



CROSSROAD
VENTURES GROUP

1902 Fort Jones Rd

Yreka, CA 96097

FOR SALE: CALL FOR PRICING

For Sale

Express Car Wash

916.788.9731
crossroadadventures.net

Highlights

- Opened January 2023
- 42,024 Population in Siskiyou County
- Year Built: 2022
- Lot Size: 1.13 ac. / 49,223 sq ft.
- 140' MacNeil conveyor
- 2 (DRB) (PATHEON & TUNNEL WATCH)

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Retailer Map



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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.

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SECTION 1.

Property Information

1902 Fort Jones Rd

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For Sale

Express Car Wash

Property Summary



Property Description

Splash & Dash, a newly constructed 6,195 SF building, strategically located in the Yreka area. This property, boasting a 140' MacNeil conveyor, 2 cutting-edge (DRB) systems - PATHEON & TUNNEL WATCH, and 19 VACUTECH VACUUMS (2-40HP with IQ), presents a turnkey solution for Car Wash operators and investors. Opened in January 2023, this facility, situated on a 1.13-acre lot, is equipped to deliver premium services and drive business success. With its impressive features and strategic positioning, the Splash & Dash stands as an enticing investment prospect for those looking for a high-impact commercial opportunity.

Property Highlights

Monthly Members	Exceeding 1000 Members
Frontage	275' of frontage on Fort Jones Rd
Tunnel Length	140' MacNeil Conveyor
Car Stack	5 Cars Stackable in Tunnel
Express Vacuum Spaces	19 spaces, 12'x20', IQ System to save on electrical
Freeway Visible Signage	30'h, 7'hx10'w illuminated, double sided, Splash & Dash sign 35'h flag pole with 8'hx10'w American Flag
Single Wash Pricing	Tremor - \$12 Seismic Wave - \$16 Famous Richter Scale - \$20
Member Pricing	\$30 month unlimited Tremor Wash \$40 month unlimited Seismic Wash \$50 month unlimited Richter Wash
Water Usage	85% of water is recycled, neutral PH by point of exit
Year Built	Q4 2022
Year Opened	January 2023
Lot Size	1.13 Acres
Traffic Count	Exceeding 14,797 Cars Per Day

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Car Wash Menu

Tremor Wash

- Exterior Car Wash
- Wheel Cleaning
- Underbody Wash
- Sealer Wax treatment
- Spot Free Rinse
- Turbo Dry
- Free Vacuum Use
- \$12

Seismic Wave Wash

- Rainbow Wax Treatment
- Clear Coat Protectant
- Exterior Car Wash
- Wheel Cleaning
- Underbody Wash
- Sealer Wax treatment
- Spot Free Rinse
- Turbo Dry
- Free Vacuum Use
- \$16

Famous Richter Ceramic Wash

- Ceramic Wax Protectant
- Rain Shield
- Rainbow Wax Treatment
- Clear Coat Protectant
- Exterior Car Wash
- Wheel Cleaning
- Underbody Wash
- Sealer Wax treatment
- Spot Free Rinse
- Turbo Dry
- Free Vacuum Use
- \$20

UNLIMITED MONTHLY SUBSCRIPTIONS

\$30/Month For Unlimited Tremor Washes

\$40/Month For Unlimited Seismic Washes

\$50/Month For Unlimited Richter Ceramic Washes

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Property Description

Location Description

Immerse yourself in the allure of Yreka, CA, where the property is strategically located right off I-5 in the Walmart Supercenter parking lot, making it an ideal stop for commuters. This vibrant locale boasts the newly built Rain Rock Casino Resort Hotel, the historic Siskiyou County Courthouse, and the recreational delights of Greenhorn Park. Car Wash operators will find this area to be an appealing and distinctive investment opportunity, set against the backdrop of rich heritage and untapped potential.

Key Highlights:

Strategic Location: Situated directly off Interstate 5 and adjacent to the only super center in all of Siskiyou County (Walmart), the car wash enjoys unparalleled visibility and accessibility for both local residents and tourists traveling through Siskiyou County.

Proven Track Record: Despite initial challenges (construction on Fort Jones Road and an unusually harsh winter), the business has demonstrated consistent growth, exceeding 800 monthly customers. (See attached financial statements for detailed performance data.)

High Growth Potential: Yreka is experiencing significant population growth and economic expansion. The recent addition of a major destination resort hotel and casino will further boost traffic and tourism, generating considerable additional business for the car wash. The projected monthly volume is 9,000-12,000 vehicles.

Established Customer Base: The business enjoys a loyal customer base and benefits from strong brand recognition within the community. Effective marketing strategies on local radio and through community involvement are already in place.

Modern Equipment and Facilities: The car wash is equipped with state-of-the-art conveyorized equipment, ensuring efficiency and a superior customer experience. The convenient amenities enhance the customer experience and provide ample space for future expansion. The property includes a large parking lot.

Strong Cash Flow: The business generates a healthy cash flow with potential for further revenue enhancement through strategic marketing and expansion of services. (See attached financial projections for detailed analyses.)

Increasing Demand: This is the only conveyorized car wash for Siskiyou County, serving over 50k customers from as far away as Medford, Oregon and Redding, California.



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Additional Photos



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Equipment List

- POS SYSTEM (DRB) (PATHEON & TUNNEL WATCH)
- VACUTECH VACUUMS (2- 40HP WITH IQ)
- 19 STALLS WITH 14 FOOT PAINTED PALM ARCHES AND EXTRUDED COVERS PAINTED TO MATCH, TRASH CANS, MAT RACKS, DOUBLE HOSES ON EACH LANE WITH HOLDERS FOR CREVICE AND CLAW TOOL
- PECO STAINLESS STEEL FRICTION EQUIPMENT INCLUDING 2 COMBO UNITS WITH WRAPS AND TOP BRUSH. 4 -18 INCH ROCKER PANEL, 4 - VAN WASHERS, ALL BRUSHES HAVE RETRACTS
- PECO BLOWER WITH 6-15HP TOP BLOWERS ON 3 ARCHES AND 2- DIABLO SIDE BLOWERS WITH 15 HP PRODUCERS ON EACH SIDE
- CTA APPLICATION SYSTEM
- 4- OSCILLATING PECO FOLLOWING HIGH PRESSURE WHEEL BLASTERS, UNDER BODY, WASH WAX ZONE, 10HP COMPRESSORS, TRIPLE COAT, MAIN RINSE, CLEAR COAT/SEALER/CERAMIC/RAIN SHIELD/DRYING CHAMBER
- TUNNEL FLOOR MOUNTED LIGHTED PEDESTAL SIGNS. WELCOME, WHEEL BRITE, WHEEL BLAST, UNDERBODY
- 2-15 HP HIGH PRESSURE PUMPING STATIONS FOR WHEEL BLASTERS
- PUR-CLEAN RECLAIM SYSTEM WITH AUTO FLUSH
- SPOT FREE 12000 GALLON DAY SYSTEM WITH 1-750
- 2- 15HP 3 STAGE AIR COMPRESSORS WITH DRYER
- AQUA LAB CHEMICAL INJECTION SYSTEM WITH 2 BOARDS AND BOOSTER PUMP

Property Features

- DOUBLE SIDED ILLUMINATED 30 FOOT CAR WASH POLE SIGN 6' X 10' ON FORT JONES RD
- EASY INGRESS AND EGRESS WITH OVER 18 STACKING CAPABILITY IN ENTRANCE LANES
- MONUMENT SIGN WITH HOURS OF OPERATION
- INTERIOR PVC WALLS AND CEILING WITH VAULTED HIGH CEILING IN TUNNEL
- 3- 2000 GALLON CLARIFICATION TANKS
- FULL SIZE STORE FRONT WINDOWS 10 FEET HIGH ON TUNNEL EAST SIDE FACING THE CENTER, AUTOMATIC WINDOW WASHER.
- CONVENIENT TO ALL GAS, FAST FOOD, COFFEE, RESTAURANTS ETC. ON THE SOUTH END OF YREKA, WITHIN A ¼ MILE FROM SOUTH YREKA I-5 INTERSTATE AND PARALLEL TO FORT JONES RD
- OTHER SHOPPING CENTER TENANTS: RALLEY'S SUPER GROCERY STORE, O'REILLY'S AUTO, DMV, HARBOR FREIGHT, GOODWILL, CARL'S JR., TACO BELL, T-MOBILE, BLACK'S APPLIANCES, AND MULTIPLE OTHERS
- 17 CAMERAS THROUGHOUT
- STACKING PAY STATION FOR UP TO 18 CARS

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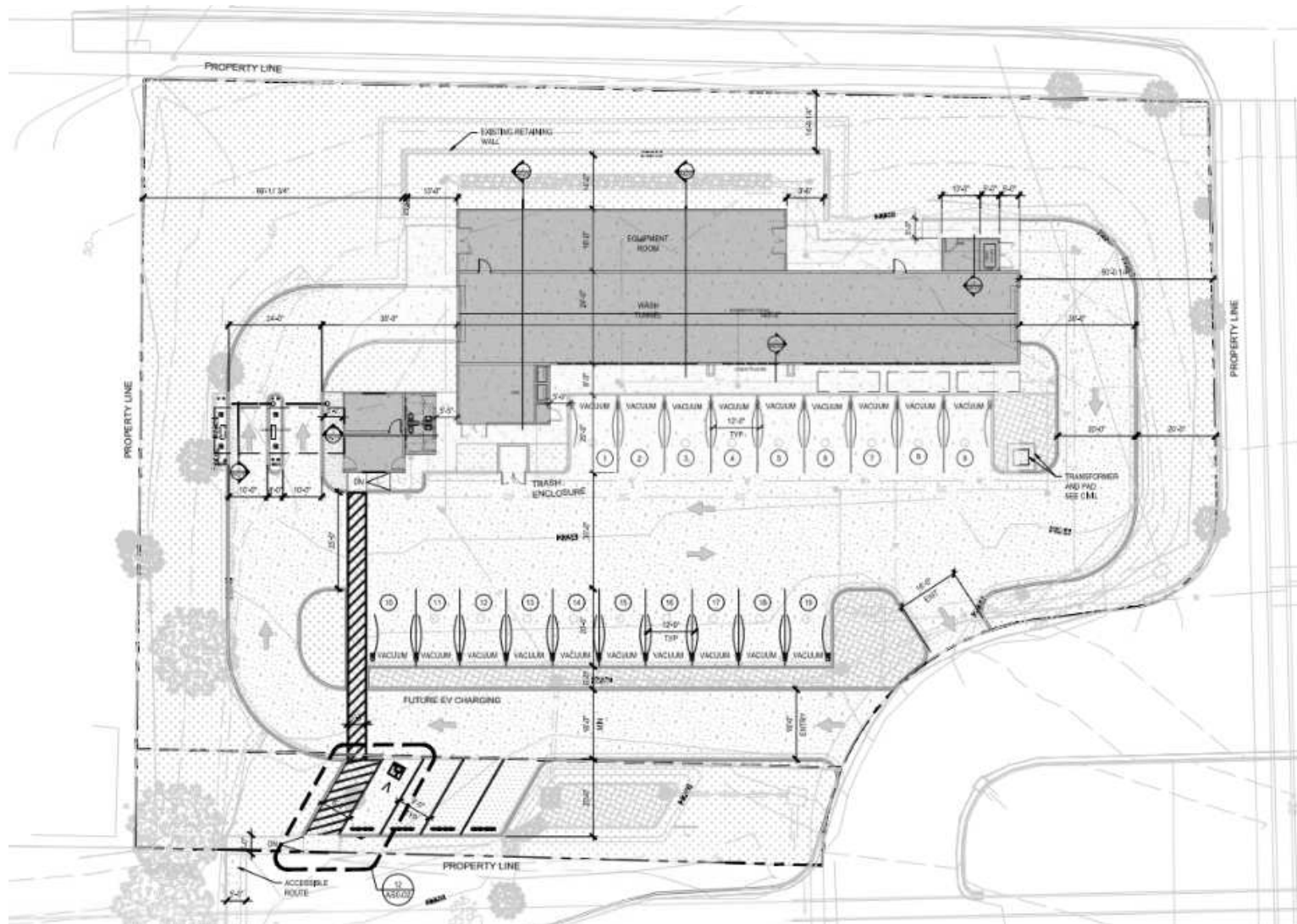
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Site Plan



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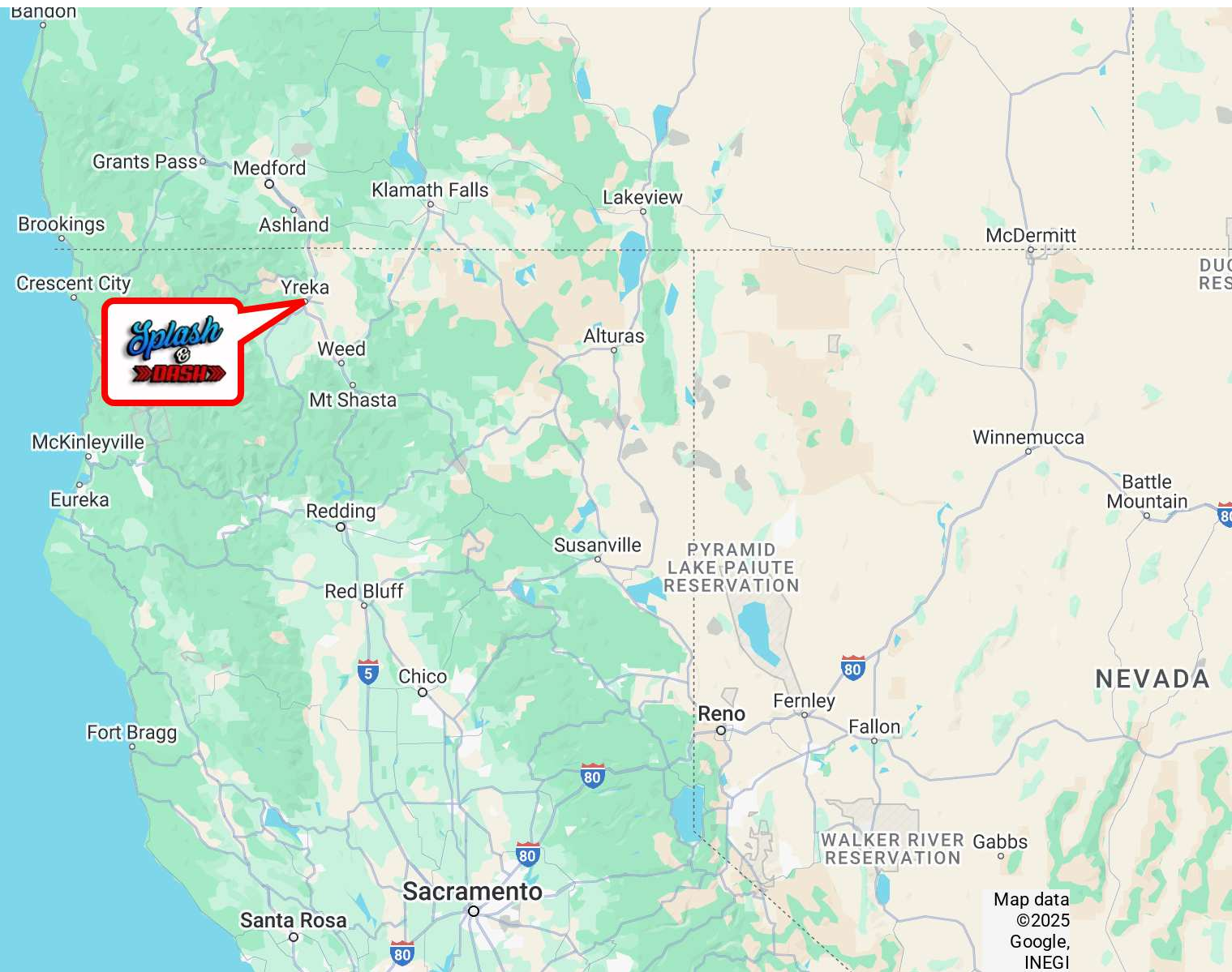
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Location Map



Map data
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SECTION 2.

Financial Analysis

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Financial Summary

Investment Overview

2025-2026 12 Month Projection

Price	\$7,250,000
CAP Rate	10.71%
Cash-on-Cash Return (yr 1)	13.31%
Total Return (yr 1)	\$445,757
Debt Coverage Ratio	2.35

Operating Data

2025-2026 12 Month Projection

Gross Income	\$1,246,771
Operating Expenses	\$470,242
Net Operating Income	\$776,529
Pre-Tax Cash Flow	\$445,757

Financing Data

2025-2026 12 Month Projection

Down Payment (40%)	\$3,350,000
Loan Amount (60%)	\$3,900,000
Annual Debt Service	\$330,773
Debt Service Monthly	\$27,564

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Income & Expenses

Income Summary

2025-2026 12 Month Projection

Gross Income

\$1,246,771

Expenses Summary

2025-2026 12 Month Projection

Advertising & Marketing	\$29,900
Website Ads	\$1,336
Business Licenses	\$723
Equipment Rental	\$599
General Business Expenses	\$7,535
Bank Fees / Service Charges	\$257
Memberships / Subscriptions	\$389
Uniforms	\$1,048
Property & Liability Insurance	\$25,645
Accounting Fees	\$472
Office Expenses	\$423
Shipping & Postage	\$121
Small Tools & Equipment	\$202
Software & Apps	\$16,380
Payroll / Taxes / Fees / WC Insurance	\$185,000
Repairs & Maintenance	\$483
Supplies & Materials / Chemicals	\$21,234
Property Taxes (1% of \$5,000,000)	\$50,000
Disposal & Waste	\$4,400
Electricity	\$84,935

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Income & Expenses

Internet	\$188
Phone Service	\$1,512
Water / Sewer	\$11,438
Credit Card Fees	\$26,022
Operating Expenses	\$470,242
Net Operating Income	\$776,529

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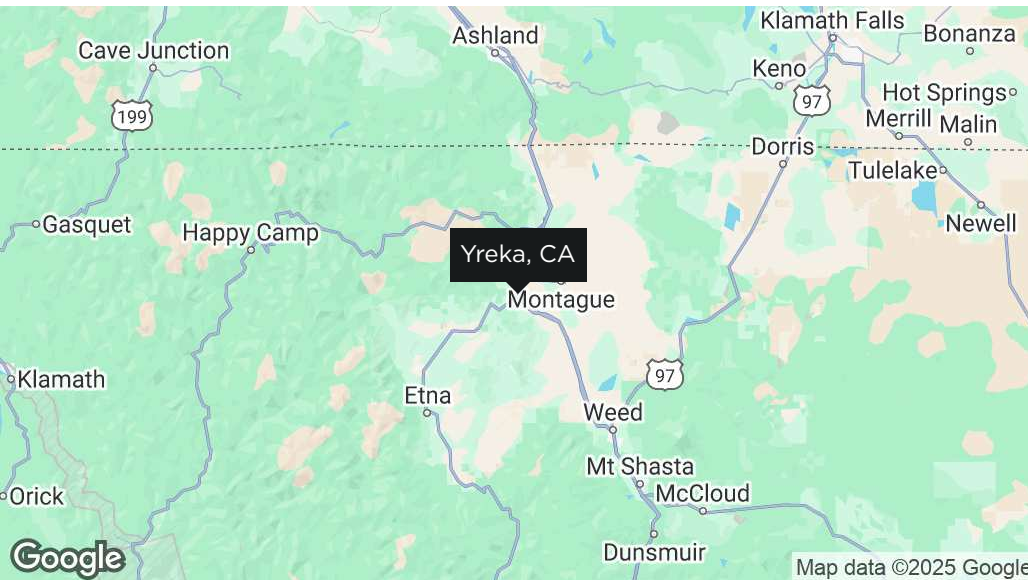
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City Information



Location Overview

Yreka was officially established in 1857, about six years after the discovery of gold in 1851. Today, the town proudly honors its origins as a gold rush hub through strategically placed public art, a gold mining museum, and by having the Yreka High School mascot as a gold miner.

Despite its size, Yreka serves as the County Seat and is the largest community in Siskiyou County, playing a significant role in the area's commerce. Over the past decade, the town has been evolving with various developments, from the introduction of a Starbucks Drive Thru to major projects like a 10-acre full-service truck stop completed in 2020 at the town's north end. Other recent additions include a modern Ford/Honda Dealership and a new Indian Casino Resort & Hotel managed by the Karuk Tribe, both opening in 2020 and 2019 respectively, and a state-of-the-art courthouse that began operations in downtown Yreka in spring 2021.

Additionally, a five-mile greenway project, designed for walking and biking, is underway to connect the town's north and south ends along Yreka and Greenhorn Creeks. In 2022, the Yreka Splash & Dash opened a 150-foot car wash tunnel with 19 vacuum bays, marking the county's first fully automated, cutting-edge car wash service.

With a standing population of nearly 7,807 residents and a daytime influx elevating it to over 10,000 people, Yreka is clearly poised and planning for future growth.

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Advisor Bio 1



Jim Esway

Managing Partner

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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.

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