

PALMDALE EXPRESS CAR WASH

Great Location



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DRE# 01851484



OFFERING SUMMARY

Location

Palmdale Express Car Wash

1520 E. Palmdale Blvd
Palmdale CA 93550

Offering Summary

Price	\$4,990,000
Building Size	9,966 SF
Lot Size	39,105 SF .9 acres
Year Built	1986 Upgraded over the years
Tunnel	135 FT
Vacuums	9 Express + 6 Full Service

Property included

Increase revenues instantly by adding additional profit centers and offering Flex car wash services:

Full-Service and Express Car Wash; Auto Detail, Oil Change, Smog or Tint Shop, Gift Shop, Coffee Shop and Many other possibilities

NDA Link: bashirtariq.com/nda-form



INVESTMENT HIGHLIGHTS

PRIME LOCATION, MAJOR CA-14 Freeway Offramp - Palmdale Blvd

Prime Location for Flex Car Wash Services – Full-Service & Express Car Wash

- The property offers an exceptional opportunity to operate as a Flex Car Wash with both Full-Service and Express Car Wash options.
- Currently Car Wash offers an Express Car Wash with 2 drive-through oil change bays.
- Large Facility: Approximately 9,966 SF building with multiple income-generating spaces available for rent or operate under car wash and increase revenues
- Upstairs: Two rooms with attached bathrooms around (800 SF each) and an outdoor seating deck.
- Downstairs: Three spacious rooms perfect for rental income or conversion to Gourmet Coffee & Fresh Juice Shop, Gift Shop, or other retail/service concepts.
- Equipment: Outfitted with top-name brand systems including McNeil, Protovest Blow Dryers, Motor City Dry & Shine, DRB, Autovac, Econocraft Conveyor System.
- History & Reputation: One of the first and largest car wash built in Palmdale in 1986.
- Location: Situated on Palmdale Blvd (Hwy 138) — the main route connecting CA-14 and I-15 — with daily traffic exceeding 28,000 vehicles.
- This high-visibility property offers multiple profit centers, strong traffic counts, and the flexibility to adapt to changing car wash trends.



ADDITIONAL REVENUE AND PROFIT CENTERS

Additional Revenue and Profit Center Possibilities

1. Offer Full-Service Wash and Express Details
2. Keep 12 Express Vacuums
3. Add Smog or Window Tint Shop
4. Keep Oil Change
5. Rent upstairs around 900 SF with bathroom
6. Rent upstairs 2nd room around 900 SF with bathroom
7. Rent or open Gourmet Coffee and Fresh Juice Shop
8. Rent very large space or open Gift Shop
9. Rent another large space



EXTERIOR VIEWS AND OIL CHANGE



EXTERIOR VIEWS



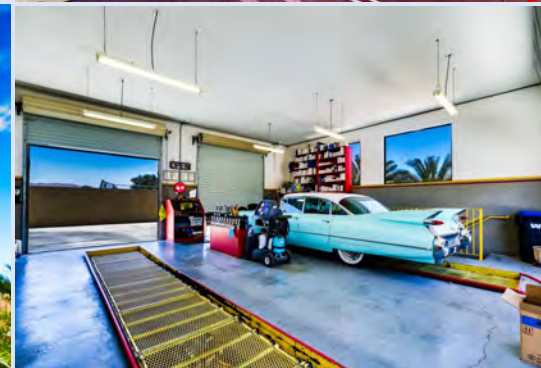
INTERIOR VIEWS



ARIEL VIEWS



EXTERIOR - OIL CHANGE - TUNNEL VIEWS



EXTERIOR MULTI VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	91,135	144,713	262,226
	Median Age	33.2	33.9	34.9
	Bachelors' Degree Higher Education	10%	12%	17%
INCOME				
	Average House Income	\$69,403	\$79,919	\$85,040
HOUSING				
	Median Home Value	\$278,532	\$329,569	\$339,986
	Median Home Year Built	1985	1987	1986
HOUSEHOLDS				
	2024 Households	26,638	40,897	108,994
	Average Household Size	3.4	3.5	3.2
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	62%		
	Renter Occupied Households	38%		
DAYTIME EMPLOYMENT				
	Employees	20,204	32,811	85,982
	Businesses	2,894	4,220	11,546
TRAFFIC				
	E Palmdale Blvd and 12th St E W	28,117	2025	
	E Palmdale Blvd and Maureen St W	26,455	2025	

SNAPSHOT



144,713

POPULATION 5 mile



\$79,919

INCOME 5 mile



\$329,569

HOME VALUE 5 mile



28,117

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

LANCASTER - PALMDALE

LANCASTER: /ˈlæŋ.kæstər/ is a charter city in northern Los Angeles County, in the Antelope Valley of the western Mojave Desert in Southern California. As of the 2020 census, the population was 173,516, making Lancaster the 158th-most populous city in the United States and the 30th most populous in California. Lancaster is a twin city with its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region. San Bernardino was named in 1810, when Spanish priest Francisco Dumetz led an expedition through the area. In 1839, the Mexican government granted Californio ranchero José del Carmen Lugo the right to settle the area, which was formalized when he was granted Rancho San Bernardino in 1842. Following the American Conquest of California, the community on the rancho incorporated as a city in 1854. The city grew significantly in the late 19th century as a commercial hub at the crossroads between Southern California and the American Southwest. Today, San Bernardino is an important hub for the Inland Empire and Southern California.

Lancaster is located approximately 70 miles (110 km) north (via I-5 and SR 14) of downtown Los Angeles and is near the Kern County line. It is separated from the Los Angeles Basin by the San Gabriel Mountains to the south and from Bakersfield and the San Joaquin Valley by the Tehachapi Mountains to the north. The population of Lancaster has grown from 37,000 at the time of its incorporation in 1977 to over 157,000 as of 2019.

PALMDALE: is a city in northern Los Angeles County in the U.S. state of California. The city lies in the Antelope Valley of Southern California. The San Gabriel Mountains separate Palmdale from the Los Angeles Basin to the south.

On August 24, 1962, Palmdale became the first city in Antelope Valley. Forty-seven years later, in November 2009, voters approved making it a charter city. Palmdale's population was 169,450 at the 2020 census, up from 152,750 at the 2010 census. Palmdale is the 33rd most populous city in California. Together with its immediate northern neighbor, the city of Lancaster, the Palmdale–Lancaster urban area had a population of 359,559 in 2020.

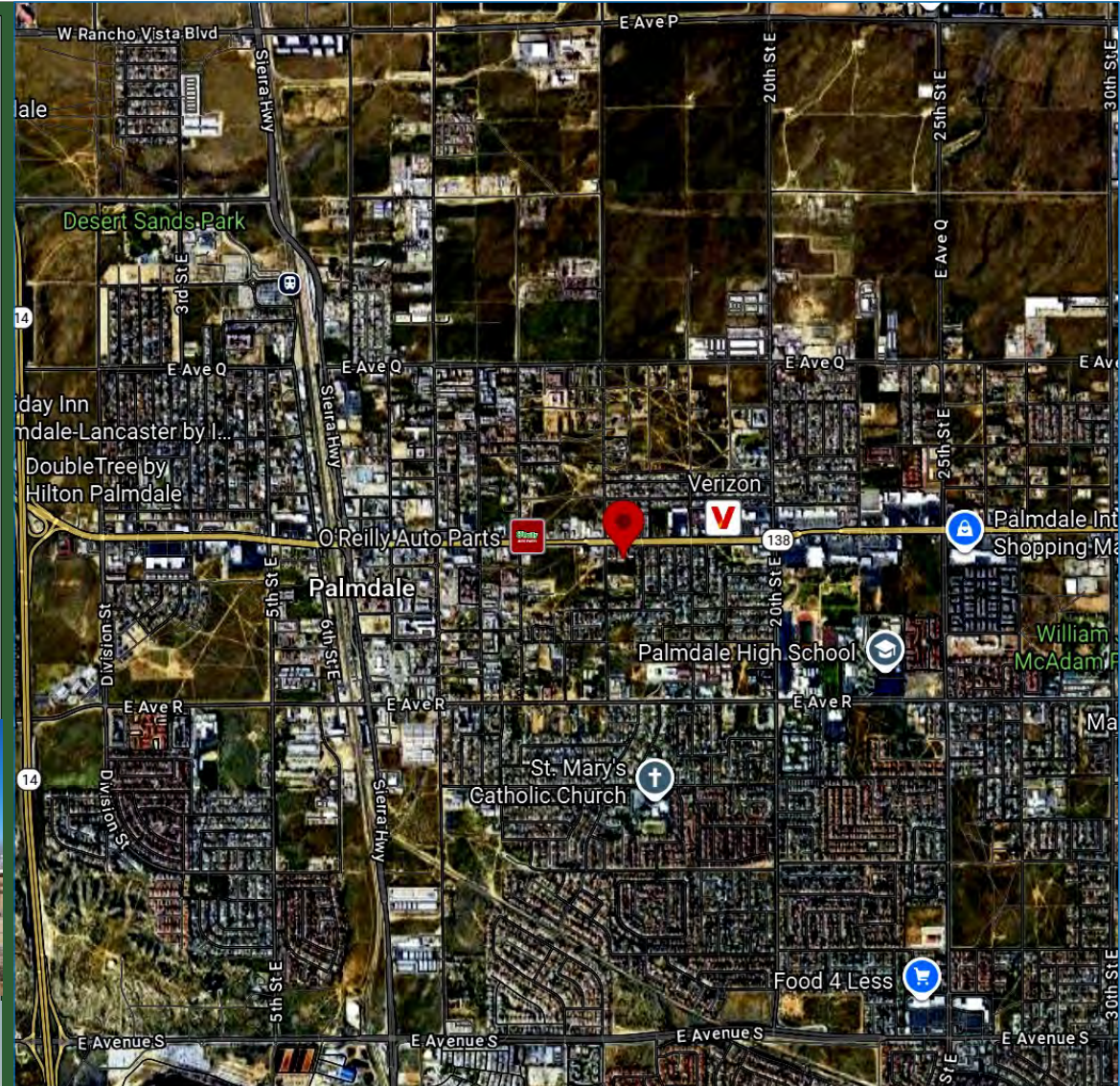
Palmdale refers to itself with the nickname the "aerospace capital of the United States", and has been the site of research, development, final assembly, flight testing and/or servicing/modifications of the Space Shuttle, B-1 Lancer, X-15, B-2 Spirit, B-21 Raider, F-117 Nighthawk, F-22 Raptor, F-35 Lightning II, SR-71 Blackbird, Lockheed L-1011 Tristar, and many other aircraft that have been used in the United States Air Force, NASA and air forces and airlines around the world. USAF Plant 42, where the aerospace projects occurred / occur is home to major operations of the following aerospace companies: Boeing, Lockheed Martin and its famed Skunk Works, and Northrop Grumman.^[48] The Los Angeles World Airports owns the former Boeing hangar (formerly North American Rockwell) at Plant 42 near LA/Palmdale Regional Airport which is one of the largest buildings in the world. The hangar was used for the set of the 2004 film *The Terminal*, which featured an enormous replica of a JFK International Air-



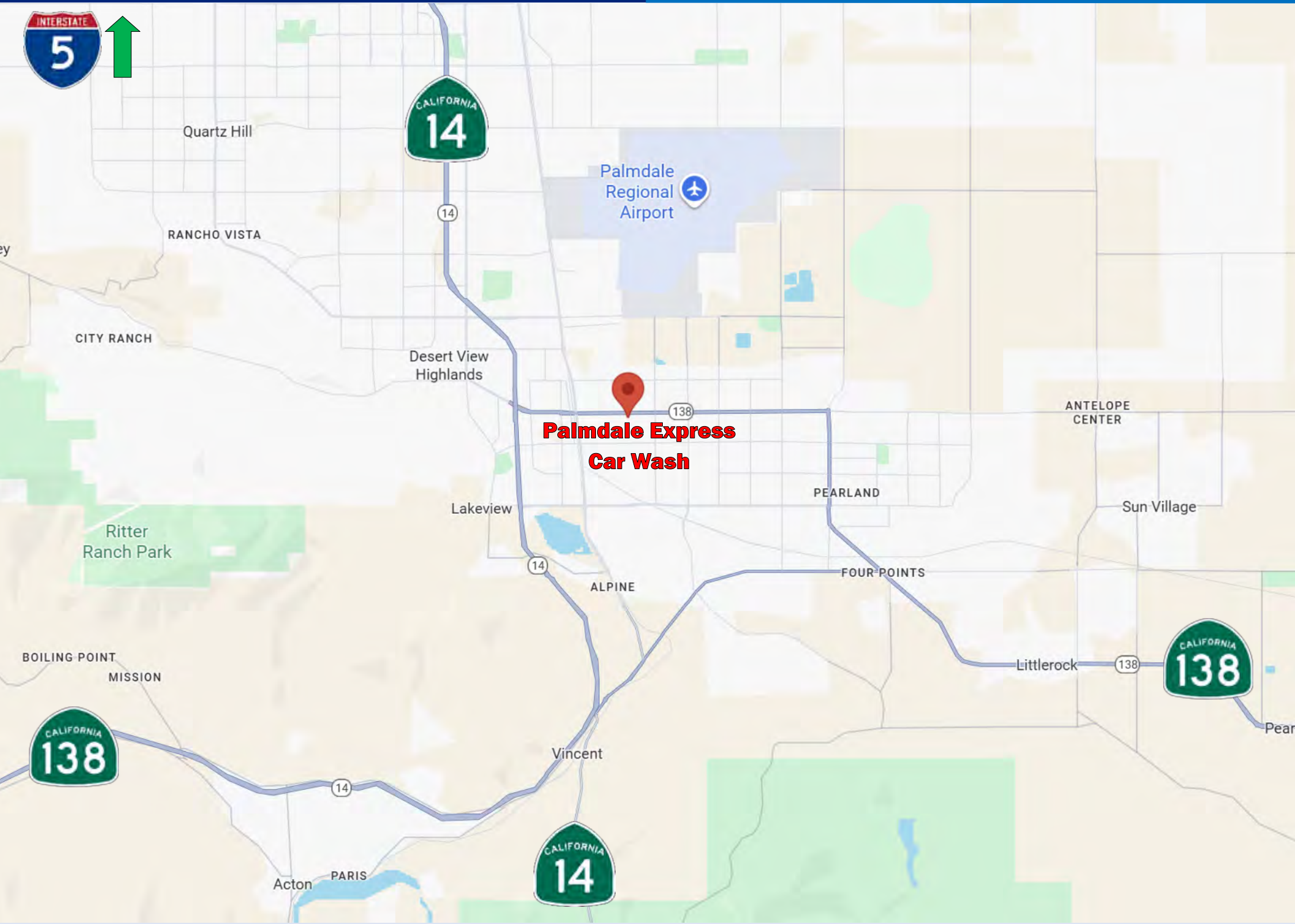
AREA OVERVIEW

PALMDALE - LANCASTER

- Palmdale-Lancaster is located around 64 miles north of Los Angeles, via CA-14
- Palmdale refers to itself with the nickname the “aerospace capital of the United States”
- The most important industry for Palmdale is the aerospace industry.
- Major employers are Lockheed Martin, Northrop Grumman, Boeing, which employees Thousands of defense contractors and workers
- Palmdale has been the site of research, development, final assembly, flight testing of the space shuttle, B-1, X-15, F117 Nighthawk, F-22 Raptor, F-35, SR-71 and many other aircrafts
- Other major employers are Antelope Valley Mall, Walmart, School Districts, Medical Center, LA County, various other retailers and Businesses, which also employees Thousands of workers
- Shopping Centers: Valley Central Way, Lancaster Blvd, Lancaster Commerce Center, West Lancaster Plaza Shopping Center



REGIONAL MAP



Presented By:



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Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
Built Car Washes with Gas Stations

*Developed and Turned Closed, NON performing
Car Washes into the Highest and Best Operating
Car Washes in the Car Wash industry*

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- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any other Business you that you own



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KW Commercial: Southern CA Regional and Top Market Award Winner 2023-2024

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