

HEMET CAR WASH

# CAR WASH BUSINESS WITH LAND FOR SALE

41241 Florida Avenue, Hemet, CA 92544  
Offered At: \$1,350,000



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PROGRESSIVE  
REAL ESTATE PARTNERS

## Presented By



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Any party contemplating a lease or sale 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, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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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.



# INVESTMENT SUMMARY

## THE OPPORTUNITY

Progressive Real Estate Partners is proud to present for sale the Hemet Car Wash, a Full Service Hand Car Wash located at an intersection on Florida Ave, the main thoroughfare for the City of Hemet. The property features an approximate 100' tunnel and it may be converted to an Express or Flex type of car wash. The demographics show a densely populated area with a daytime population of 33,012 and an overall population of 184,474 with an average household income of ±\$73,421 within just a 15-minute drive to the property. SBA Financing is available to qualified potential buyers. Contact the broker for details.

## OFFERING SUMMARY

|                   |                            |
|-------------------|----------------------------|
| Sale Price:       | \$1,350,000                |
| Building Size:    | 4,446 SF                   |
| Lot Size:         | 0.51 Acres                 |
| Tunnel Length:    | Appx. 100'                 |
| Year Built:       | 1965                       |
| Current Sales:    | Contact Broker for Details |
| Cash Flow/Profit: | Contact Broker for Details |





# PROPERTY OVERVIEW

## HIGHLIGHTS

- The Hemet Car Wash is a well established Car Wash that has been serving the community for over 57 years.
- The Car Wash is currently operating as Full Service Car Wash but may be an ideal locations for a conversion to an Express model.
- The property is located at an intersection on Florida Ave with a traffic count of 27,723 CPD, the main thoroughfare for the City of Hemet.
- The site's demographics show a densely populated area with a daytime population of 33,012 and an overall population of 184,474 with an average household income of ±\$73,421 within just a 15-minute drive to the property.
- SBA Financing available to qualified buyers. Contact the broker for details.
- The business is only \$400,000. Seller may carry with 50% down.
- The seller may carry on purchase of business and land with 30% down payment.



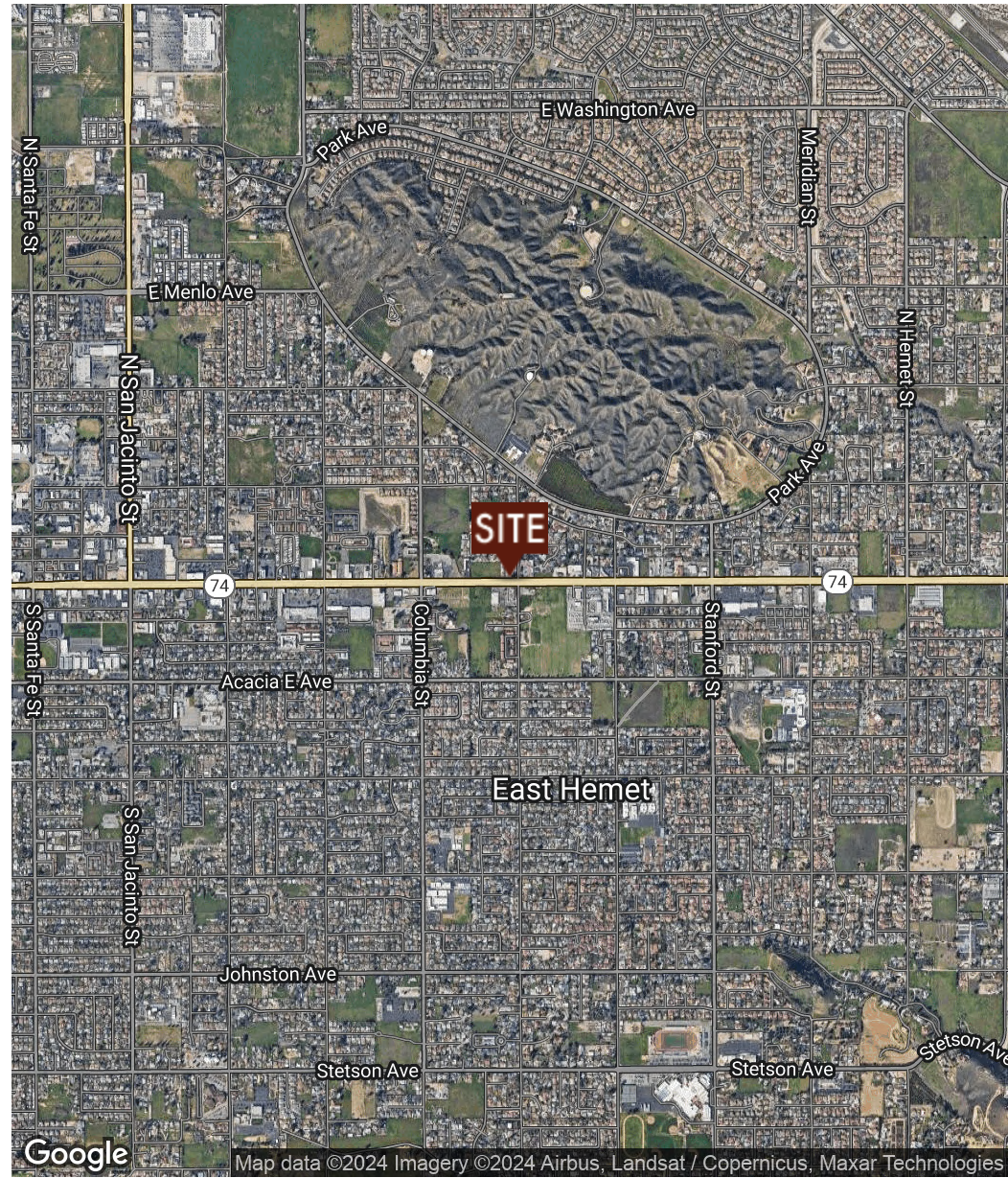


# RETAILER MAP





# LOCATION MAP





# DEMOGRAPHICS

|                                | 5 minute | 10 minute | 15 minute |
|--------------------------------|----------|-----------|-----------|
| <b><u>POPULATION</u></b>       |          |           |           |
| 2022 Total Population          | 59,181   | 146,326   | 184,474   |
| 2022 Median Age                | 33.3     | 35.9      | 35.9      |
| 2022 Total Households          | 18,704   | 49,730    | 61,390    |
| 2022 Average Household Size    | 3.1      | 2.9       | 3.0       |
| <b><u>INCOME</u></b>           |          |           |           |
| 2022 Average Household Income  | \$84,687 | \$70,349  | \$73,421  |
| 2022 Median Household Income   | \$62,274 | \$50,349  | \$52,432  |
| 2022 Per Capita Income         | \$27,365 | \$23,153  | \$24,370  |
| <b><u>BUSINESS SUMMARY</u></b> |          |           |           |
| 2022 Total Businesses          | 1,426    | 3,050     | 3,468     |
| 2022 Total Employees           | 12,036   | 29,587    | 33,012    |

