



CROSSROAD
VENTURES GROUP

1623 Yosemite Blvd

Modesto, CA 95354



FOR SALE \$3,650,000

For Sale

Car Wash

916.788.9731

crossroadventures.net

Highlights

- New automatic tunnel with state-of-the-art equipment
- Two in-bay automatics including a newly added second machine
- Three self-serve bays with fully replaced equipment
- Two-lane RFID membership system for recurring revenue potential
- Seven vacuums upgraded with top hose design
- Fenced property for improved security and site control
- 2025 Actuals CAP Rate - 8.2% - 2026 Projected CAP Rate - 10.77%

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SECTION 1.

Property Information

1623 Yosemite Blvd

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Car Wash

Property Summary



Property Description

This Car Wash features a 2,180 SF commercial building originally built in 1973 and recently revitalized with significant capital improvements. The car wash is fully equipped with three self-serve bays, two in-bay automatics, and a newly installed automatic tunnel, creating multiple service options that drive consistent customer traffic. Between 2021 and 2024, the site underwent extensive upgrades, including new self-serve and automatic equipment, added vacuums, fencing, and the implementation of a two-lane RFID membership system. The property is turnkey and ready to deliver immediate cash flow with strong potential for future financial growth.

Offering Summary

Sale Price:	\$3,650,000
Lot Size	19,803 SF
Building Size	2,180 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	531	1,424	4,149
Total Population	1,514	4,171	12,096
Average HH Income	\$70,715	\$74,248	\$76,288

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Location Description

Located in the heart of Modesto, the area surrounding the property benefits from strong visibility and steady traffic flow along Yosemite Boulevard, a major thoroughfare connecting residential neighborhoods and commercial destinations. Modesto is known for its thriving agricultural roots and growing retail corridors, offering a balanced mix of local businesses and national brands. Nearby points of interest include Modesto Junior College, the Vintage Faire Mall, and popular attractions such as the Gallo Center for the Arts and John Thurman Field. The location also provides convenient access to dining, shopping, and essential services, making it an appealing hub for both residents and visitors throughout the region.

Property Highlights

- New state-of-the-art automatic tunnel installed with modern equipment
- Two in-bay automatics including a recently added second machine
- Three upgraded self-serve bays providing customer choice and convenience
- Two-lane RFID membership system supporting recurring revenue growth
- Nine vacuums on site, with four upgraded to top hose design
- Three additional vacuums installed in 2023-2024 to expand service capacity
- All major car wash equipment replaced or upgraded 2021-2024
- Fully fenced property offering enhanced security and site control
- Well-maintained, turnkey facility with established customer base
- 2,180 SF commercial building purpose-built for car wash operations
- C-2 zoning supporting flexible automotive and commercial use
- Proven layout designed for efficiency and smooth traffic flow
- Excellent investment opportunity for both owner-operators and investors

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Additional Photos



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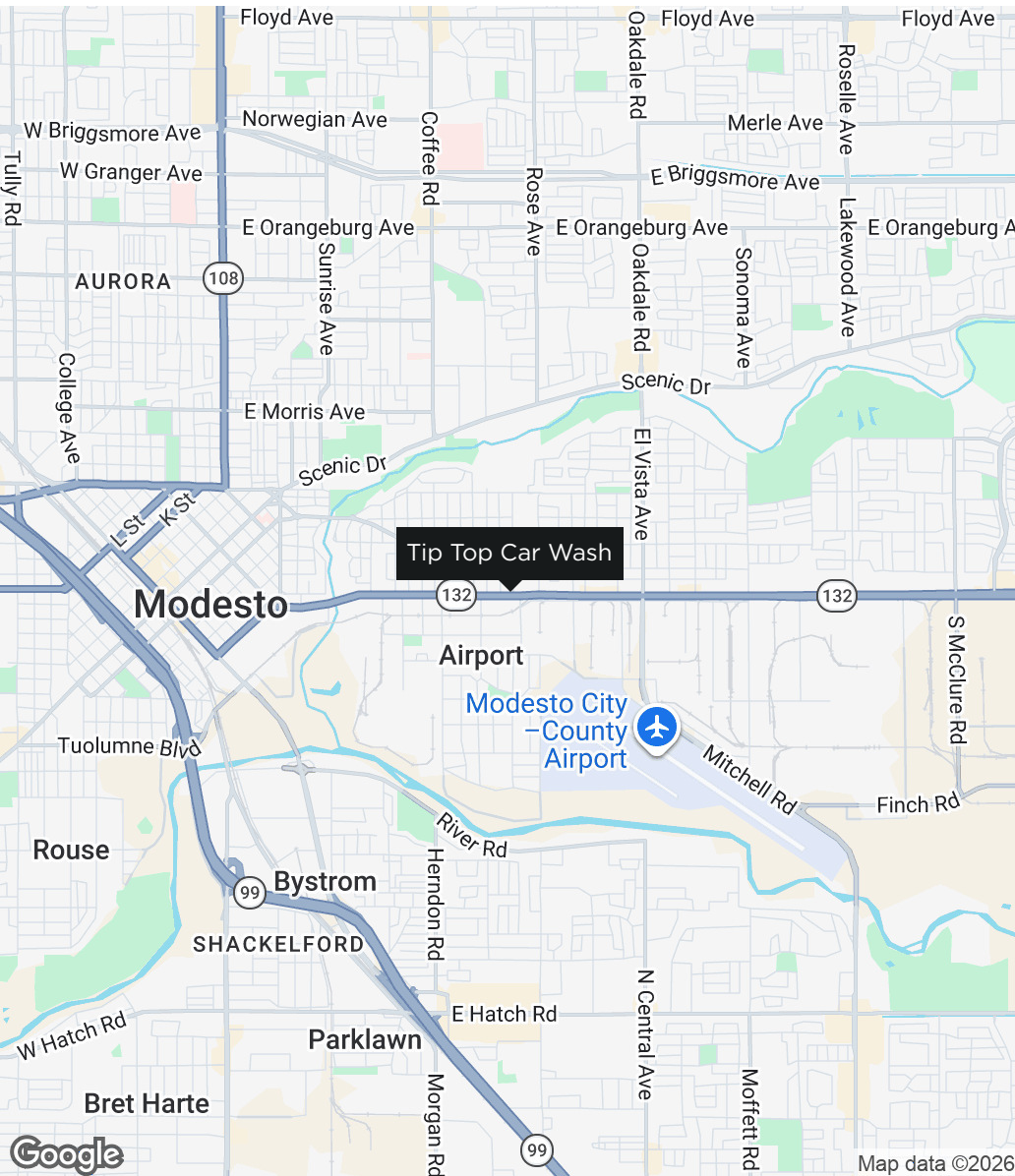
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Regional Map



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SECTION 2.

Financial Analysis

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Financial Summary

Purchase Price	\$3,650,000
2025 Actuals - CAP Rate	8.2%
2026 Projection - CAP Rate	10.81%
Operating Data	
2025 Income Summary	
Gross Income	\$660,190
Less: COGS	(\$35,337)
Gross Profit	\$656,070
<u>Less: Operating Expenses</u>	<u>(\$323,643)</u>
Net Operating Income	\$300,867
2026 Proforma Operating Data	
2026 Projection Summary	
Gross Income	\$755,190
Less: COGS	(\$35,337)
Gross Profit	\$719,853
Less: Operating Expenses	(\$360,502)
Net Operating Income	\$394,688
POTENTIAL BONUS DEPRECIATION WRITE OFF	\$2,000,000

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SECTION 3.

Demographics

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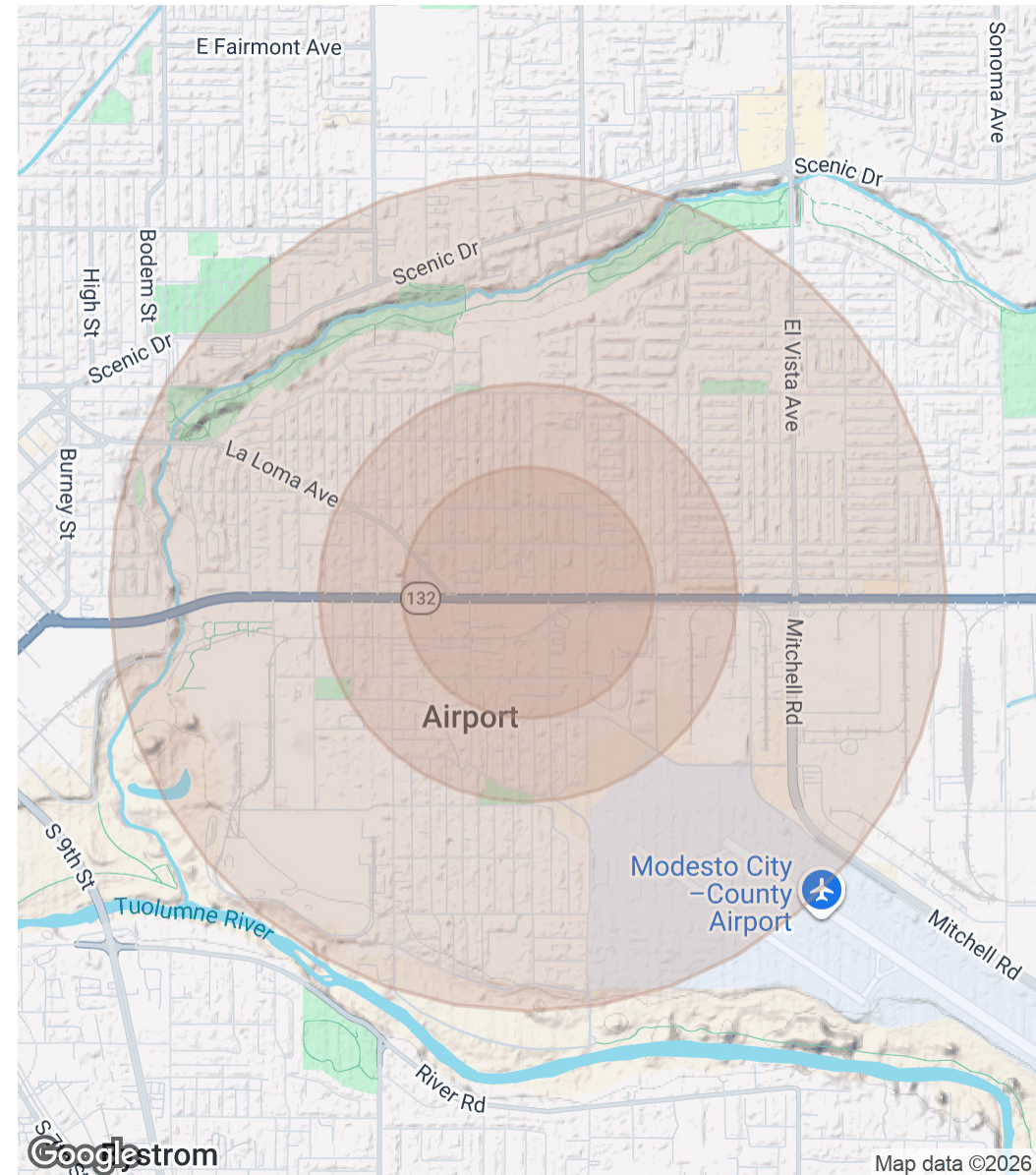
Car Wash

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,514	4,171	12,096
Average Age	39	39	39
Average Age (Male)	39	39	38
Average Age (Female)	40	40	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	531	1,424	4,149
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$70,715	\$74,248	\$76,288
Average House Value	\$399,866	\$383,469	\$427,808

Demographics data derived from AlphaMap



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