



CROSSROAD
VENTURES GROUP

1810 E Yosemite Ave

Manteca, CA 95336



For Sale

*Newly Developed Full
Service Car Wash*

916.788.9731

crossroadventures.net

Highlights

- 110' Express Tunnel
- DRB POS system with PT plantations Car Pics and license plate readers with tunnel controller
- Euro vacuum system 21 positions with lighting
- Traffic Count: 14,000
- Parcel ID: 228-020-060
- Building size: +/- 5,000 Sf
- Lot size: +/- 0.62 acres
- Power: 1 panel at 120/208 and 1 panel at 480/277

JIM ESWAY
CalDRE #00820384
P: 916.788.9731
jesway@crossroadventures.net

JAKE MEDEIROS
CalDRE #02197630
P: 916.788.9731
jake@crossroadventures.net

TIM RAWLINS
CalDRE #02041104
P: 916.788.9731
tim@crossroadventures.net

your real estate compass.

1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newley Developed Full Service Car Wash

Table Of Contents

Confidentiality & Disclaimer

All materials and information received or derived from Crossroad Ventures Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Crossroad Ventures Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. 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. Crossroad Ventures Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

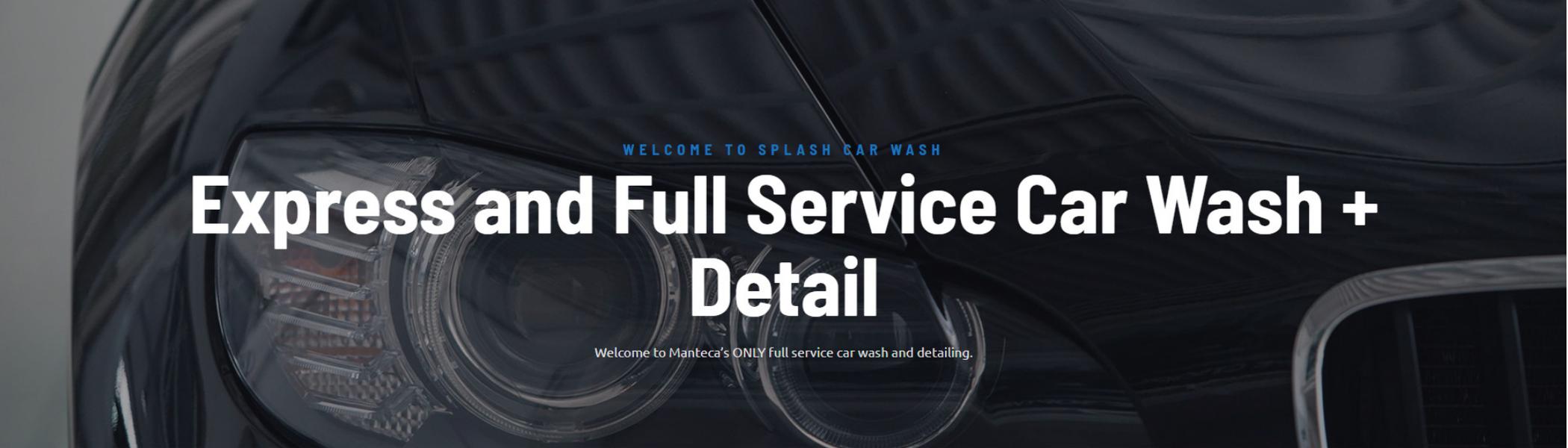
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Crossroad Ventures Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Crossroad Ventures Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Crossroad Ventures Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION **3**

LOCATION INFORMATION **9**

DEMOGRAPHICS **12**

A close-up, dark-toned photograph of a car's front end, focusing on the headlight and grille. The image is used as a background for the top section of the page.

WELCOME TO SPLASH CAR WASH

Express and Full Service Car Wash + Detail

Welcome to Manteca's ONLY full service car wash and detailing.

SECTION 1.

Property Information

1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newley Developed Full Service Car Wash

Property Summary



Property Description

Crossroad Ventures Group is delighted to present an exceptional investment opportunity: the chance to acquire a state-of-the-art, high-volume, and highly profitable full-service car wash, complete with land ownership, in an unrivaled Manteca location. This offering boasts several key highlights:

Prime Location: Perfectly positioned on East Yosemite Avenue, a bustling retail corridor just off Highway 99. The location enjoys tremendous exposure with daily traffic counts exceeding 14,000 vehicles, ensuring consistent patronage.

Robust Trade Area: The car wash is located within a densely populated area, with nearly 95,000 residents living within a five-mile radius. The area also boasts a strong economic profile with an average household income of \$90,116 per year, indicating a prosperous community with significant disposable income.

Vibrant Neighborhood: The establishment is nestled amid a thriving retail environment, surrounded by popular and well-established national brands such as Chick-fil-A, In-N-Out Burger, McDonald's, and Black Bear Diner. This bustling neighborhood attracts steady foot traffic, providing an added advantage for ancillary business opportunities and customer acquisition.

This offering represents a rare chance to invest in a business with strong fundamentals, positioned in a lucrative market segment, and supported by an ideal location.

Location Description

The business enterprise is housed in a modern +/-5,000 square foot facility, constructed in 2023, and strategically positioned on approximately 0.62 acres of prime real estate in an excellent area of Manteca. Conveniently located just off Highway 99, the property is encircled by premier shopping, dining, and entertainment options. Remarkably, it is the only full-service wash in the Manteca area, making it a unique and valuable asset within the community.

1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newly Developed Full Service Car Wash

Wash Menu



Express and Full Service
Car Wash + Detail
SplashCarWashManteca.com

1810 E. Yosemite Avenue
Manteca CA 95336
(209) 629-8544
OPEN 8AM ~ 5PM

Quality at Your Convenience



Express Exterior Washes

Exterior Basic	\$9.99
<small>WASH & TOWEL DRY</small>	
Exterior Wheel Wash	\$12.99
<small>BASIC WASH WITH WHEEL BRIGHT, TIRE DRESSING, & CLEAR COAT SEALANT</small>	
The Ultimate Exterior	\$16.99
<small>WHEEL WASH PLUS TRIPLE-COAT POLISH & UNDERBODY WASH WITH RUST INHIBITOR</small>	
The Works Exterior	\$22.99
<small>THE ULTIMATE WASH PLUS CERAMIC TUNNEL SEALANT FOLLOWED BY A HAND APPLIED BEAD MAKER WITH UV PROTECTANT</small>	

ADDITIONAL SERVICES

Basic Full-Service Wash	\$29.99
Monthly Basic Wash	\$59.99
Headlight Polishing	\$25 ea.
Heavily Soiled Exterior	Quote
Dog Hair Removal	Quote
Interior Dressing	Starting at \$15
Exterior Dressing	Starting at \$10
Tire Dressing	\$4.99
Wheel Cleaning	\$4.99
Detail Rims	Quote
Carpeted Mats	\$4.99 ea.
Rubber Mats	\$4.99 ea.

NO Appointments Needed



Wash Menu

The Works	\$59.99
<small>• SHAMPOO 4 MATS • HAND APPLIED CERAMIC SEALANT • COMPLETE SURFACE PROTECTANT • EXTERIOR DRESSING • VACUUM INTERIOR • WASH & DRY EXTERIOR • SPOT-FREE RINSE • WIPE DOOR JAMBS • CLEAN WINDOWS • DUST DASH, DOORS & CENTER CONSOLE • TRIPLE FOAM POLISH • AIR FRAGRANCE • RIMS CLEANED • TIRE DRESSING • WEATHER GUARD</small>	
The Ultimate Wash	\$44.99
<small>• TRIPLE COAT WAX • CERAMIC WAX TUNNEL APPLIED • COMPLETE SURFACE PROTECTANT • EXTERIOR DRESSING • VACUUM INTERIOR • WASH & DRY EXTERIOR • SPOT-FREE RINSE • WIPE DOOR JAMBS • DUST DASH, DOORS & CENTER CONSOLE • CLEAN WINDOWS • TRIPLE FOAM POLISH • AIR FRAGRANCE • RIMS CLEANED • TIRE DRESSING • WEATHER GUARD</small>	
The Wheel Deal	\$36.99
<small>• CLEAR COAT SEALANT • AIR FRAGRANCE • RIMS CLEANED • TIRE DRESSING • VACUUM INTERIOR • WASH & DRY EXTERIOR • SPOT-FREE RINSE • WIPE DOOR JAMBS • CLEAN WINDOWS • DUST DASH, DOORS & CENTER CONSOLE</small>	

For Detail Services,
Call for an appointment.
(209) 629-8544



Appearance Plus #1 (Interior)

"The Works" Wash
Clean & Condition All Leather & Vinyl
Shampoo All Carpets, Floor Mats, and Upholstery
Clean All Door Jambs
Fabric Guard

Only \$249⁹⁹*

Appearance Plus #2 (Exterior)

"The Works" Wash
Clay Surface Treatment
Apply Protective Wax
Clean & Dress All Exterior Vinyl
Clean All Door Jambs
Clean Exterior Chrome

Only \$159⁹⁹*

Appearance Plus #3

Complete Exterior Detail Complete Interior Detail

Starting at \$399

The Ultimate

Complete Exterior Detail
Complete Interior Detail
Paint Sealant

Only \$420

For Detail Services,
Call for an appointment.
(209) 629-8544

*Prices will vary due to size and condition of vehicle



Protect Your Investment

Custom Hand Wax

- Includes "The Works" Wash
- Durable Paint Protection
- Brilliant, High-gloss Finish

Only \$89⁹⁹*

Paint Sealant Package

- Includes "The Works" Wash
- Ultraviolet Inhibitors reduce paint oxidation & fading
- High Gloss & Long Lasting Protection

Only \$119⁹⁹*

A La Carte Services

Mat Cleaning	\$5.00 ea.
Leather Seat Cleaning & Conditioning	\$79.99
Leather Seat Cleaning	\$44.99
Conditioning	\$29.99
Seat Shampoo	\$64.99
Carpets Shampoo	\$79.99
Super Interior	\$109.99
Clay Surface Treatment	Quote
"Three-Step Polishing"	Quote
Quote Water Spot Removal	Quote



Headlight Restoration

Removes oxidation Removes light scratches Increase visibility and safety

Only \$25 Each

Ceramic Coating 5 Years

Protect your vehicle
Protection from water spotting
Protection from Harmful UV Rays
Candy-Like Gloss

Starting at \$599⁹⁹



For Car Wash Services,
No Appointments Needed

1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newley Developed Full Service Car Wash

Projections

	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	TOTAL YEAR 1	TOTAL YEAR 2
REVENUES														
Gross Revenue	\$ 150,000	\$ 150,000	\$ 150,000	\$ 180,000	\$ 200,000	\$ 210,000	\$ 210,000	\$ 110,000	\$ 130,000	\$ 160,000	\$ 170,000	\$ 170,000	\$ 1,990,000	\$ 2,300,000
Total Revenue	\$ 150,000	\$ 150,000	\$ 150,000	\$ 180,000	\$ 200,000	\$ 210,000	\$ 120,000	\$ 110,000	\$ 130,000	\$ 160,000	\$ 170,000	\$ 170,000	\$ 1,900,000	\$ 2,300,000
Cost of Goods Sold														
Effective Gross Income	\$ 150,000	\$ 150,000	\$ 150,000	\$ 180,000	\$ 200,000	\$ 210,000	\$ 120,000	\$ 110,000	\$ 130,000	\$ 160,000	\$ 170,000	\$ 170,000	\$ 1,900,000	\$ 2,300,000
EXPENSES														
Accounting & Legal	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 9,000	\$ 9,270
Advertising	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 14,400	\$ 14,832
Bank Charges & CC 1.50%	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,700	\$ 3,000	\$ 3,150	\$ 3,150	\$ 1,650	\$ 1,950	\$ 2,400	\$ 2,550	\$ 2,550	\$ 29,850	\$ 30,746
Computer & Internet	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	\$ 3,090
Misc	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000	\$ 6,180
Office Supplies	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200	\$ 1,236
Prop Insurance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 30,000	\$ 30,900
Repair & Maint	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000	\$ 6,180
Salaries & Wages 41%	\$ 61,500	\$ 61,500	\$ 61,500	\$ 73,800	\$ 82,000	\$ 86,100	\$ 42,000	\$ 45,100	\$ 53,300	\$ 65,600	\$ 69,700	\$ 69,700	\$ 771,800	\$ 794,954
Security	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200	\$ 1,236
Supplies	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 14,400	\$ 14,832
Taxes & Licenses	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 60,000	\$ 61,800
Telephone	\$ 600	\$ 600	\$ 600	\$ 600	\$ 200	\$ 200	\$ 200	\$ 200	\$ 600	\$ 600	\$ 600	\$ 600	\$ 5,600	\$ 5,768
Utilities	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 4,350	\$ 52,200	\$ 53,766
TOTAL EXP	\$ 80,800	\$ 80,800	\$ 80,800	\$ 93,550	\$ 101,650	\$ 105,900	\$ 61,800	\$ 63,400	\$ 72,300	\$ 85,050	\$ 89,300	\$ 89,300	\$ 1,004,650	\$ 1,034,790
NET OPERATING INCOME	\$ 69,200	\$ 69,200	\$ 69,200	\$ 86,450	\$ 98,350	\$ 104,100	\$ 148,200	\$ 46,600	\$ 57,700	\$ 74,950	\$ 80,700	\$ 80,700	\$ 895,350	\$ 1,265,211

1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newley Developed Full Service Car Wash

Construction Cost

Custom Table Headline

Construction Cost Summary

Pricing

Land Cost	\$1,550,000
Land Improvements	\$850,000
Car Wash Equipment, Install & Labor	\$1,800,000
Building Improvements	\$950,000
Licensing, Permitting and Architect Fees	\$650,000
Signage & Landscaping	\$150,000
Totals	\$5,950,000

1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newly Developed Full Service Car Wash

Additional Photos



SECTION 2.

Location Information

1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newley Developed Full Service Car Wash

Retailer Map



Map data ©2024

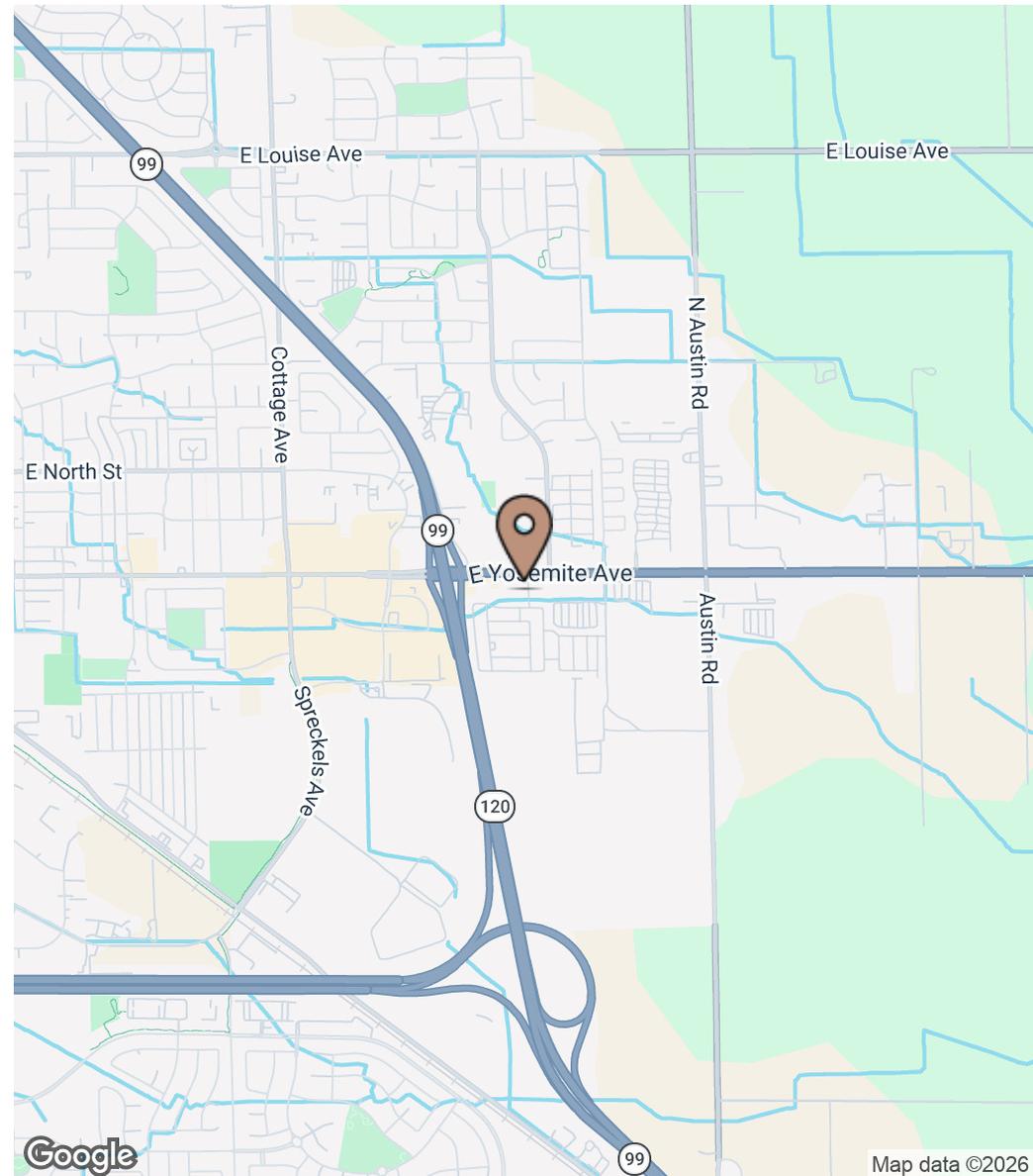
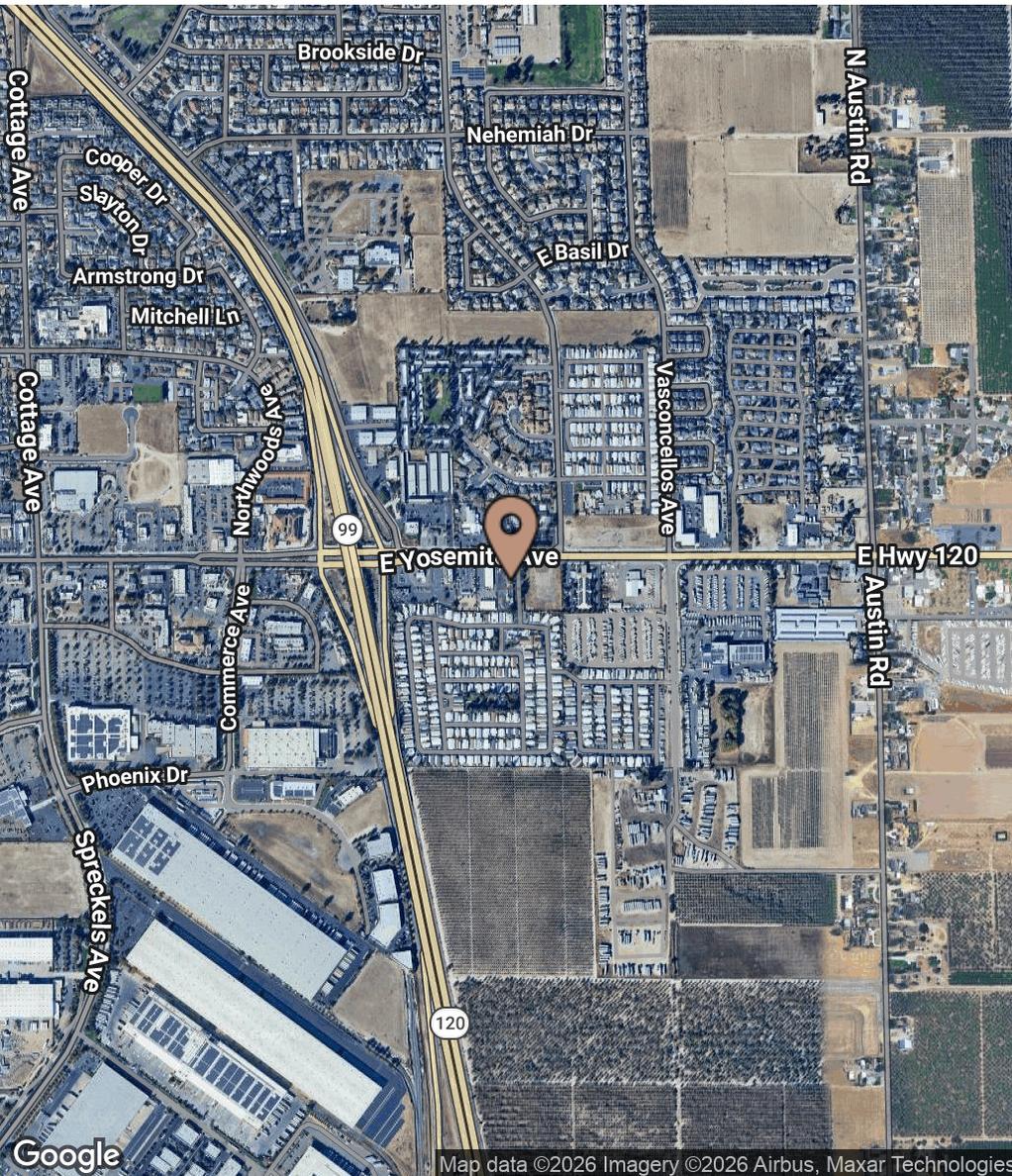
1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newly Developed Full Service Car Wash

Aerial Map



SECTION 3.

Demographics

1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newley Developed Full Service Car Wash

Area Analytics

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	11,830	86,097	180,137
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	39

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	4,093	27,886	54,514
Persons per HH	2.9	3.1	3.3
Average HH Income	\$112,403	\$125,006	\$120,312
Average House Value	\$546,086	\$618,830	\$597,811
Per Capita Income	\$38,759	\$40,324	\$36,458

Map and demographics data derived from AlphaMap

