

Full Service Car Wash Multi Profit Centers - Major Intersection



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OFFERING SUMMARY

Location

La Puente 100% Hand Car Wash

1027 N Hacienda Blvd
La Puente, CA 91744

Offering Summary

| | |
|--------------------|---|
| Price | \$3,995,000 |
| Building Size | 4,830 SF |
| Lot Size | 22,930 SF |
| Year Built | 2004 |
| Conveyor | 80 FT |
| Muli Profit Center | Hand Car Wash, Drive Thru Oil Change, Window Tinting, Auto Detail/Smog Check Bay, Upstairs Executive Office |

Business - Property and all improvements included

Asking price includes Property and all improvements.

This is an asset sale. Business is included at no cost \$0.00

- Seller is not providing any financials

Please note, the seller will not be providing any financial statements or records. The focus is on the valuable property, building, equipment, improvements, the premium location, and the established infrastructure



INVESTMENT HIGHLIGHTS

Prime Location | High Traffic | Strong Demographics

Located on **Hacienda Blvd near a major intersection**, this full-service **hand car wash** benefits from daily traffic of over **62,000 vehicles**. The business is situated in a **densely populated area**, with a population of over **480,000 residents** and an average **household income exceeding \$103,000** within a 5-mile radius. See demographics

Multiple Profit Centers Include:

Hand Car Wash

The flagship service is the Hand Car Wash, where all vehicles are washed by trained professionals. The hand wash approach ensures a superior level of care and attention, ensuring the **highest quality service** and exceptional customer satisfaction. The personalized service appeals to discerning customers who value quality and are willing to pay a premium for it.

Drive-Thru Oil Change

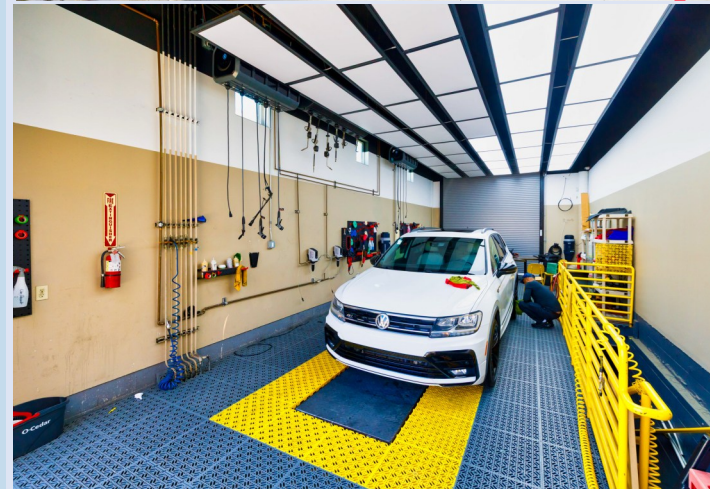
Equipped with **underground service pits**. This setup allows technicians to conduct thorough inspections and perform oil change with greater speed and efficiency.

Two Versatile Automotive Service Bays

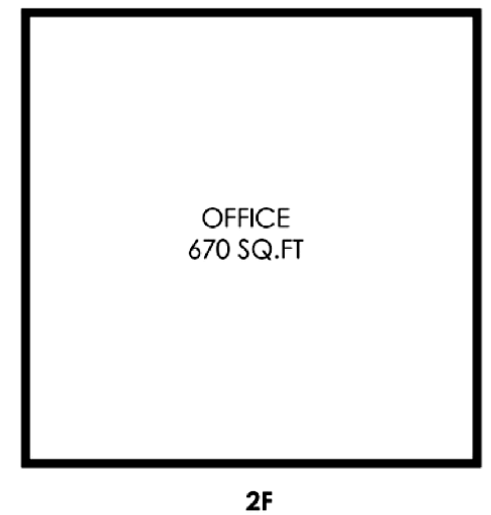
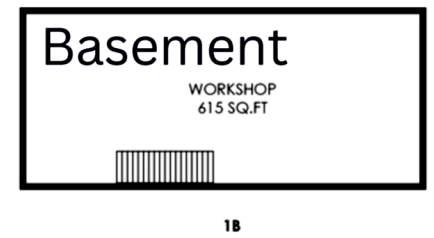
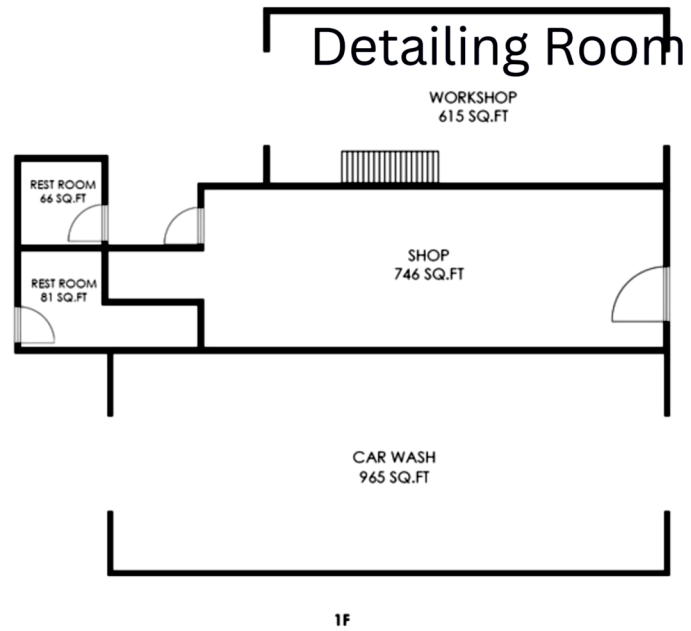
The two versatile bays that can be adapted for range of high-demand services. Currently these are setup for window tinting and high-end auto detailing or ceramic coating. They can easily be accommodated for Smog Shop or other auto related services

Spacious Executive Office (Upstairs)

Upstairs, large spacious, well-appointed executive office that can either serve as headquarters for the owner-operator or be leased out to another business for additional income.



FLOOR PLAN VIEWS



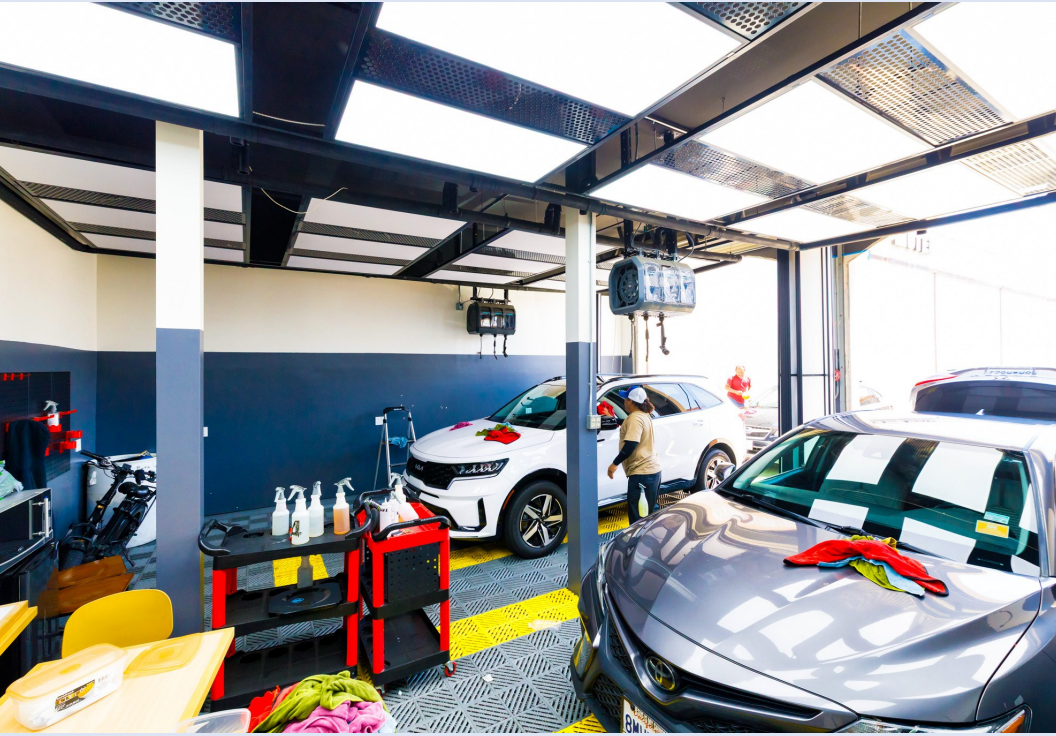
AERIAL OVERVIEW



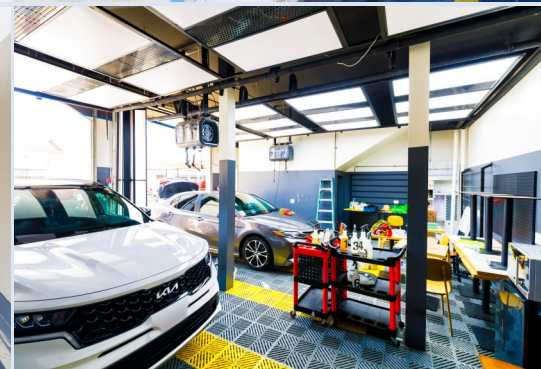
AERIAL OVERVIEW



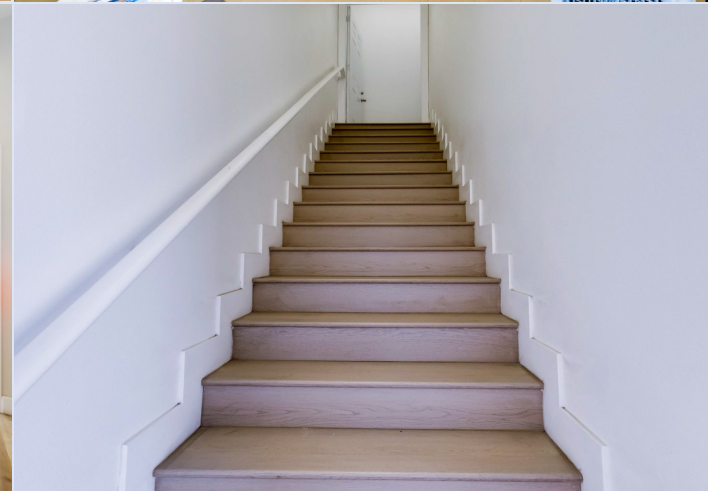
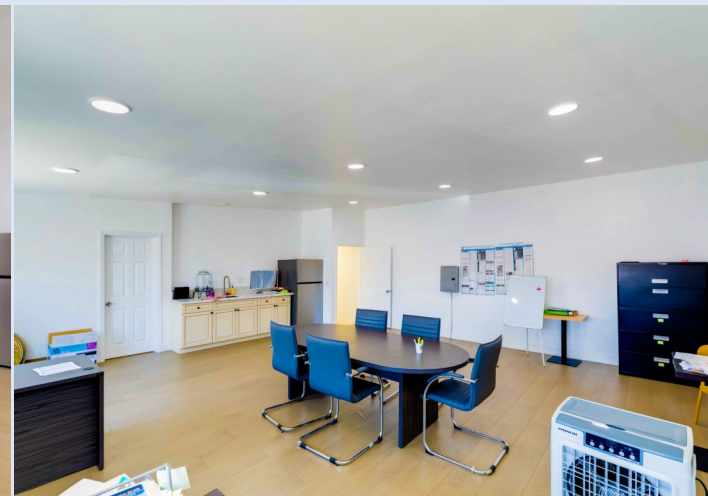
EXTERIOR - SERVICE BAY VIEWS



EXTERIOR - TUNNEL - SERVICE BAY VIEWS



INTERIOR VIEWS



AERIAL VIEWS



DEMOGRAPHICS

| | | 3 miles | 5 miles | 10 miles |
|--------------------|------------------------------------|-----------|-----------|-----------|
| POPULATION | | | | |
| | 2024 Population | 190,247 | 450,394 | 1,547,676 |
| | Median Age | 38.6 | 39.2 | 40.2 |
| | Bachelors' Degree Higher Education | 18% | 21% | 28% |
| INCOME | | | | |
| | Average House Income | \$106,201 | \$103,517 | \$109,353 |
| HOUSING | | | | |
| | Median Home Value | \$655,427 | \$681,376 | \$732,095 |
| | Median Home Year Built | 1958 | 1964 | 1964 |
| HOUSEHOLDS | | | | |
| | 2024 Households | 49,685 | 122,973 | 466,687 |
| | Average Household Size | 3.7 | 3.5 | 3.2 |
| | Average Household Vehicles | 3 | 2 | 2 |
| HOUSING OCCUPANCY | | | | |
| | Owner Occupied Households | 61% | | |
| | Renter Occupied Households | 39% | | |
| DAYTIME EMPLOYMENT | | | | |
| | Employees | 75,588 | 172,086 | 618,137 |
| | Businesses | 7,235 | 17,701 | 71,650 |
| TRAFFIC | | | | |
| | N Hacienda Blvd and Amar Rd S | 30,381 | 2025 | |
| | Amar Rd and N Hacienda Blvd W | 31,740 | 2025 | |
| | N Hacienda Blvd and Elliot Ave S | 36,117 | 2025 | |
| | Amar Rd and Unruh Ave SE | 30,271 | 2025 | |

SNAPSHOT



450,394

POPULATION 5 mile



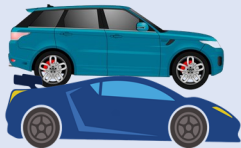
\$103,517

INCOME 5 mile



\$681,376

HOME VALUE 5 mile



30,381

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

LA PUENTE, CA

La Puente (Spanish for "The Bridge") is a city in east Los Angeles County, California, United States. The city had a population of 38,062 at the 2020 census and is approximately 20 miles (32 km) east of downtown Los Angeles.

In 1769, the Spanish Portolá expedition became the first Europeans to see inland portions of Alta California. On July 30, the party camped on the east side of the San Gabriel River, in today's unincorporated area of Bassett. Father Juan Crespi wrote in his diary that, the next day, they had to build a bridge (Spanish "puente") to cross the miry San Gabriel River.

With the establishment of Mission San Gabriel, the area encompassing Awingna and what is now the city of La Puente became part of Rancho La Puente, established as a mission outpost and ranch. The rancho was visited by the Jedediah Smith party in November 1826, the first Americans to travel overland to California.

Following secularization of the missions in the 1830s, former mission ranchos passed into private ownership. In 1842, John Rowland and William Workman were granted the 48,000-acre (190 km²) Rancho La Puente. In 1884, the area was named *Puente* (bridge in Spanish; in old Spanish the noun was often feminine, as opposed to modern Spanish *el puente*). In Crespi's diary, it was written as "la puente", and that spelling has persisted.

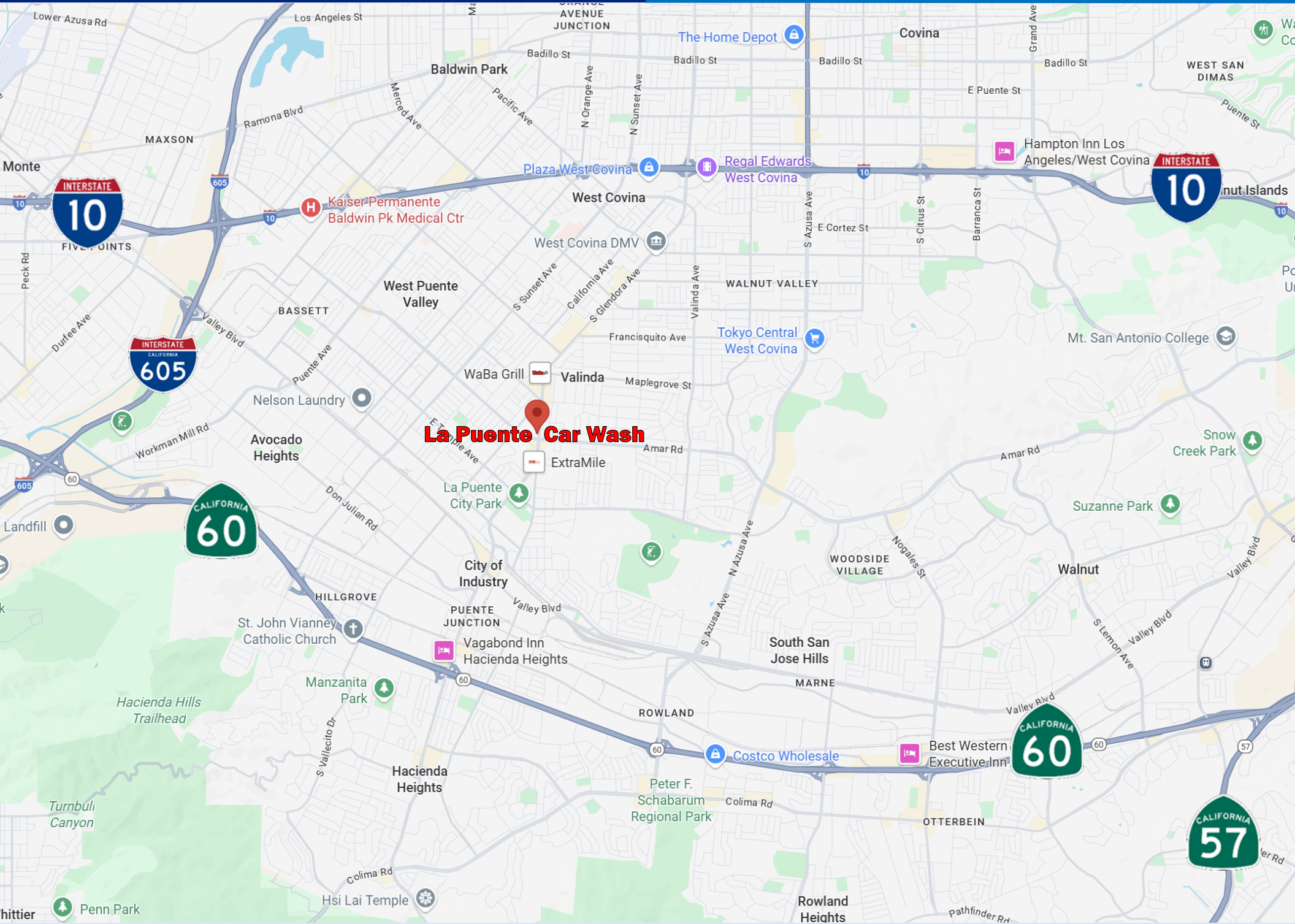
The area was known for its fruit and walnut groves during the 1930s. The city was even home to the world's largest walnut packing plant. A small airport called the 'Skyranch' operated in La Puente from 1944 to 1951 before it was closed and developed for housing. Today, the city is heavily urbanized, but the area still has some historical landmarks from its founding days nearby, for instance, the Workman and Temple Family Homestead Museum in neighboring City of Industry.

Redevelopment of the business districts in La Puente have been ongoing. However, the local government has been relatively unsuccessful in its attempts to attract big-box retailers and restaurant chains. La Puente retains many aging 1950s-era strip malls.

THINGS TO SEE & DO IN LA PUENTE AND VACINITY



REGIONAL MAP



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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

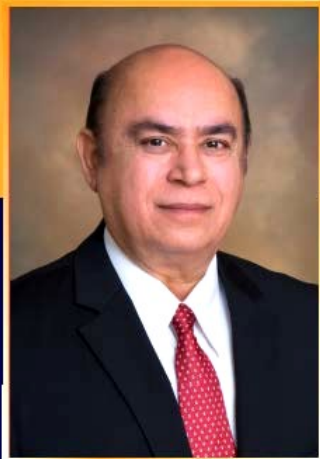
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Business Owner, Operator, Innovator,
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Built Car Washes with Gas Stations

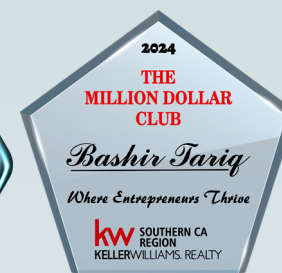
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