

# EXPRESS CAR WASH + Property 1.22 acres Near Major Intersection



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DRE# 01851484

21 COMMERCIAL

# OFFERING SUMMARY

## Location

### Express Car Wash and Real Estate 1.22 acres

For additional information kindly

Complete the NDA, using the following link

[bashirtariq.com/nda-form](http://bashirtariq.com/nda-form)

## Offering Summary

|               |                    |                                 |
|---------------|--------------------|---------------------------------|
| <b>Price</b>  | <b>\$9,690,000</b> | <b>Business + Real Estate</b>   |
| Building Size | 5,916 SF           |                                 |
| Lot Size      | 52,925 SF          | 1.22 acres                      |
| Year Built    | 2020               | major remodeling, built in 1971 |
| Vacuums       | 20                 |                                 |
| Parcel no:    | 098-594-12         |                                 |

## Rental income

Auto Detail Shop and Tint Shop rental lease income \$4,615

## Approved Solar Panels

216 Solar Panels approved  
Seller will provide plans and permits



# INVESTMENT HIGHLIGHTS

## EXPRESS CAR WASH 1.22 acres, Prime Location, near major intersection

### ● Property Improvements & Infrastructure

- Express Car Wash conversion completed in 2020, including major remodeling and installation of new Sonny's branded equipment with 20 vacuum stations
- Upgraded electrical system (2020) featuring a new 800 AMP main electrical switchboard, 150V transformer, and new sub-panels
- Two rooftop towers totaling approximately 800 SF (400 SF each) with potential conversion to office space or additional storage (buyer to verify)
- 216 approved solar panels; seller to provide plans and system details during the due diligence period

### ● Additional Income & Upside

- Additional profit centers currently leased for \$4,615/month, inclusive of rent, CAM charges, and utility usage
- Additional space available for future leasing and added rental income

### ● Market & Demographics

- Located in a highly dense trade area with over 719,000 residents within a 5-mile radius
- Excellent exposure with 43,000+ vehicles per day
- Strong daytime population with 276,000+ employees and approximately 36,500 businesses within 5 miles
- Average household income exceeds \$105,000 (see demographics)

- Currently operating as an Express Car Wash with ability to add Full Service operations and significantly increase revenues



# INTERIOR VIEWS



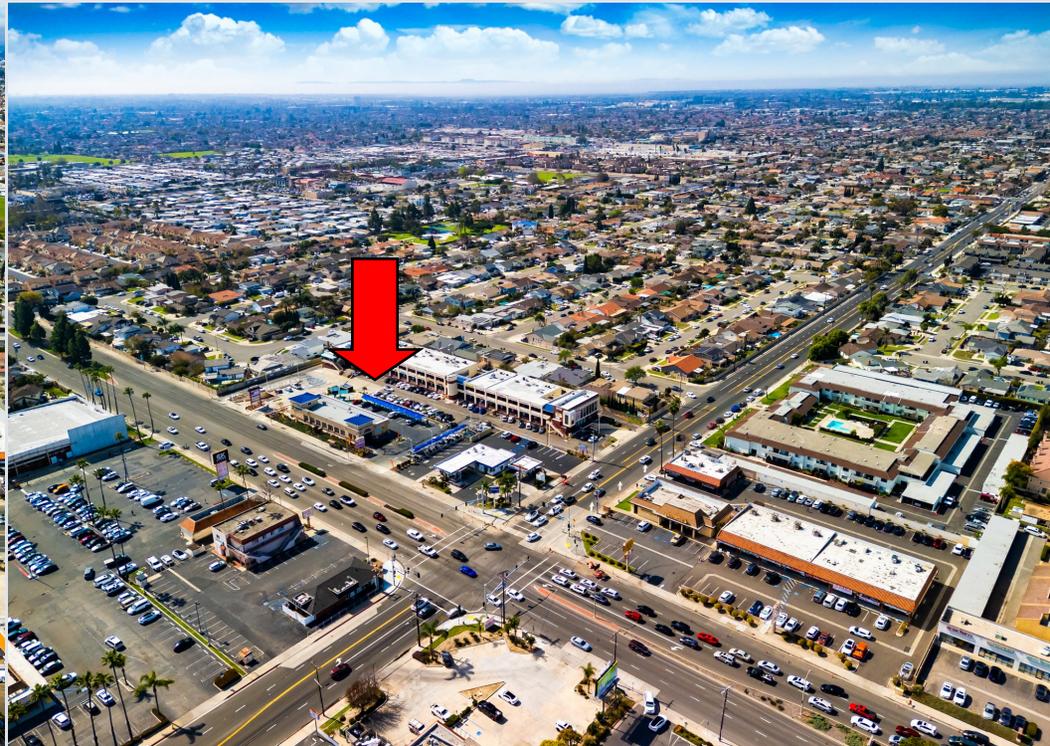
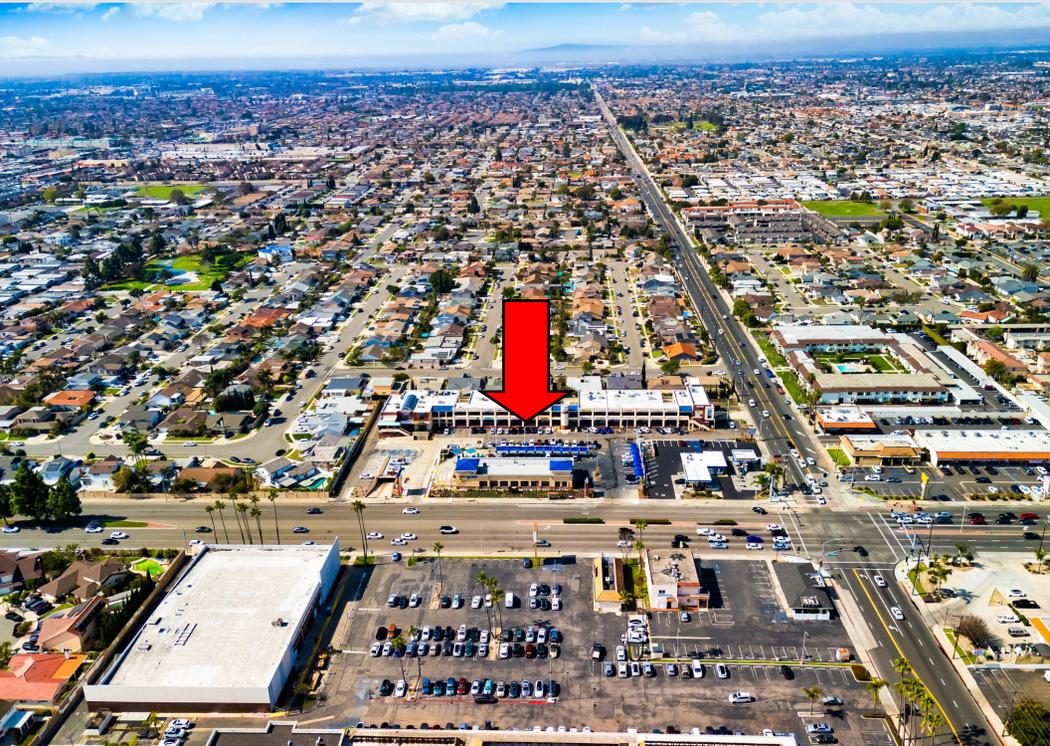
# AERIAL OVERVIEW



# EXTERIOR - INTERIOR VIEWS



# INTERIOR - EXTERIOR VIEWS



# DEMOGRAPHICS

## SNAPSHOT

|                                    | 3 miles   | 5 miles   | 10 miles  |
|------------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>                  |           |           |           |
| 2024 Population                    | 282,082   | 719,066   | 2,027,920 |
| Median Age                         | 40.4      | 38.7      | 38.6      |
| Bachelors' Degree Higher Education | 23%       | 24%       | 32%       |
| <b>INCOME</b>                      |           |           |           |
| Average House Income               | \$98,402  | \$105,641 | \$117,512 |
| <b>HOUSING</b>                     |           |           |           |
| Median Home Value                  | \$690,260 | \$711,540 | \$775,297 |
| Median Home Year Built             | 1969      | 1968      | 1970      |
| <b>HOUSEHOLDS</b>                  |           |           |           |
| 2025 Households                    | 79,889    | 205,270   | 649,450   |
| Average Household Size             | 3.4       | 3.3       | 3         |
| Average Household Vehicles         | 2         | 2         | 2         |
| <b>HOUSING OCCUPANCY</b>           |           |           |           |
| Owner Occupied Households          | 50%       |           |           |
| Renter Occupied Households         | 50%       |           |           |
| <b>DAYTIME EMPLOYMENT</b>          |           |           |           |
| Employees                          | 80,719    | 276,747   | 1,141,157 |
| Businesses                         | 12,489    | 36,572    | 1,141,157 |
| <b>TRAFFIC</b>                     |           |           |           |
| Brookhurst St and Newcastle Ave N  | 43,147    | 2022      |           |
| Hazard Ave and Kerry St W          | 16,224    | 2022      |           |



457,157

POPULATION 5 mile



\$113,304

INCOME 5 mile



\$727,781

HOME VALUE 5 mile



21,903

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

## AREA OVERVIEW

**WESTMINSTER** is a city in western Orange County, California, United States. Westminster was founded in 1870 by Rev. Lemuel Webber as a Presbyterian temperance colony and was incorporated in 1957.

Westminster is bordered by the city of Seal Beach on the west, by Garden Grove on the north and east, and by Huntington Beach and Fountain Valley on the south. Santa Ana, the county seat of Orange County, is east of Westminster.

Westminster has one of the largest Vietnamese populations in the US. They settled largely in Little Saigon,<sup>[7]</sup> and the city is known as the "capital" of overseas Vietnamese with 39,799 Vietnamese Americans, or 43.8% of the total population, as of the 2020 United States Census.

Incorporated in 1957, Westminster, CA is a vibrant and diverse community with a rich history and blend of residents, businesses, and tourists from many ethnic cultures and backgrounds. Located in northwest Orange County, Westminster occupies 10.2 square miles and is surrounded by some of Southern California's key attractions including Disneyland, Knott's Berry Farm, world-class beaches, and Catalina Island. The city is conveniently accessible by local and major freeways and highways, as well as a robust public transportation system. Westminster is located within 10 miles of John Wayne Airport.

Westminster is home to the Westminster Mall, numerous prominent car dealerships along Beach Boulevard, Westminster Center retail complex, and the Rose Center Performing Arts Theater and Banquet Hall – all offering a variety of retail, food, and business experiences. Westminster is also home to the world-renowned "Little Saigon," a community which offers an authentic cultural experience with Vietnamese architecture, festivals, and businesses. It is a thriving business district that holds the famous 150,000-square-foot Asian Garden Mall as the hub of Vietnamese-American businesses and cultural activity in the area.

## THINGS TO SEE & DO IN THE CITY AND VICINITY



## Confidentiality & Disclaimer

### Presented By:



### Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

#### **C21 Commercial Director:**

#### **Business Sales and Commercial Real Estate**

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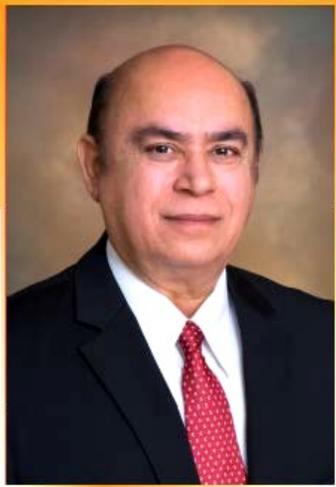
Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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### DIRECTOR

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