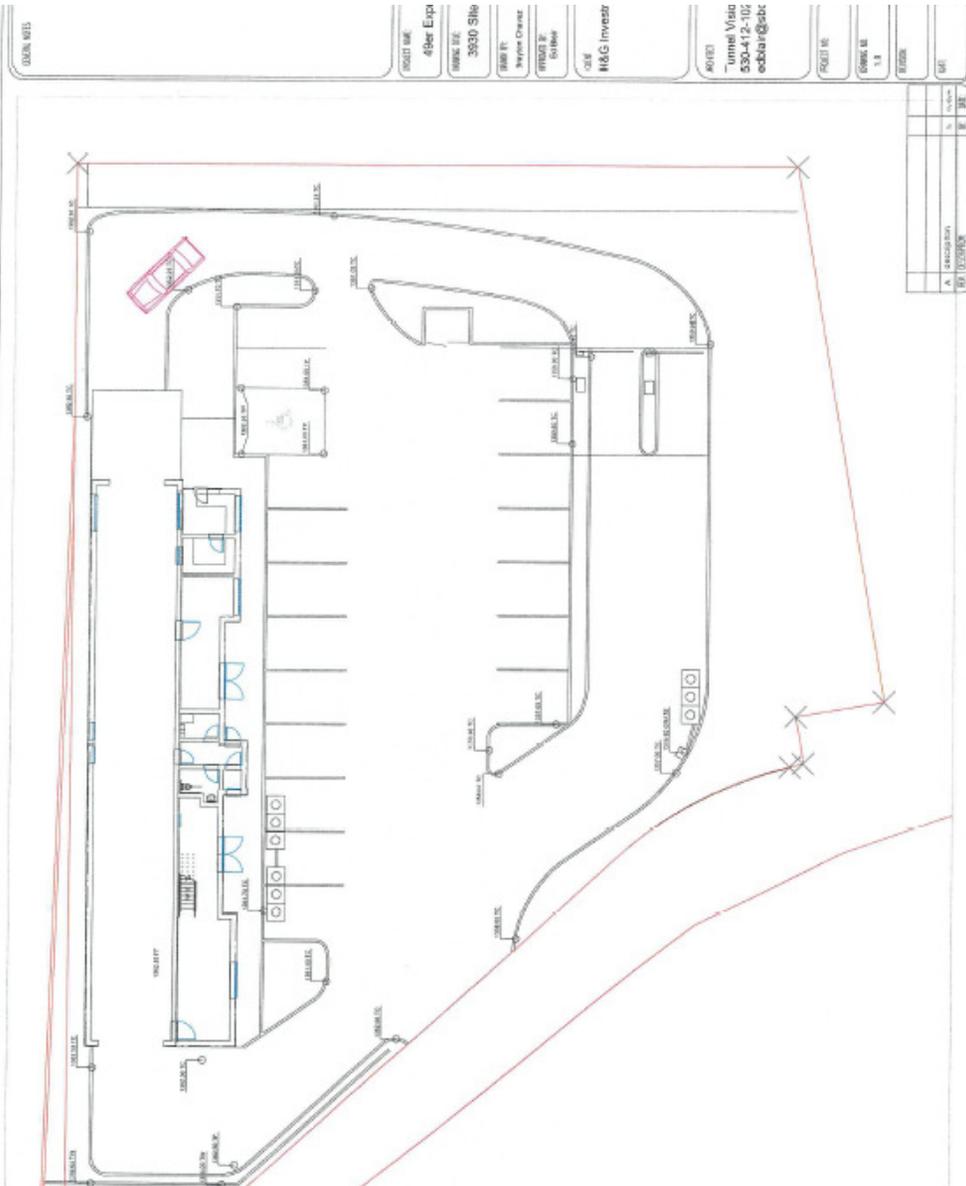
Proposed Car Wash Facility

Property Description

Property Description

The proposed express car wash development at 3930 Grass Valley Highway features a modern $\pm 4,200$ SF facility designed for efficiency, sustainability, and customer convenience. The building utilizes a state-of-the-art Insulated Concrete Form (ICF) system, providing exceptional durability, energy efficiency, and sound insulation that meets California's Net Zero standards. Its two-story design houses all major mechanical systems — including vacuum producers, air compressors, and blower motors — on the upper level to significantly reduce operational noise and improve safety and service flow.

The 120-foot tunnel integrates an advanced water recycling system capable of reclaiming up to 80% of total water usage, with an engineered option for a closed-loop discharge-free system based on site conditions. The site will include 13 architecturally designed vacuum arches with SunBrella shade canopies, offering dual-side service, ADA-accessible stalls, and a clean, customer-friendly layout. Access to the property is streamlined through an existing Highway 49 deceleration lane, providing safe ingress and egress without requiring roadway modifications. Attractive drought-tolerant landscaping and modern site improvements complement the building's contemporary design, creating a best-in-class express wash facility that combines technology, efficiency, and visual appeal.



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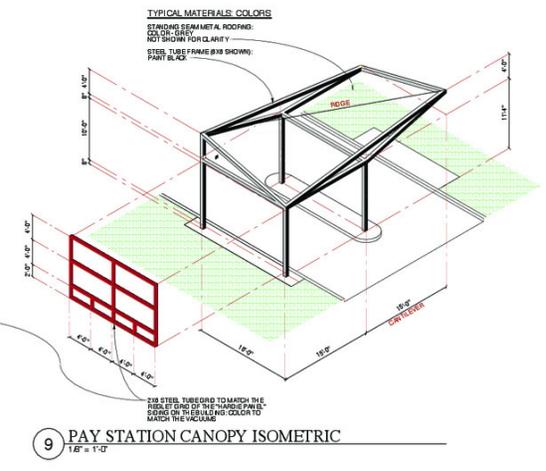
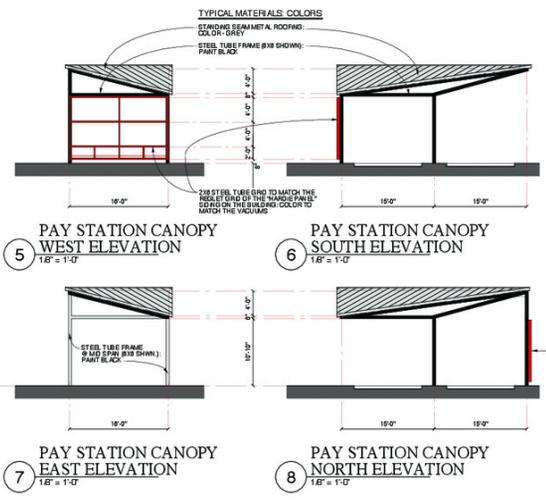
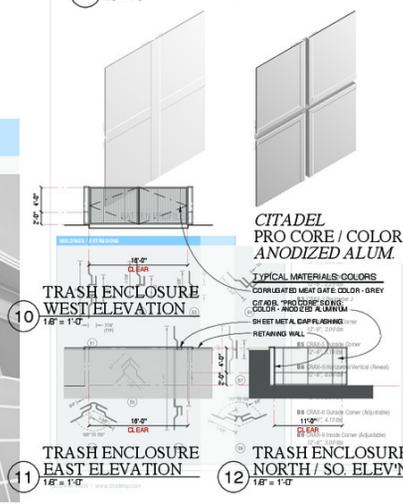
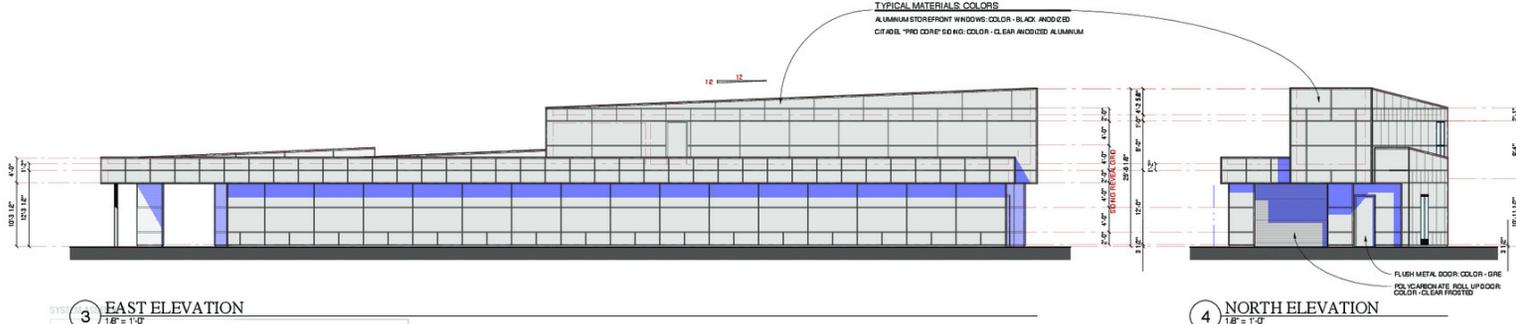
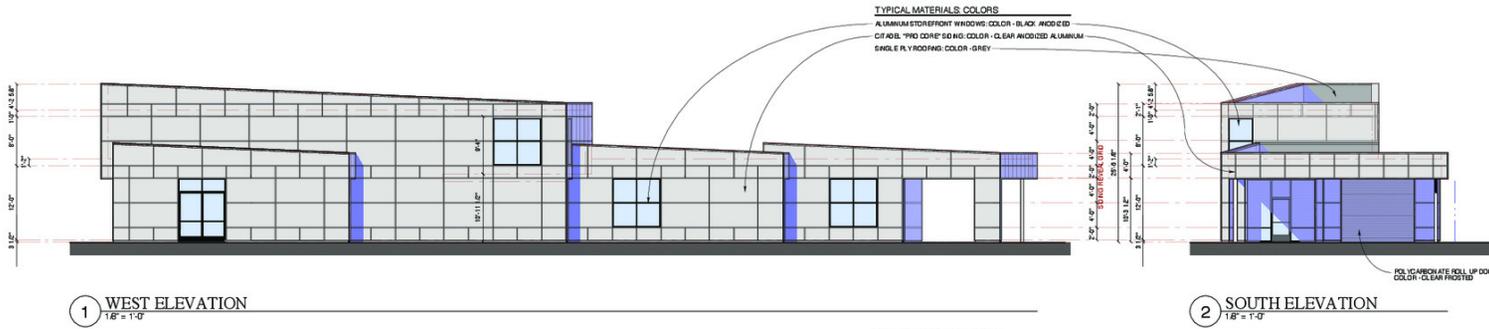
Proposed Car Wash Facility

Elevations

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Auburn 49'r Express
Car Wash
3930 State Highway 49, Auburn, California



Date: 08.31
June 1, 22
Aug 2, 22
Aug 19, 22

A 3.0

3930 Grass Valley Highway

Auburn, CA 95602

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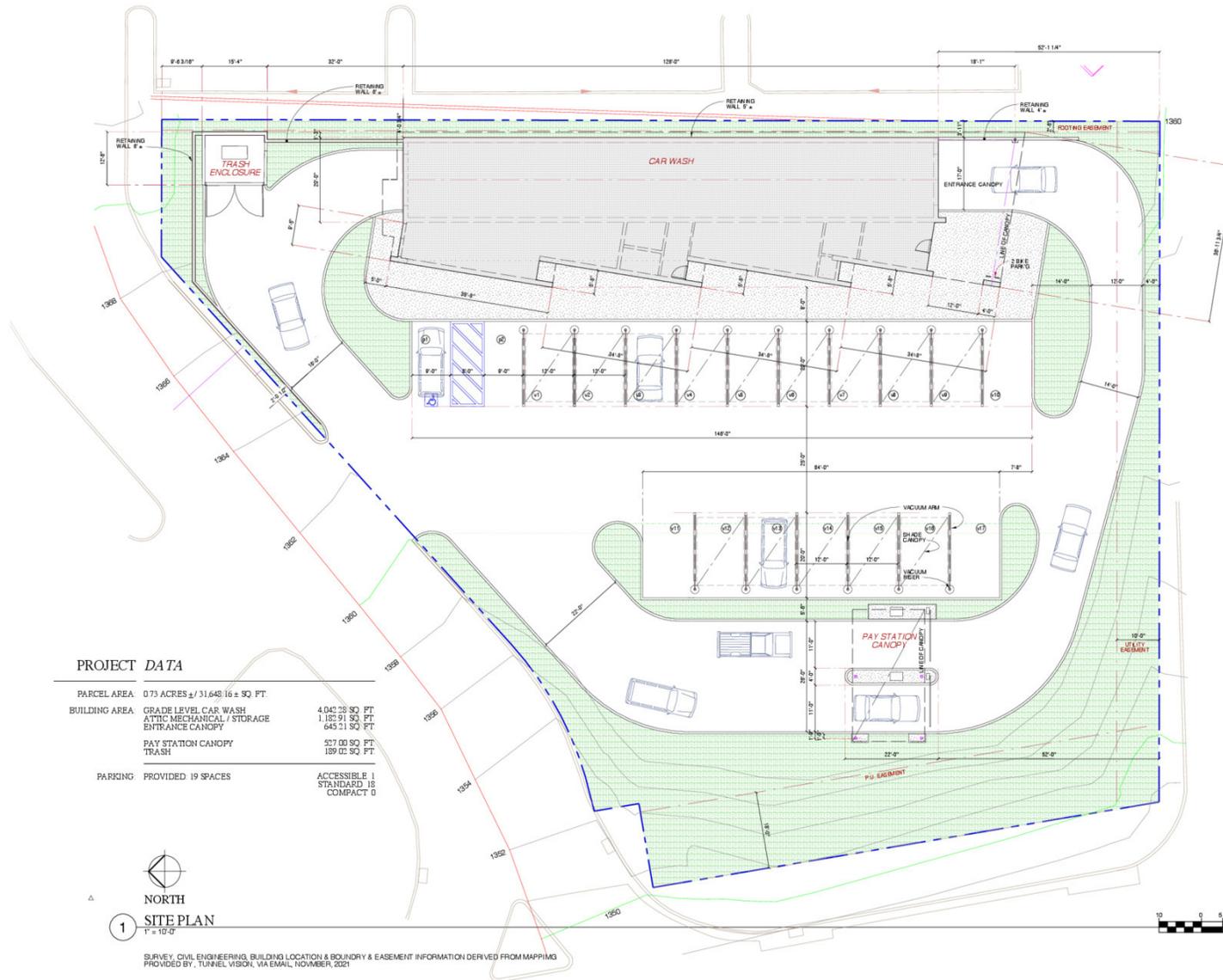
Proposed Car Wash Facility

Site Plan

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Auburn 49'r Express
Car Wash
3930 State Highway 49, Auburn, California

Dec. 6, '21
Jan. 6, '22
Feb. 2, '22
Feb. 6, '22
Mar. 15, '22
Dec. 28, '21
June 1, '22
Aug. 2, '22
Aug. 19, '22



PROJECT DATA

PARCEL AREA	0.73 ACRES ± / 31,648.16 ± SQ. FT.
BUILDING AREA	GRADE LEVEL CAR WASH 4,042.28 SQ. FT. ATTIC MECHANICAL / STORAGE 1,122.91 SQ. FT. ENTRANCE CANOPY 645.21 SQ. FT.
PAY STATION CANOPY	527.00 SQ. FT.
TRASH	189.02 SQ. FT.
PARKING	PROVIDED 19 SPACES ACCESSIBLE 1 STANDARD 18 COMPACT 0



NORTH

1 SITE PLAN
1" = 10'-0"

SURVEY, CIVIL ENGINEERING, BUILDING LOCATION & BOUNDARY & EASEMENT INFORMATION DERIVED FROM MAPPING PROVIDED BY, TUNNEL VISION, VIA EMAIL, NOVEMBER, 2021.



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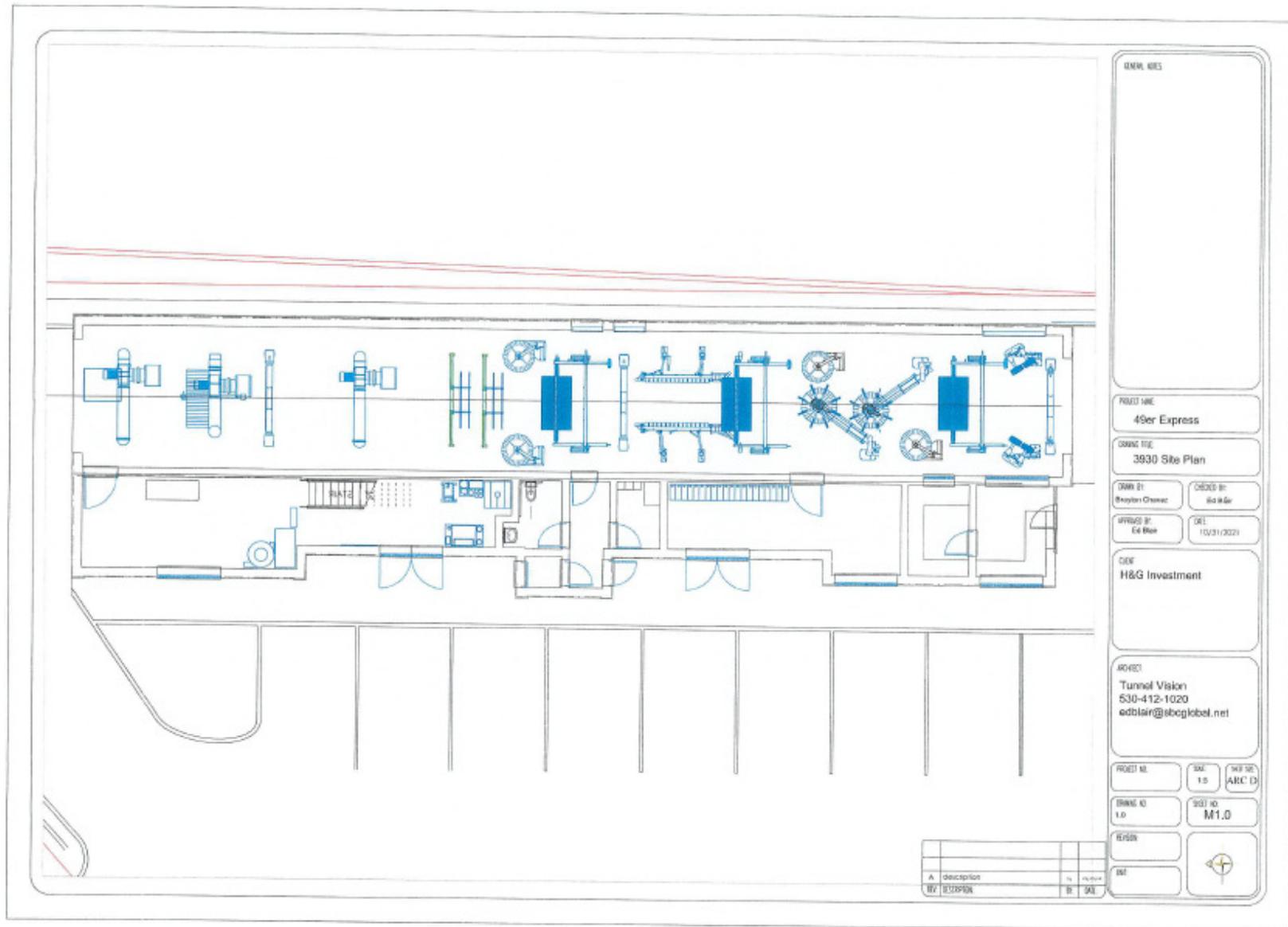
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Additional Photos



3930 Grass Valley Highway

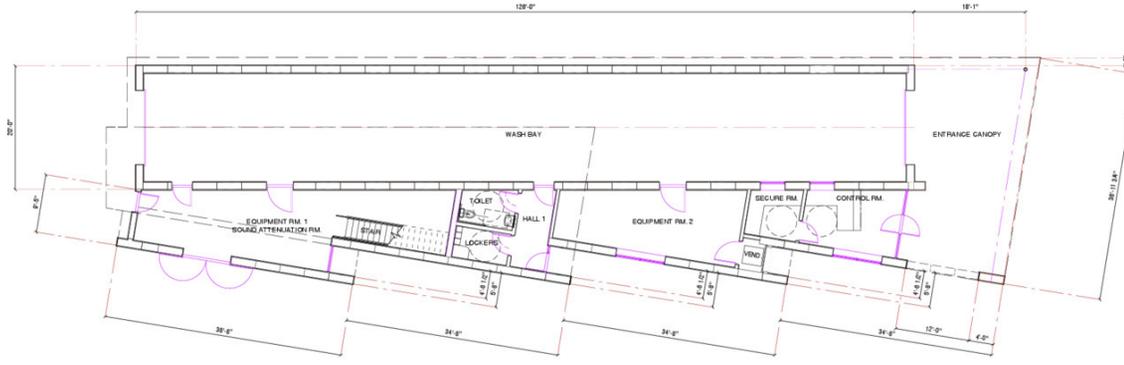
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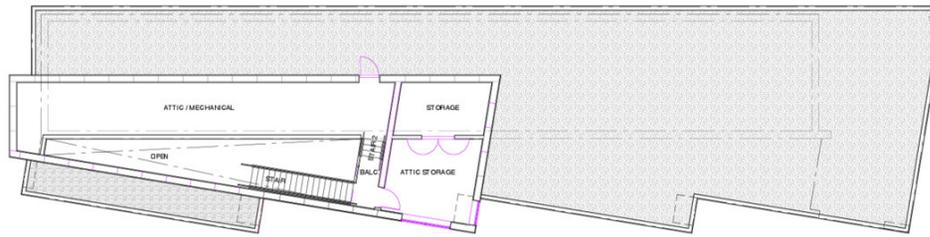
Proposed Car Wash Facility

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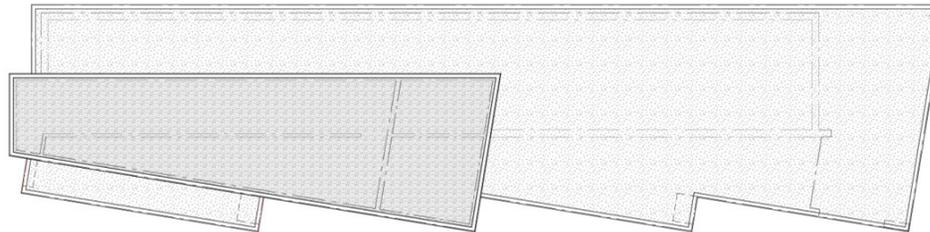
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1 GRADE LEVEL PLAN
1/8" = 1'-0"



2 LOWER ROOF & ATTIC MECHANICAL PLAN
1/8" = 1'-0"



3 UPPER ROOF
1/8" = 1'-0"

Auburn 49'r Express
Car Wash
3930 State Highway 49, Auburn, California

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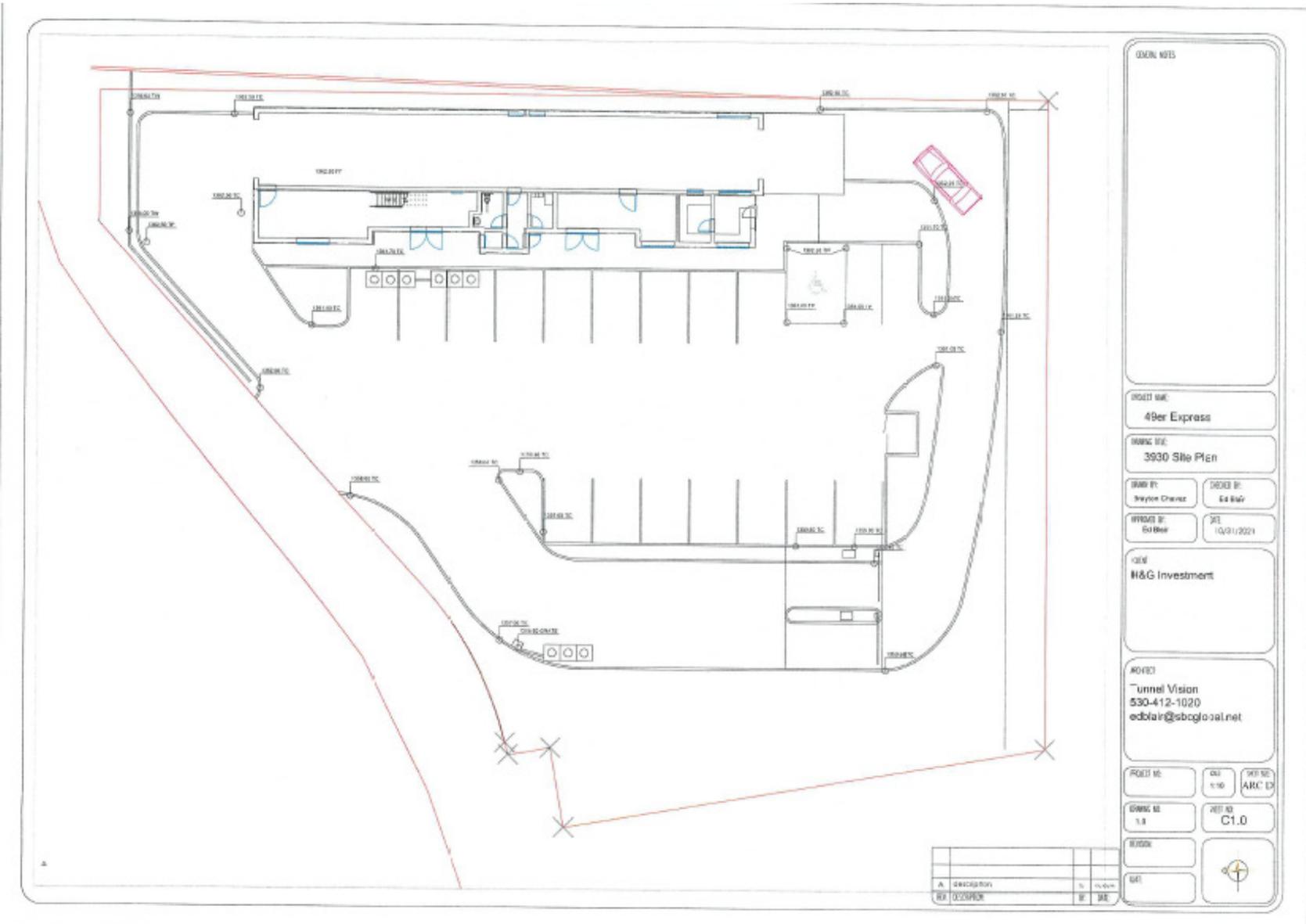
3930 Grass Valley Highway

Auburn, CA 95602

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Additional Photos



COVER NOTES

PROJECT NAME:
4Ber Express

DRAWING TITLE:
3930 Site Plan

DRAWN BY:
Naylon Chavez

CHECKED BY:
Ed Blair

APPROVED BY:
Ed Blair

DATE:
10/21/2021

CLIENT:
H&G Investment

ARCHITECT:
Tunnel Vision
530-412-1020
edblair@sbco.com

PROJECT NO.: []
SCALE: 1"=10'

DRAWING NO.: 1.1
REVISION: C1.0

PLotted

DATE

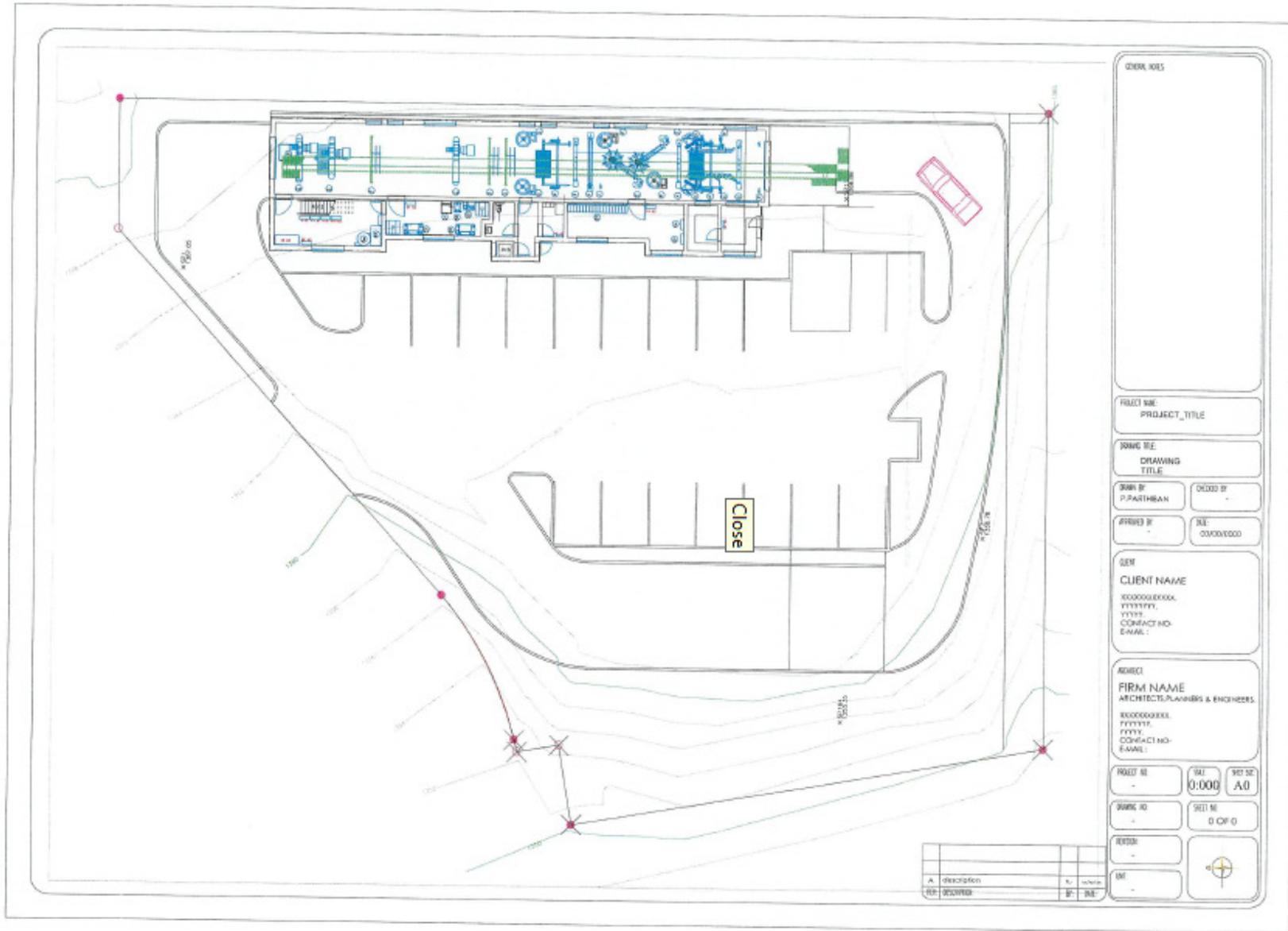
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Additional Photos



SECTION 2.

Location Information

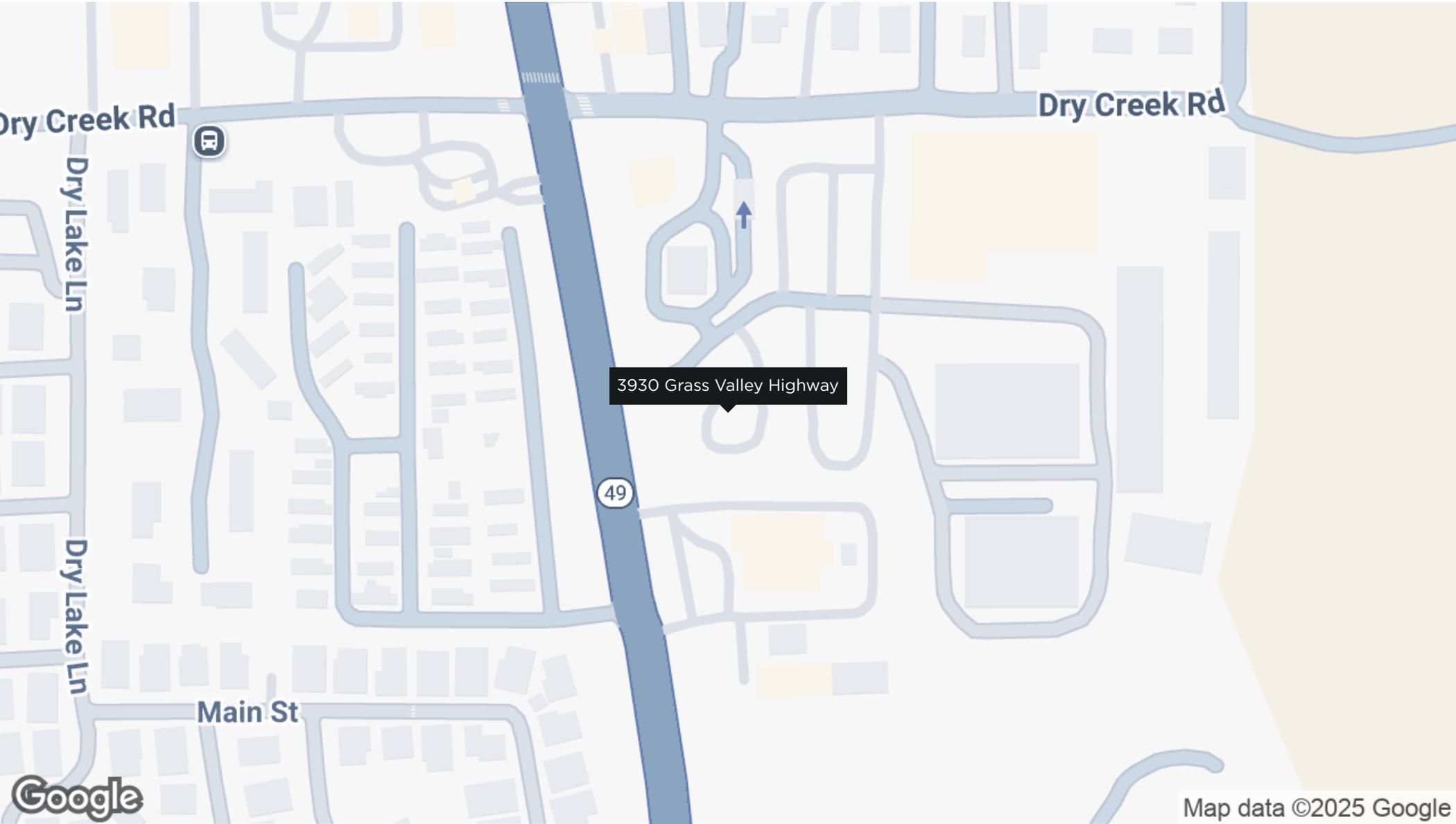
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Proposed Car Wash Facility

Regional Map



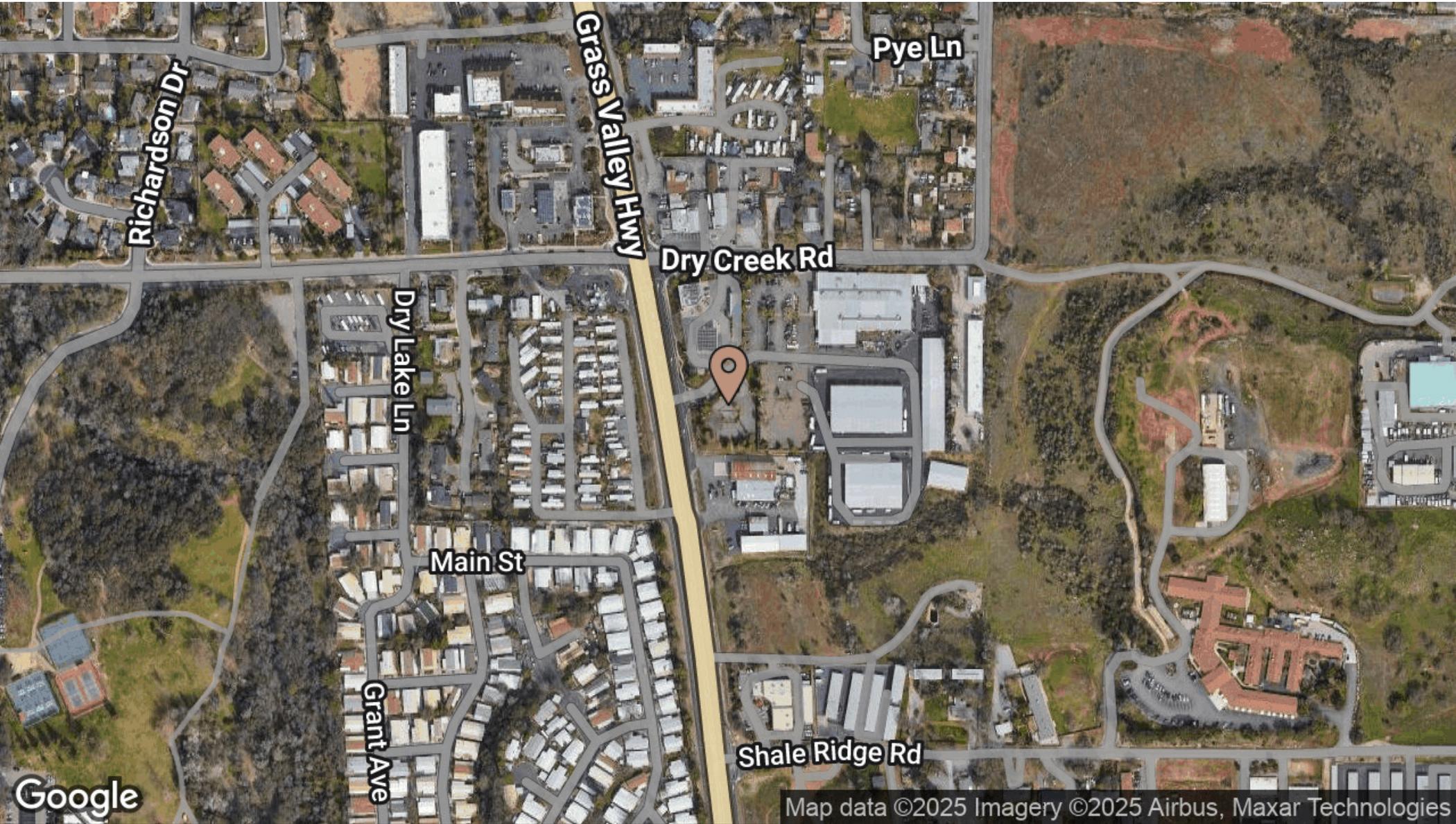
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Aerial Map



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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your real estate compass.

SECTION 3.

Demographics

3930 Grass Valley Highway

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Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	4,789	11,545	20,157
Average Age	44.8	46.1	47.4
Average Age (Male)	43.4	44.5	45.3
Average Age (Female)	43.9	46.2	48.2

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,093	4,660	8,213
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$80,541	\$88,295	\$89,351
Average House Value	\$234,440	\$325,850	\$373,090

2020 American Community Survey (ACS)

