

CAR WASH with Multi-Profit Centers

1.28 acres - Major Hwy



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 21 COMMERCIAL

OFFERING SUMMARY

Location

Apple Valley Auto Spa

20570 Bear Valley Rd
Apple Valley CA 92308

Offering Summary

Price	\$2,690,000
Building Size	5,827 SF
Lot Size	55,800 SF 1.28 acres
Year Built	2007
Profit Centers	2 Bays drive thru Oil Change 2 Bays Auto Detail, Smog Shop or Window Tint
Upstairs Office	Room to add coffee, Juice or Snack shop

Multi Profit Centers

- 100% Hand Car Wash
- 2 Bays Drive Thru Oil & Lube Center
- 2 Bays Auto Detail Center

Additional revenue possibilities: Window Tinting, Smog Check

- Gourmet Coffee, Juice or Snack Shop
- Upstairs Office with multiple windows, view
- Prime location for Flex combination:
Full Service and Express Car Wash**



INVESTMENT HIGHLIGHTS

PRIME LOCATION, FULL SERVICE 100% Hand CAR WASH With FLEX or AN EXPRESS CAR WASH OPPORTUNITY

Apple Valley Auto Spa is a well-located car wash facility positioned on the highly trafficked **Bear Valley Road corridor** in Apple Valley, California. The property benefits from strong visibility, excellent access, and proximity to major retail centers, residential neighborhoods, and daily commuter traffic

This opportunity allows an investor or owner-operator to acquire an established car wash location with significant upside potential through operational improvements, marketing programs, and additional service offerings and an expansion of profit centers by adding smog check, window tinting, high end auto detain, coffee or snack shop. Spacious upstairs office with exterior views

The location serves the growing High Desert communities including Apple Valley, Victorville, and Hesperia

- Car wash remodeled in 2024, offers multiple profit centers with room to add additional services
- Full Service Car Wash with Flex or an Express Car Wash possibility. Check with your advisor
- Spacious upstairs executive office with exterior multi window views
- 2 Bays oil changes with underground service pits for quick service
- Room to add coffee, juice or snack shop, spacious lobby and customer waiting area

Benefits of changing to Flex car wash:

The Flex Car Wash combines both Express Car Wash and Full-Service Car Wash operations

- Attracts both speed-focused and service-focused customers
- Allowing owners to adapt to customer preferences
 - ◇ Full-Service Car Wash: for those who value professional cleaning, auto detailing, premium wash packages and add-on services
 - ◇ Express Car Wash: for those who prioritize speed, convenience, affordability and monthly memberships
- This model provides diversified revenue streams, customer retention through memberships, and scalable growth potential. Making it highly attractive and profitable business opportunity



INTERIOR EXTERIOR VIEWS



EXTERIOR VIEWS



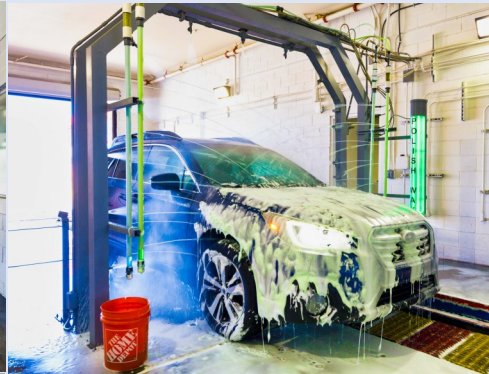
AERIAL OVERVIEW



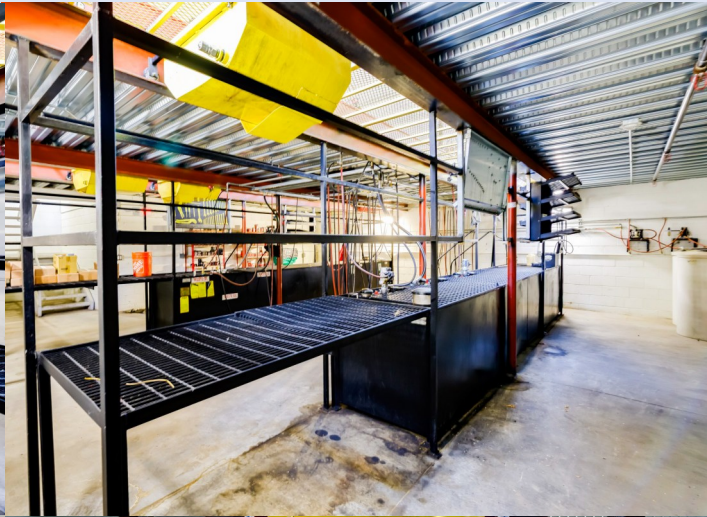
LOBBY - UPSTAIRS OFFICE VIEWS



ADDITIONAL VIEWS



OIL CHANGE - DETAIL BAYS VIEWS



AERIAL OVERVIEW



DEMOGRAPHICS

SNAPSHOT

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	47,272	107,575	313,067
Median Age	39.8	37.1	34.5
Bachelors' Degree Higher Education	18%	17%	13%
INCOME			
Average House Income	\$86,312	\$88,189	\$82,883
HOUSING			
Median Home Value	\$364,269	\$361,954	\$337,619
Median Home Year Built	1987	1986	1988
HOUSEHOLDS			
2024 Households	16,540	35,941	96,311
Average Household Size	2.8	2.9	3.2
Average Household Vehicles	2	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	69%		
Renter Occupied Households	31%		
DAYTIME EMPLOYMENT			
Employees	7,519	23,849	67,051
Businesses	1,047	3,356	9,389
TRAFFIC			
Bear valley Cutoff and De Varian Ln E	33,483	2025	
Bear valley Cutoff and Tesuque Rd W	32,123	2025	



107,575

POPULATION 5 mile



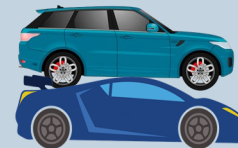
\$88,189

INCOME 5 mile



\$361,954

HOME VALUE 5 mile



33,483

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

APPLE VALLEY, CA

Apple Valley is located at the southern edge of the Mojave Desert. It is bordered by the cities of Victorville on the west and Hesperia on the southwest sides, with the unincorporated community of Lucerne Valley a distance to the east and the city of Barstow about 30 miles (48 km) to the north. Apple Valley, along with Victorville, Hesperia, Adelanto, and immediate surrounding areas, are commonly known as the Victor Valley. The primary thoroughfare through Apple Valley is State Route 18, which was given the moniker "Happy Trails Highway" within Apple Valley town limits, after the theme song of Roy Rogers and Dale Evans, who once resided on Outer Highway 18. The commercial area is split currently between State Route 18 and Bear Valley Road (the two roads are near parallel until they intersect in the east, outside of town). The Mojave River that borders the west side of Apple Valley flows south-to-north. The town is bounded on its southern edge by the foothills of the San Bernardino Mountains.

According to the United States Census Bureau, the town has a total area of 73.5 square miles (190 km²), of which 73.2 square miles (190 km²) are land and 0.3 square miles (0.78 km²), or 0.45%, is covered by water.

The elevation of Apple Valley is about 2,900 ft (880 m) above sea level.

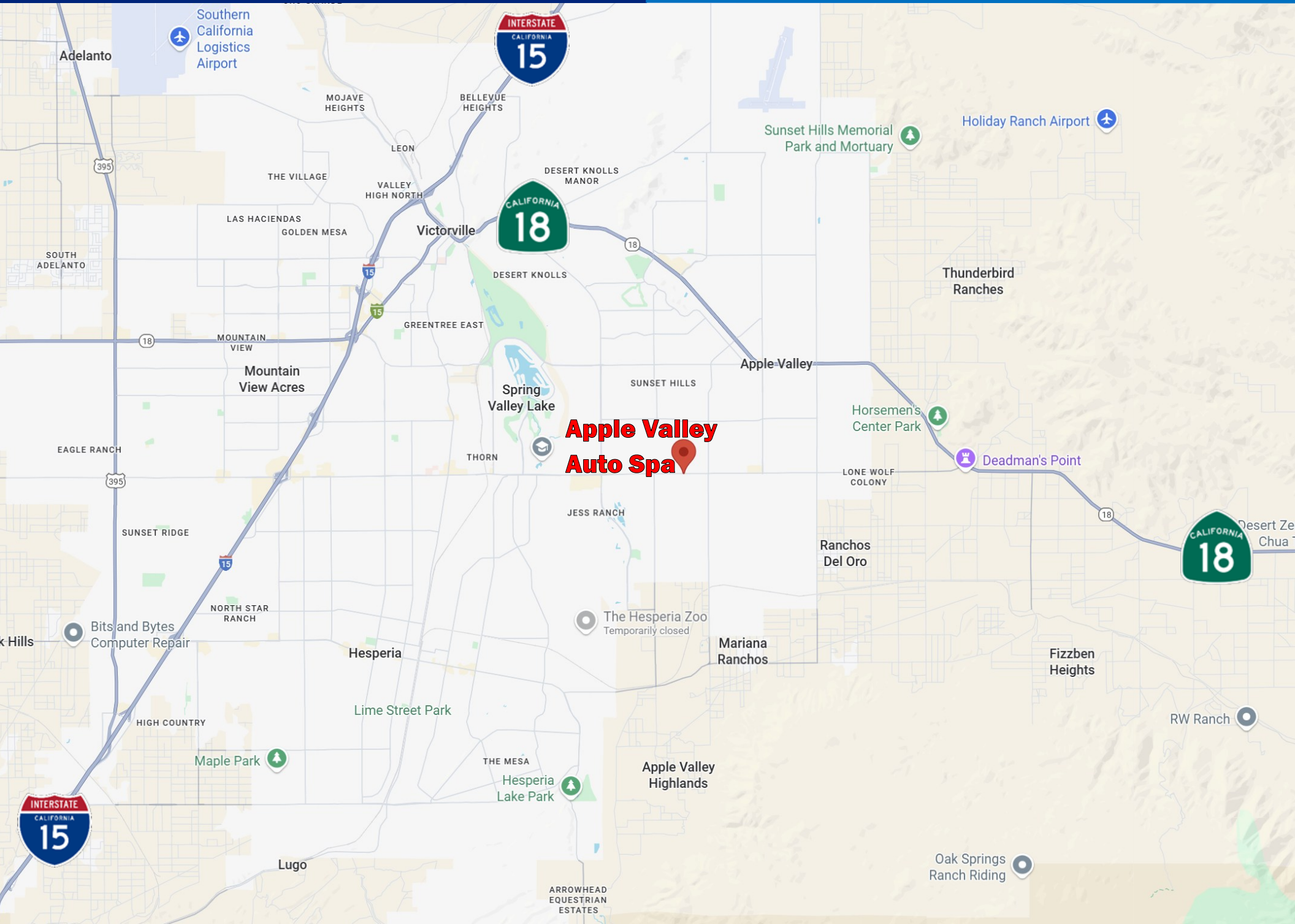
Apple Valley is an incorporated town in the Victor Valley of San Bernardino County, California, United States. Its population was 75,791 as of the 2020 United States census. The town is east of and adjoining to the neighboring cities of Victorville and Hesperia, 35 miles (56 km) south of Barstow, and 49 miles (79 km) north of San Bernardino through the Cajon Pass. It was incorporated on November 14, 1988, and is one of the 22 incorporated municipalities in California that use "town" in their names instead of "city".

The Apple Valley name was officially recognized when a post office was established in 1949. Apple Valley was home to Roy Rogers and Dale Evans, whose museum was first established in Apple Valley (in 1967) before the museum was relocated to Victorville in 1976. In 2003, the museum moved again, to Branson, Missouri. The move was made in hopes of reaching more fans; however, the museum closed for financial reasons on December 12, 2009.

THINGS TO SEE & DO IN THE CITY AND VICINITY



REGINAL MAP



Confidentiality & Disclaimer

Presented By:



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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,
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*

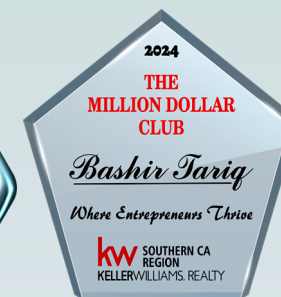
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