



**CROSSROAD**  
VENTURES GROUP

8775 N Lake Blvd

Kings Beach, CA 96143



**FOR SALE \$1,590,000**

**For Sale**

*Self Serve Car Wash*

916.788.9731  
crossroadventures.net

### Highlights

- 2,648 SF building
- Seller Financing Available
- Built in 1966, blending classic charm with modern potential
- Zoned as O29, providing flexibility for diverse investment opportunities
- Prime location in the bustling Kings Beach area for visibility and accessibility

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SECTION 1.

*Property Information*

WALKWAY

# 8775 N Lake Blvd

Kings Beach, CA 96143

For Sale

*Self Serve Car Wash*

Property Summary



## Property Description

Embark on a lucrative investment journey with this 2,648 SF self-serve car wash facility in Kings Beach. Built in 1966, but it was converted to a car wash in 1994 and renovated (converted the middle bay to a self-serve bay, extended the automatic bay and added doors, built an office upstairs which accesses the pump room) in 2001. This fully equipped property boasts a single unit configuration, making it an ideal canvas for entrepreneurs looking to enter the car wash industry. Zoned as O29, this prime location offers excellent potential for a profitable venture. The property's strategic location in the bustling Kings Beach area ensures high visibility and accessibility. Don't miss this exceptional opportunity to establish a prominent presence in the thriving car wash market, perfect for Special Purpose/Other investors seeking a lucrative business investment in this dynamic locale.

## Offering Summary

Sale Price:	\$1,590,000
Number of Units	1
Lot Size	22,216 SF
Building Size	2,648 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	372	754	1,470
Total Population	908	1,837	3,602
Average HH Income	\$91,595	\$86,095	\$93,349

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*Self Serve Car Wash*

Property Description



## Location Description

Immerse yourself in the vibrant community of Kings Beach, CA, where the stunning natural surroundings and diverse attractions create an ideal setting for a self-serve car wash investment. Located on the northern shores of Lake Tahoe, this dynamic locale offers a unique blend of natural beauty and commercial opportunities. Embrace the allure of nearby Kings Beach State Recreation Area, where outdoor enthusiasts can enjoy the picturesque surroundings. With its prime location, this self-serve car wash property presents a lucrative opportunity for investors seeking to establish a profitable presence in a bustling area known for its scenic charm and thriving business environment.

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Additional Photos



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SECTION 2.

*Location Information*

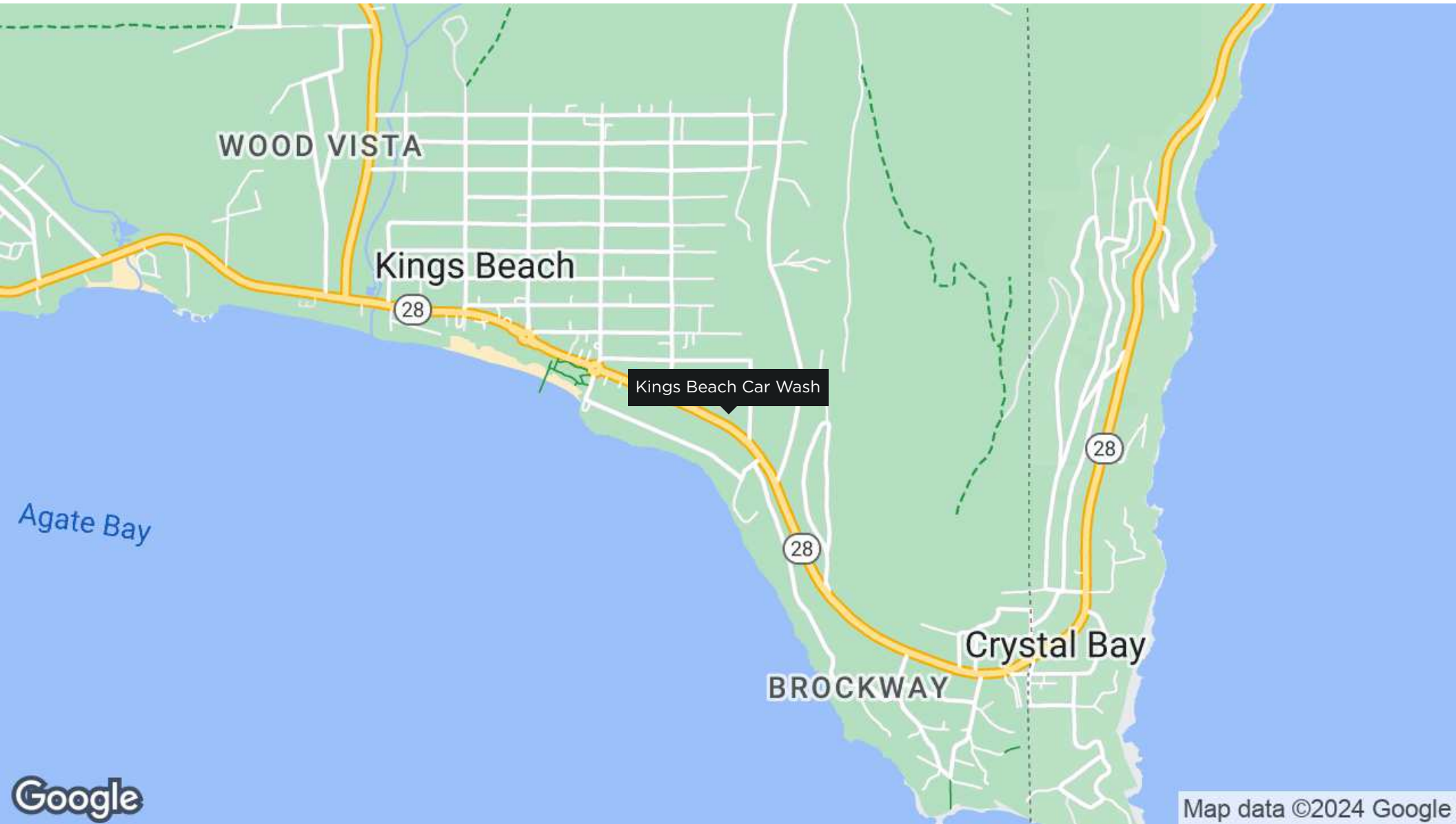
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Regional Map



Google

Map data ©2024 Google

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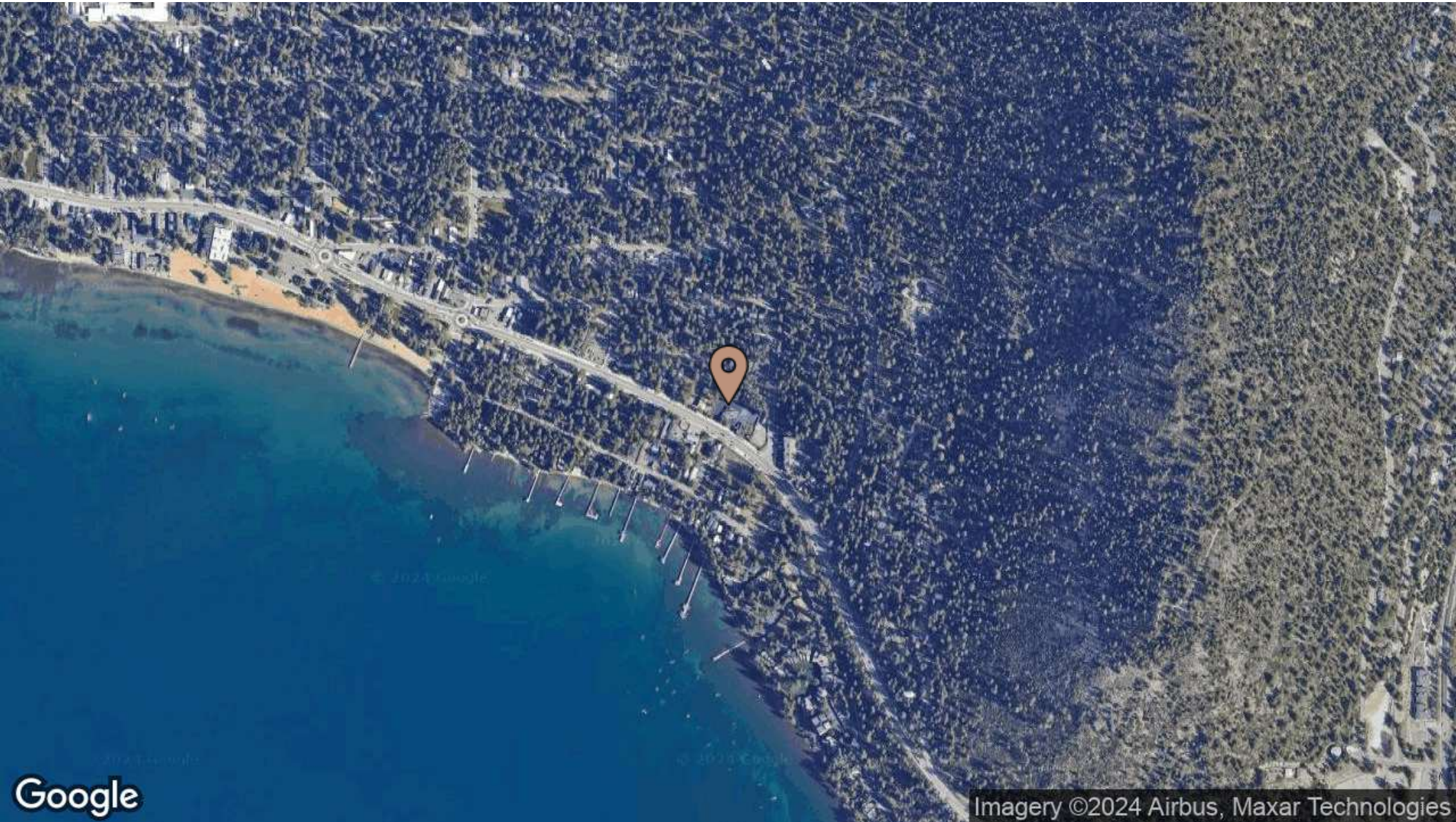
For Sale

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Aerial Map



Google

Imagery ©2024 Airbus, Maxar Technologies

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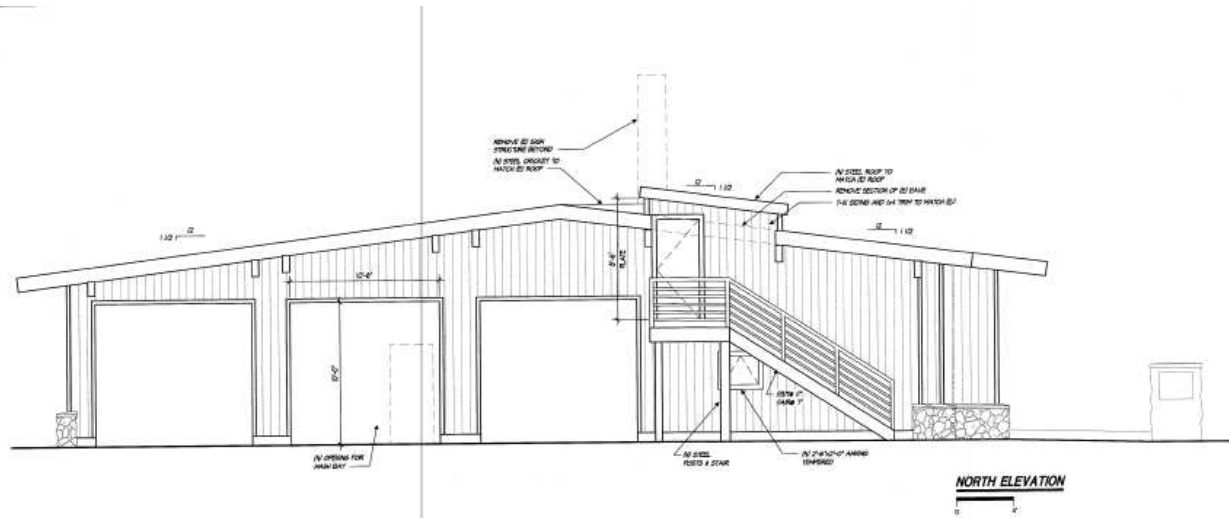
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Site Plans



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SECTION 3.

## *Demographics*

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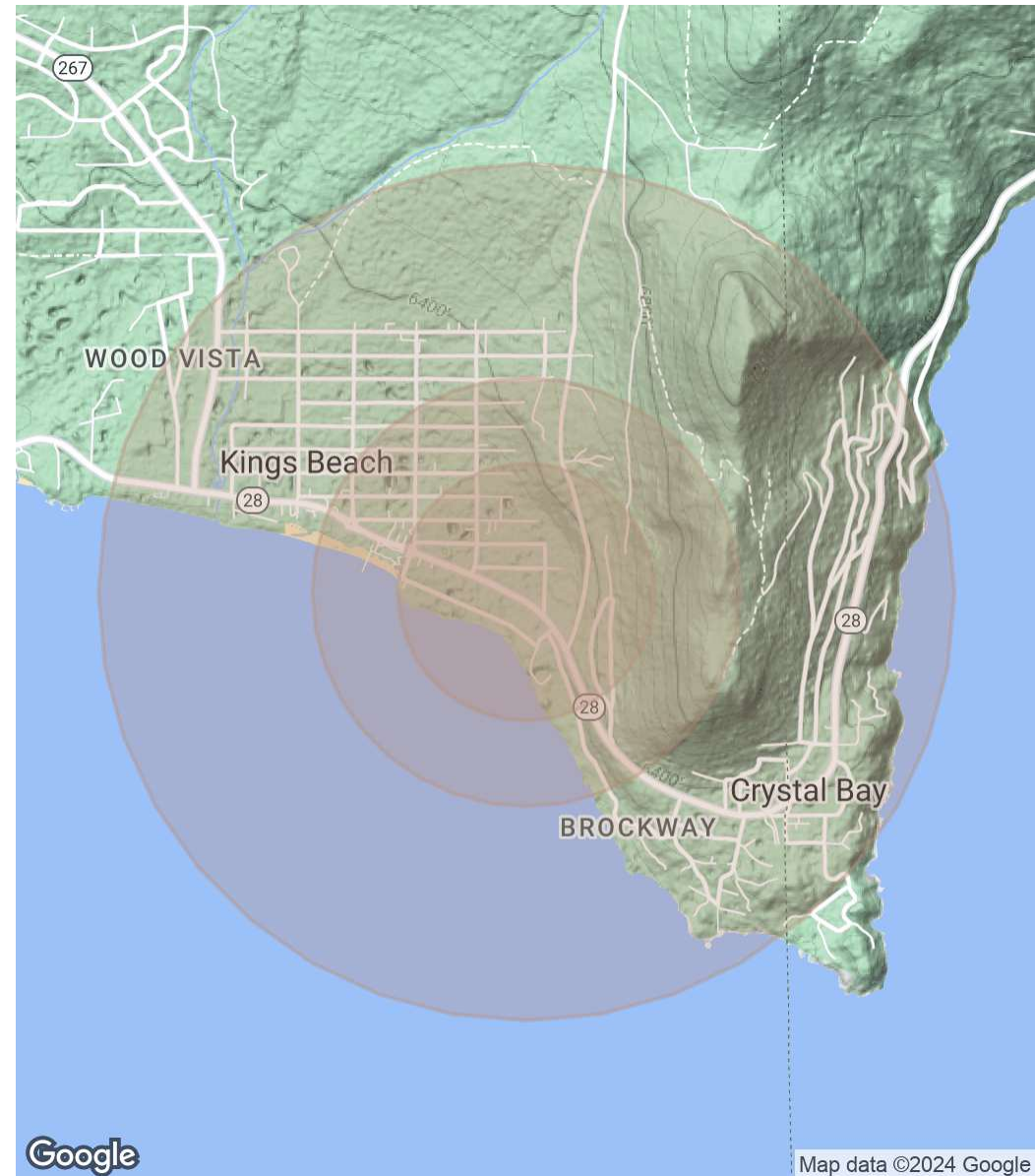
Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	908	1,837	3,602
Average Age	39	38	39
Average Age (Male)	39	39	40
Average Age (Female)	38	37	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	372	754	1,470
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$91,595	\$86,095	\$93,349
Average House Value	\$1,201,169	\$1,134,541	\$1,093,563

Demographics data derived from AlphaMap



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SECTION 4.

*Advisor Bios*

# 8775 N Lake Blvd

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For Sale

*Self Serve Car Wash*

Advisor Bio 1



## Jim Esway

Managing Partner

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Direct: **916.788.9731**

CalDRE #00820384

## Professional Background

Crossroad Ventures Group is a commercial real estate company with the vast experience to help you navigate your decision whether or not to sell your car wash business. CVG currently has over \$50 Million in Car Wash listings with over \$29 Million projected to close escrow in the first half of 2024. The highly trained team at CVG is well equipped to help with all the contractual obligations to complete the transaction including purchase contracts and thorough due diligence process. The intellectual capital gained by the team with over 100 years combined experience will ensure you a sound outcome. CVG has over 100 years combined experience and transaction experience valued at over \$1 Billion in total transactions. CVG has experience designing car washes and dealing with the arduous task of development from the ground up. CVG also has experience dealing with the stabilization and redesign of existing facilities to maximize sales and car wash performance. Trusting CVG with your confidential business sale and our proprietary non-disclosure process will allow you to sell your business with confidence and utmost confidentiality. We are your real estate compass.

Jim Esway has over Four decades of experience in Commercial Real Estate. Prior to forming Crossroad Ventures Group in 2003, Jim served as the regional vice president for the Trammell Crow Company for three years. Prior to joining TCC, Jim implemented the Sacramento growth strategy for Spieker Properties for 6 years as a Project Director. His leadership role included growing the portfolio through development, acquisition, management, leasing, and construction management. Jim was successful in completing the turnkey developments of 200,000 square feet of class A office buildings and 380,000 square feet of industrial product through design, construction, and lease ups. During his tenure, he helped grow the portfolio through acquisition and development efforts valued at over \$130 million and managing an annual net operating revenue budget of over \$10 million.

### Crossroad Ventures Group

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