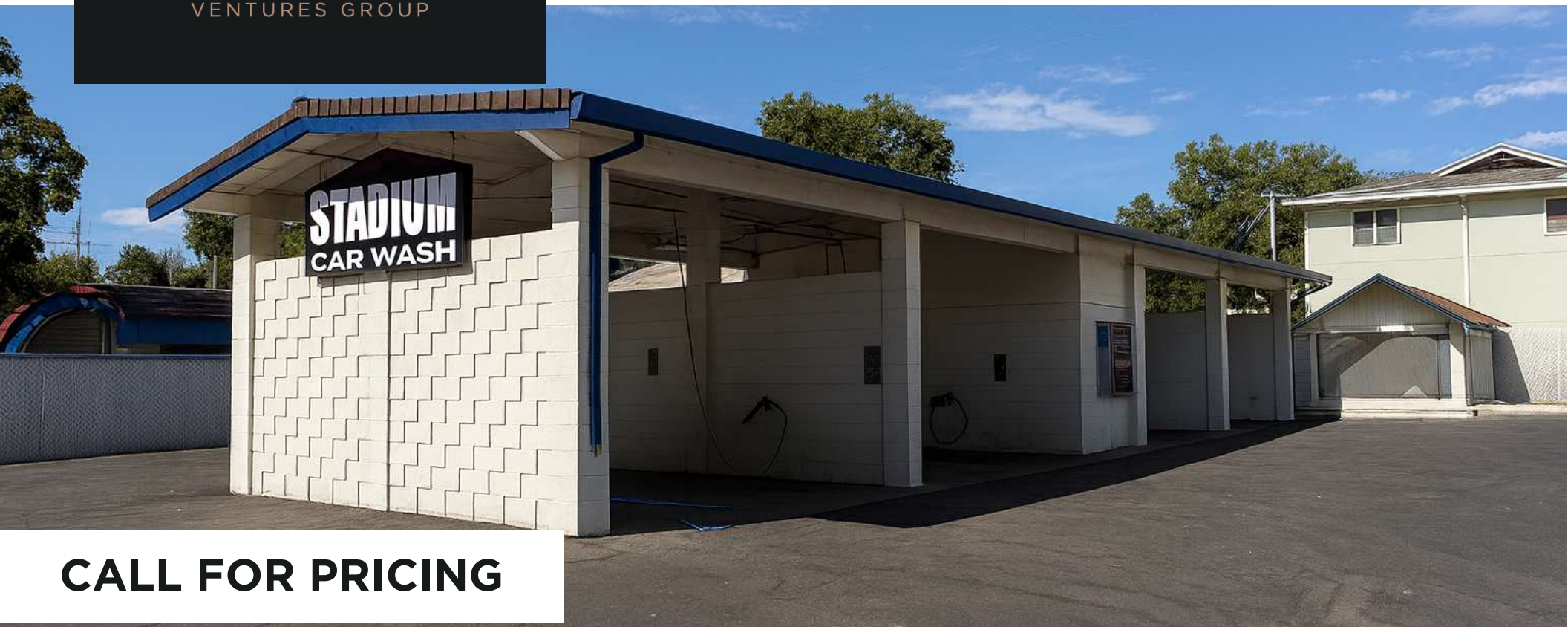




CROSSROAD
VENTURES GROUP

630 W Sacramento Ave

Chico, CA 95926



CALL FOR PRICING

For Sale

Self Serve Car Wash

916.788.9731
crossroadadventures.net

Highlights

- 1,400 square foot building
- Four self-serve bays
- Established self-serve car wash facility
- Durable construction with efficient layout
- Attractive value-add potential
- Prime location near California State University, Chico

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For Sale

Self Serve Car Wash

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SECTION 1.

Property Information

630 W Sacramento Ave

Chico, CA 95926

For Sale

Self Serve Car Wash

Property Summary



Property Description

The subject property is an established self-serve car wash featuring four efficient bays designed for steady customer use. The ±1,400 SF building, built in 1967, offers durable construction and a proven foundation for continued operations. Zoned CN (Commercial Neighborhood), the site supports ongoing car wash activity while allowing for a range of commercial uses.

With its functional layout and existing infrastructure, the property provides immediate operational capability and clear upside through modernization, equipment upgrades, or added services. This combination of proven performance and growth potential makes it an attractive opportunity for both investors and owner-operators.

Offering Summary

Lot Size	8,276 SF
Building Size	1,400 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,153	3,617	8,117
Total Population	3,243	10,223	21,438
Average HH Income	\$50,760	\$54,383	\$69,210

630 W Sacramento Ave

Chico, CA 95926

For Sale

Self Serve Car Wash

Property Description



Location Description

The property is situated in a prime Chico location surrounded by a blend of residential neighborhoods, retail, and student activity. Just minutes from California State University, Chico, the area benefits from consistent traffic generated by students, faculty, and visitors. Nearby retail anchors such as Safeway, Walgreens, and Raley's, along with a variety of dining options, contribute to strong daily activity. Enloe Medical Center and Chico Mall are within easy reach, adding to the area's steady customer base. With the combination of university influence, established retail corridors, and community amenities, the location provides an active environment well-suited for customer-driven businesses.

Highlights

- ±1,400 SF building purpose-built for car wash operations
- Constructed in 1967 with durable block construction and long-standing performance
- Four self-serve bays designed for efficient customer flow
- ±8,276 SF parcel with convenient ingress and egress
- Zoned CN (Commercial Neighborhood) supporting retail and service uses
- Established self-serve car wash facility with decades of operational history
- Functional layout offering ease of use and low operating costs
- Immediate operational capability with infrastructure already in place
- Attractive value-add potential through modernization, upgraded systems, or expanded services
- Prime location near California State University, Chico with 14,500+ students, faculty, and visitors generating consistent demand

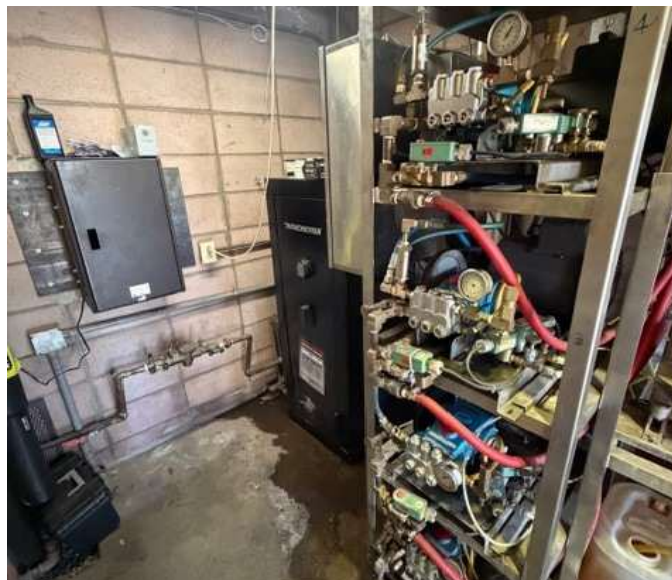
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For Sale

Self Serve Car Wash

Additional Photos



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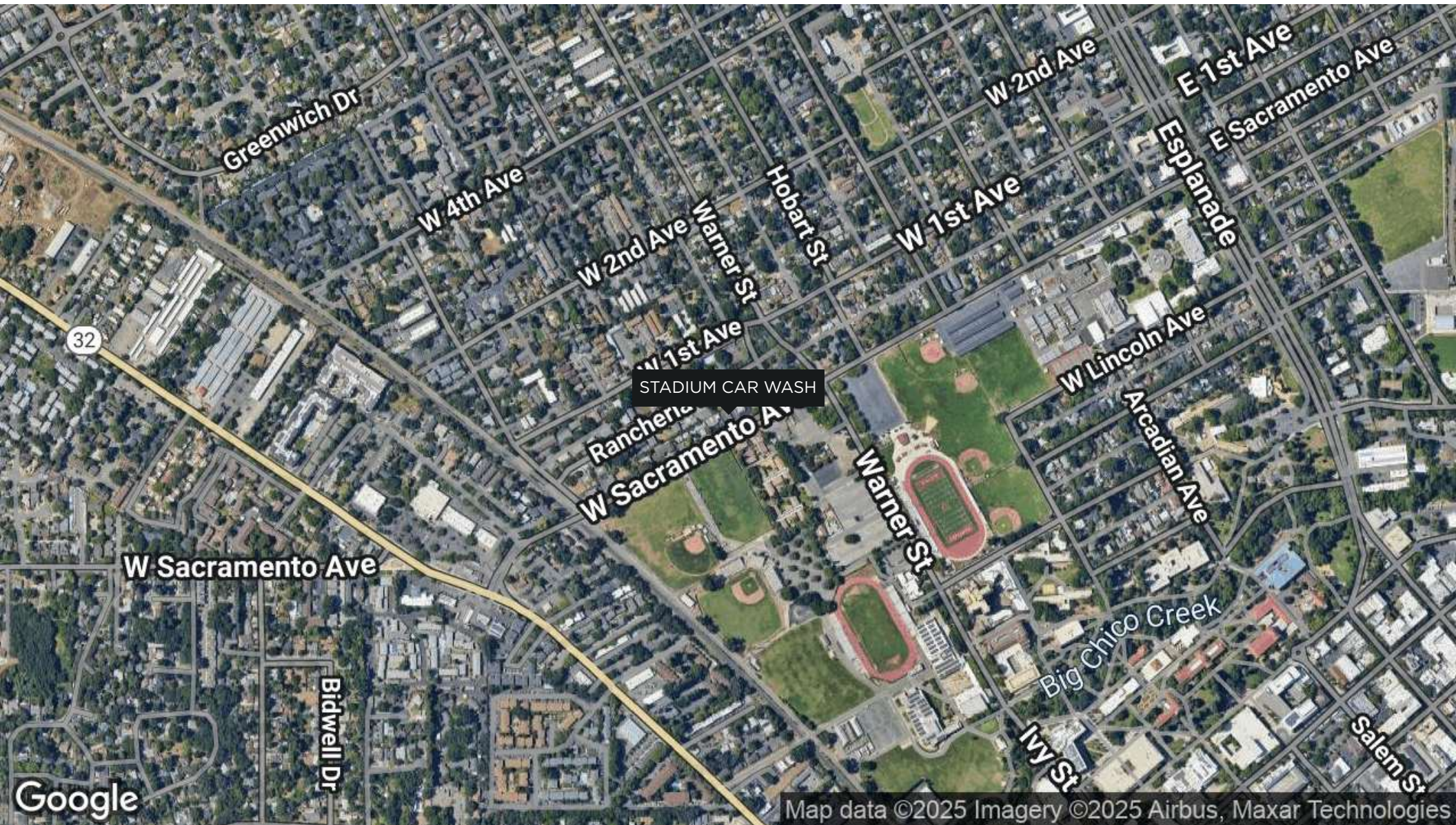
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For Sale

Self Serve Car Wash

Regional Map



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SECTION 2.

Demographics

630 W Sacramento Ave

Chico, CA 95926

For Sale

Self Serve Car Wash

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,243	10,223	21,438
Average Age	26	27	30
Average Age (Male)	26	27	30
Average Age (Female)	26	27	30

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,153	3,617	8,117
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$50,760	\$54,383	\$69,210
Average House Value	\$398,283	\$457,941	\$463,759

Demographics data derived from AlphaMap

