

EXPRESS CAR WASH

Signalized Corner Intersection



Bashir Tariq

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DRE# 01851484



COMMERCIAL

OFFERING SUMMARY

Location

Express Car Wash

For additional information, kindly complete the NDA, using the following link

bashirtariq.com/nda-form

Offering Summary

Price **\$7,700,000**

Building Size 3,677 SF

Lot Size 38,259 SF

Year Built 2019

Vacuums 17

APN# 1012-141-05-0000

Increase revenues instantly by offering Flex Car Wash Combo

FULL SERVICE + EXPRESS CAR WASH



INVESTMENT HIGHLIGHTS

PRIME SIGNALIZED CORNER LOCATION

- Express Car Wash has been serving the community since 2019
- Originally built and operated as Tommy's car wash
- Currently operate as successful independent Express Car Wash
- Highly visible signalized corner lot easy access from 2 streets
- Elite belt drive conveyor system, vehicles ride smoothly on a continues conveyor belt system
- Densely populated area with over 460,000 population within 5 miles radius
- Car Wash is operating as an Express Car Wash
- Possible to increase revenues instantly by offering Flex Car Wash model
- Flex Car Wash models allow owners to adapt to customer preferences - some prefer professional cleaning (Full Service), while others enjoy the convenience and speed of Express options.
- This flexibility attracts a broader customer base and supports upselling opportunities, such as auto detailing, higher value monthly memberships, and add-on services.
- Major Development northwest corner of Mission Blvd & Ramona Ave, near the car wash
- Oakmont Mission Ramona Business Park on 8.45 acres around 187,179 SF
- Part of 8 building master planned industrial park with state of the art features



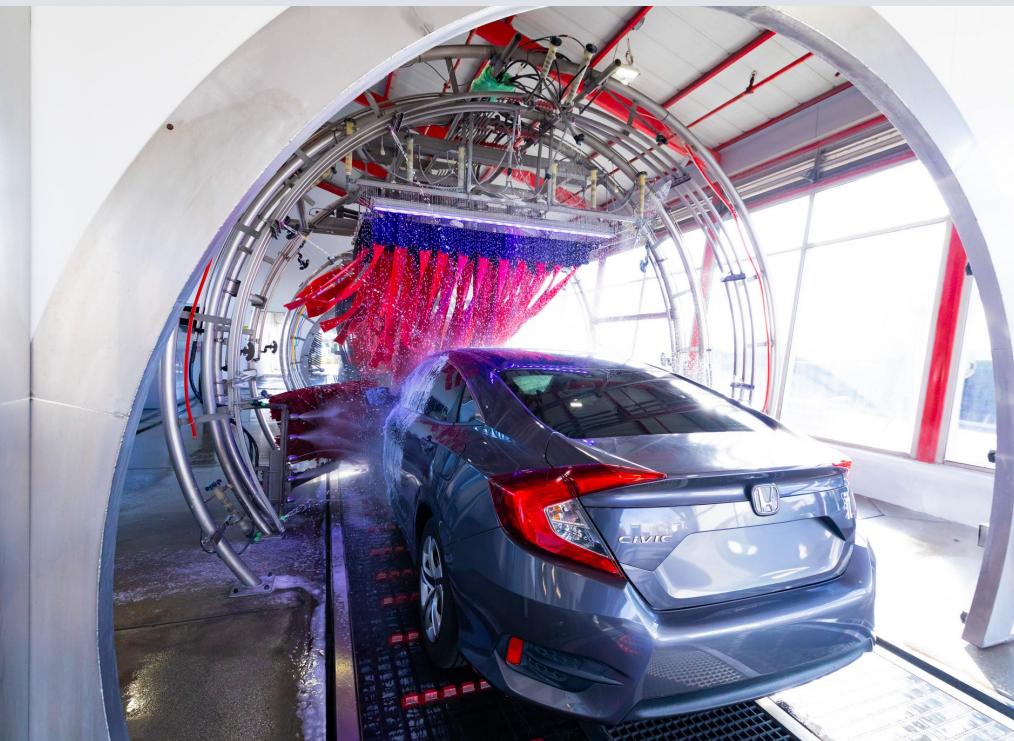
EXTERIOR VIEWS



TUNNEL VIEWS



TUNNEL VIEWS



AERIAL OVERVIEW



AERIAL OVERVIEW



EXTERIOR VIEWS



Presented By:



Bashir Tariq

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Confidentiality & Disclaimer

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

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CALIFORNIA 2019



(21) COMMERCIAL



**Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
Built Car Washes with Gas Stations**

*Developed and Turned Closed, NON performing
Car Washes into the Highest and Best Operating
Car Washes in the Car Wash industry*

Member of: ICA, WCA, ICSC NAR, C.A.R, RIAOC, RACOC



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