



**CROSSROAD**  
VENTURES GROUP

**1810 E Yosemite Ave**

Manteca, CA 95336



**For Sale**

*Newly Developed Full  
Service Car Wash*

916.788.9731

[crossroadventures.net](http://crossroadventures.net)

### Highlights

- **Flexible Acquisition Structures Available:** Seller will consider business-only acquisition with long-term land lease, seller financing, and creative capital structures for qualified buyers
- **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**
- **Building size: +/- 5,000 Sf**
- **Lot size: +/- 0.62 acres**
- **Power: 1 panel at 120/208 and 1 panel at 480/277**

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*your real estate compass.*

# 1810 E Yosemite Ave

Manteca, CA 95336

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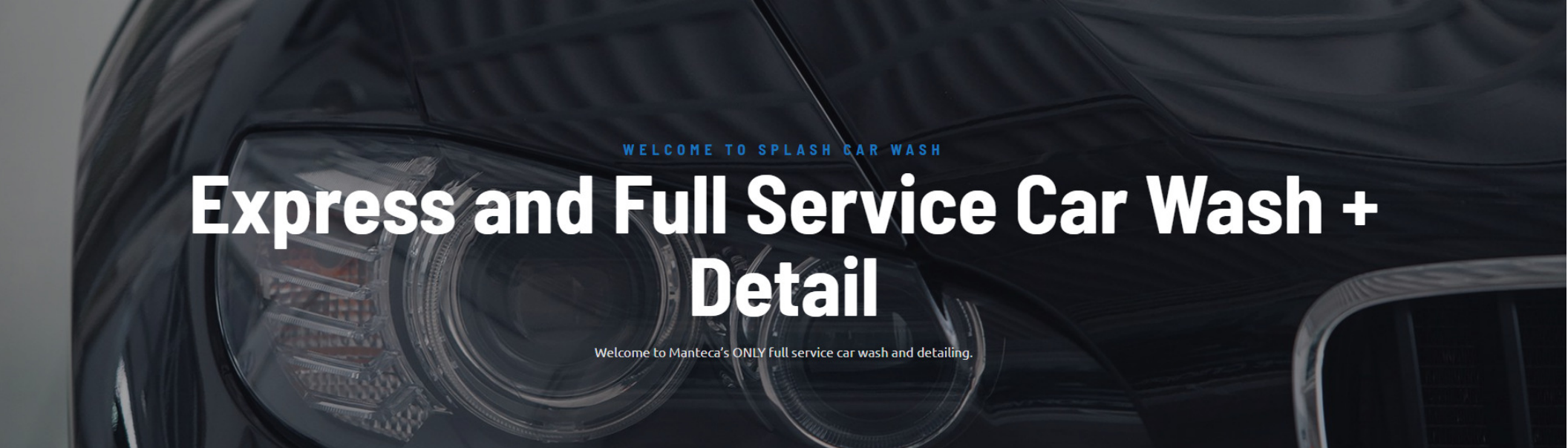
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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**

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 to acquire a state-of-the-art, high-volume full-service car wash in one of Manteca's strongest retail corridors. The ownership is offering multiple acquisition structures including fee simple ownership, business-only acquisition with long-term land lease, and potential seller financing for qualified buyers. 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

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

### ADDITIONAL SERVICES

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

NO Appointments Needed



## Wash Menu

<b>The Works</b> .....	\$59.99
<small>• SHAMPOO 4 MATS • HAND APPLIED CERAMIC SEALANT • COMPLETE SURFACE PROTECTANT • EXTERIOR DRESSING • VACUUM INTERIOR • WASH &amp; DRY EXTERIOR • SPOT-FREE RINSE • WIPE DOOR JAMBS • CLEAN WINDOWS • DUST DASH, DOORS &amp; CENTER CONSOLE • TRIPLE FOAM POLISH • AIR FRAGRANCE • RIMS CLEANED • TIRE DRESSING • WEATHER GUARD</small>	
<b>The Ultimate Wash</b> .....	\$44.99
<small>• TRIPLE COAT WAX • CERAMIC WAX TUNNEL APPLIED • COMPLETE SURFACE PROTECTANT • EXTERIOR DRESSING • VACUUM INTERIOR • WASH &amp; DRY EXTERIOR • SPOT-FREE RINSE • WIPE DOOR JAMBS • DUST DASH, DOORS &amp; CENTER CONSOLE • CLEAN WINDOWS • TRIPLE FOAM POLISH • AIR FRAGRANCE • RIMS CLEANED • TIRE DRESSING • WEATHER GUARD</small>	
<b>The Wheel Deal</b> .....	\$36.99
<small>• CLEAR COAT SEALANT • AIR FRAGRANCE • RIMS CLEANED • TIRE DRESSING • VACUUM INTERIOR • WASH &amp; DRY EXTERIOR • SPOT-FREE RINSE • WIPE DOOR JAMBS • CLEAN WINDOWS • DUST DASH, DOORS &amp; 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 \$249<sup>99</sup>\*

## 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 \$159<sup>99</sup>\*

## 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 \$89<sup>99</sup>\*

### Paint Sealant Package

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

Only \$119<sup>99</sup>\*

## 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 \$599<sup>99</sup>



For Car Wash Services,  
No Appointments Needed

# 1810 E Yosemite Ave

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*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
<b>REVENUES</b>														
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
<b>Total Revenue</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 180,000</b>	<b>\$ 200,000</b>	<b>\$ 210,000</b>	<b>\$ 120,000</b>	<b>\$ 110,000</b>	<b>\$ 130,000</b>	<b>\$ 160,000</b>	<b>\$ 170,000</b>	<b>\$ 170,000</b>	<b>\$ 1,900,000</b>	<b>\$ 2,300,000</b>
<b>Cost of Goods Sold</b>														
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
<b>EXPENSES</b>														
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
<b>TOTAL EXP</b>	<b>\$ 80,800</b>	<b>\$ 80,800</b>	<b>\$ 80,800</b>	<b>\$ 93,550</b>	<b>\$ 101,650</b>	<b>\$ 105,900</b>	<b>\$ 61,800</b>	<b>\$ 63,400</b>	<b>\$ 72,300</b>	<b>\$ 85,050</b>	<b>\$ 89,300</b>	<b>\$ 89,300</b>	<b>\$ 1,004,650</b>	<b>\$ 1,034,790</b>
<b>NET OPERATING INCOME</b>	<b>\$ 69,200</b>	<b>\$ 69,200</b>	<b>\$ 69,200</b>	<b>\$ 86,450</b>	<b>\$ 98,350</b>	<b>\$ 104,100</b>	<b>\$ 148,200</b>	<b>\$ 46,600</b>	<b>\$ 57,700</b>	<b>\$ 74,950</b>	<b>\$ 80,700</b>	<b>\$ 80,700</b>	<b>\$ 895,350</b>	<b>\$ 1,265,211</b>

# 1810 E Yosemite Ave

Manteca, CA 95336

For Sale

*Newley Developed Full Service Car Wash*

Construction Cost

## 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
<b>Totals</b>	<b>\$5,950,000</b>

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Additional Photos



**CROSSROAD**  
VENTURES GROUP  
*your real estate compass.*

SECTION 2.

*Location Information*

# 1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newly Developed Full Service Car Wash

Retailer Map



Map data ©2024

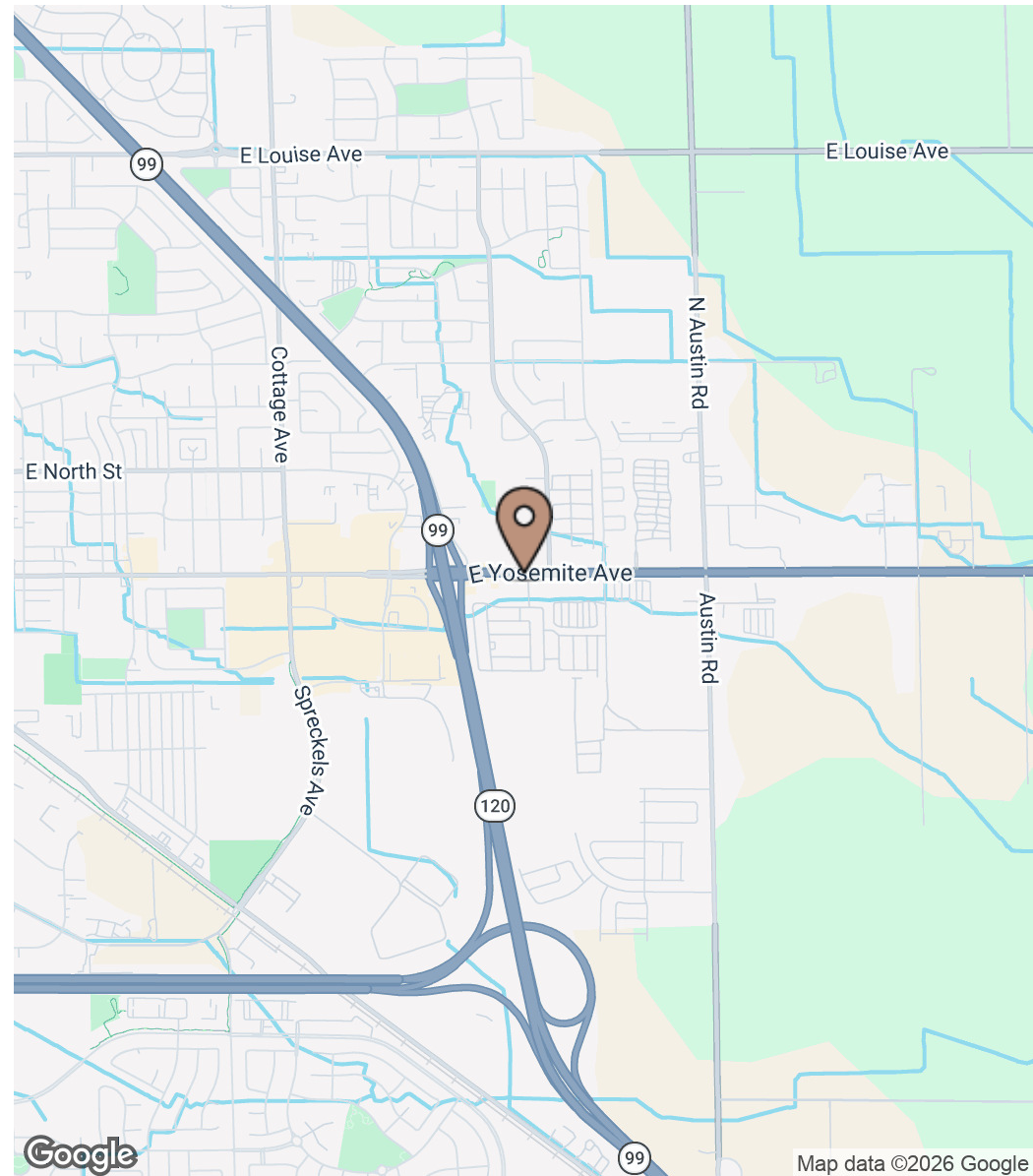
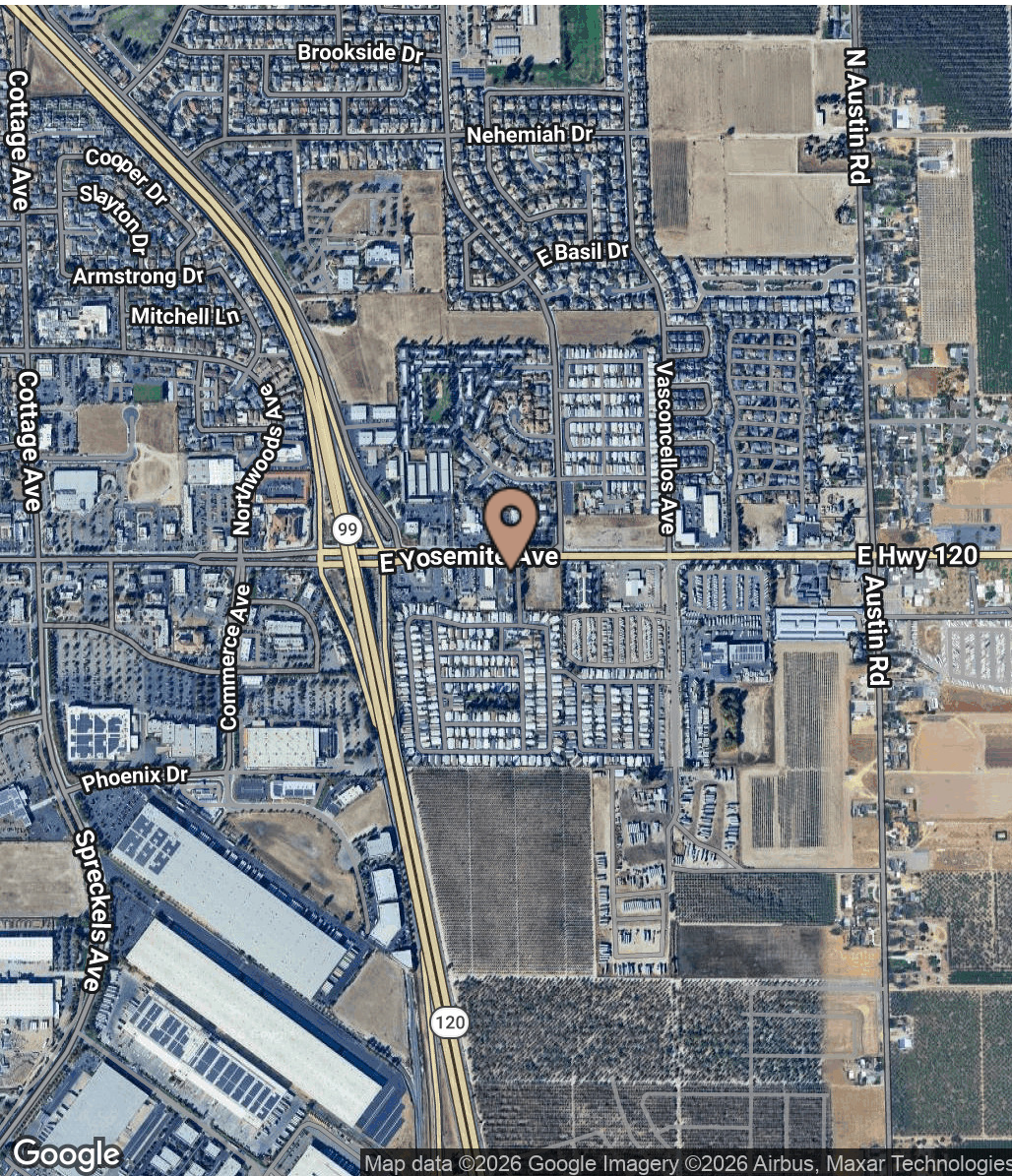
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*Newley Developed Full Service Car Wash*

Aerial Map



# 1810 E Yosemite Ave

Manteca, CA 95336

For Sale

Newley Developed Full Service Car Wash

Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	8,167	94,617	193,044
Average Age	41.7	37.1	35.7
Average Age (Male)	40.3	35.2	34.8
Average Age (Female)	45.1	38.9	36.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,920	31,304	59,060
# of Persons per HH	2.8	3.0	3.3
Average HH Income	\$81,911	\$90,116	\$89,668
Average House Value	\$274,767	\$395,110	\$389,042

2020 American Community Survey (ACS)

