

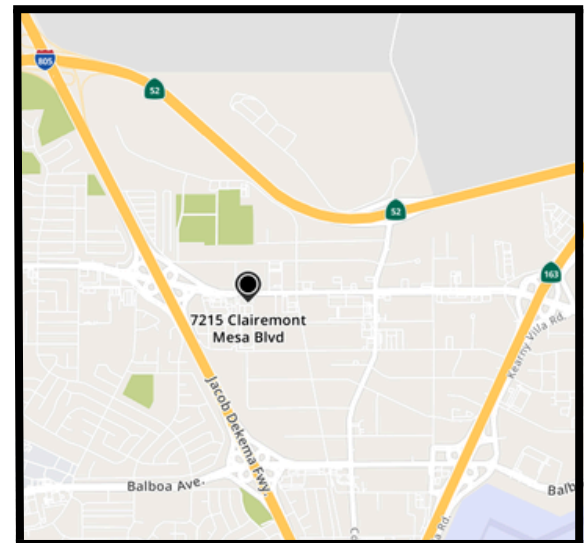
CAR WASH FOR SALE

7215 Clairemont Mesa Blvd
San Diego, CA, 92111



BUSINESS FEATURES

- **ASKING PRICE: \$595,000**
- Seller open to financing options with qualified Buyers!
- 2023 Sales: \$58K pm, Wash, Detail & Snack shop
- Primary Lease Period with options – until June 2038
- Current Rent \$18,658 pm + nnn (Triple Net)
- Buyer must be approved by Landlord and Guarantee lease
- Potential to convert to Express or Flex Wash
- Attached Bay for detailing, window tint, stereo & ding repair
- Indoor waiting area with snack shop
- Traffic Count approximately 50,000+ Cars Per Day (CoStar)
- Please Visit Business, but **DO NOT SPEAK TO EMPLOYEES!**



For More Information

Duane “Bernie” Bernard

Senior Vice President

D: (619) 241-2216

C: (619) 995-4538

bbernard@naisandiego.com

License: # 01318918

9820 Willow Creek Road

Suite 100

San Diego, CA 92131

naisandiego.com

BUSINESS DESCRIPTION

This well-established, full serve car wash opened new in 1999 and features a Car Wash situated on a large 40,000 s/f lot with easy access. There are two other tenants sharing the center: Jiffy Lube and a Gas Station. The Car Wash has a large entrance to stack up to 12 vehicles, with a 90+ foot-long automated tunnel and attached building for detail services & a customer waiting area with snack shop. All car wash equipment is newer and well maintained. The property is surrounded by two shopping centers, also owned by the same landlord, which have tenants such as Food 4 Less, Walmart, LA Fitness, McDonald's, and Starbucks.

The current owner is absentee, and an experienced “Hands On” car wash operator could potentially take the business and profits to the next level.