

CAR WASH with Multi-Profit Centers 1.28 Acres—Major Hwy



Bashir Tariq 951-269-3000

BashirTariq@msn.com

DRE# 01851484



OFFERING SUMMARY

Location

Apple Valley Auto Spa

20570 Bear Valley Rd
Apple Valley CA 92308

Offering Summary

Price	\$2,890,000
Building Size	5,827 SF
Lot Size	55,800 SF 1.28 Acres
Year Built	2007
Vacuums	2 Bays Drive Thru Oil Change 2 Bays Auto Detail - Center

Multi Profit Center

100% Hand Car Wash
2 Bays Drive Thru Oil & Lube Center
2 Bays Auto Detail Center
Additional revenue possibilities: Window Tinting, Smog Check Station, Gourmet Coffee, Juice and Snack Bar Upstairs Office

Prime location for Flex combination:
Full Service and Express Car Wash



INVESTMENT HIGHLIGHTS

PRIME LOCATION, BEAR VALLEY RD, APPLE VALLEY - CA

- Car Wash located on major Highway, built in 2007 and remodeled in 2024
- Offers multiple profit centers with many other possibilities
- Ideal location for Flex Car Wash: Offer Full Service Car Wash and an Express Car Wash
- Currently operating as Full Service Hand Car Wash, 2 Bays Auto Detail Center and 2 Bays Oil & Lube Center. Upstairs an executive office suite
- Additional revenue possibilities: Window Tinting, Smog Check Station, gourmet coffee, juice and snack bar
- Customers value the premium Hand Wash experience, where vehicles are carefully washed by hand using soft washing mitts
- Located on Bear Valley Rd with over 33,000 vehicles daily traffic
- Population of over 107,000 within 5 miles radius



EXTERIOR VIEWS



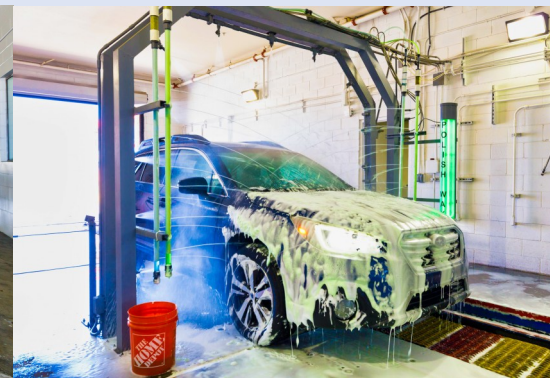
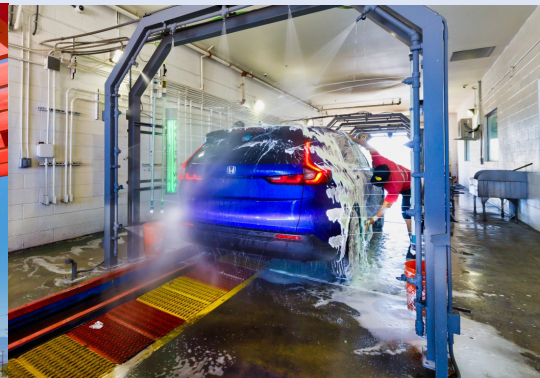
AERIAL OVERVIEW



INTERIO AND UPSTAIRS OFFICE VIEWS



EXTERIOR - TUNNEL AND ADDITIONAL VIEWS



OIL CHANGE VIEWS



AERIAL OVERVIEW



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	47,272	107,575	313,067
	Median Age	39.8	37.1	34.5
	Bachelors' Degree Higher Education	18%	17%	13%
INCOME				
	Average House Income	\$86,312	\$88,189	\$82,883
HOUSING				
	Median Home Value	\$364,269	\$361,954	\$337,619
	Median Home Year Built	1987	1986	1988
HOUSEHOLDS				
	2024 Households	16,540	35,941	96,311
	Average Household Size	2.8	2.9	3.2
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	69%		
	Renter Occupied Households	31%		
TRAFFIC				
	Bear valley Cutoff and De Varian Ln E	33,483	2025	
	Bear valley Cutoff and Tesuque Rd W	32,123	2025	
DAYTIME EMPLOYMENT				
	Employees	7,519	23,849	67,051
	Businesses	1,047	3,356	9,389

SNAPSHOT



107,575

POPULATION 5 mile



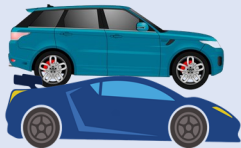
\$88,189

INCOME 5 mile



\$361,954

HOME VALUE 5 mile



33,483

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

APPLE VALLEY, CA

Apple Valley is located at the southern edge of the Mojave Desert. It is bordered by the cities of Victorville on the west and Hesperia on the southwest sides, with the unincorporated community of Lucerne Valley a distance to the east and the city of Barstow about 30 miles (48 km) to the north. Apple Valley, along with Victorville, Hesperia, Adelanto, and immediate surrounding areas, are commonly known as the Victor Valley. The primary thoroughfare through Apple Valley is State Route 18, which was given the moniker "Happy Trails Highway" within Apple Valley town limits, after the theme song of Roy Rogers and Dale Evans, who once resided on Outer Highway 18. The commercial area is split currently between State Route 18 and Bear Valley Road (the two roads are near parallel until they intersect in the east, outside of town). The Mojave River that borders the west side of Apple Valley flows south-to-north. The town is bounded on its southern edge by the foothills of the San Bernardino Mountains.

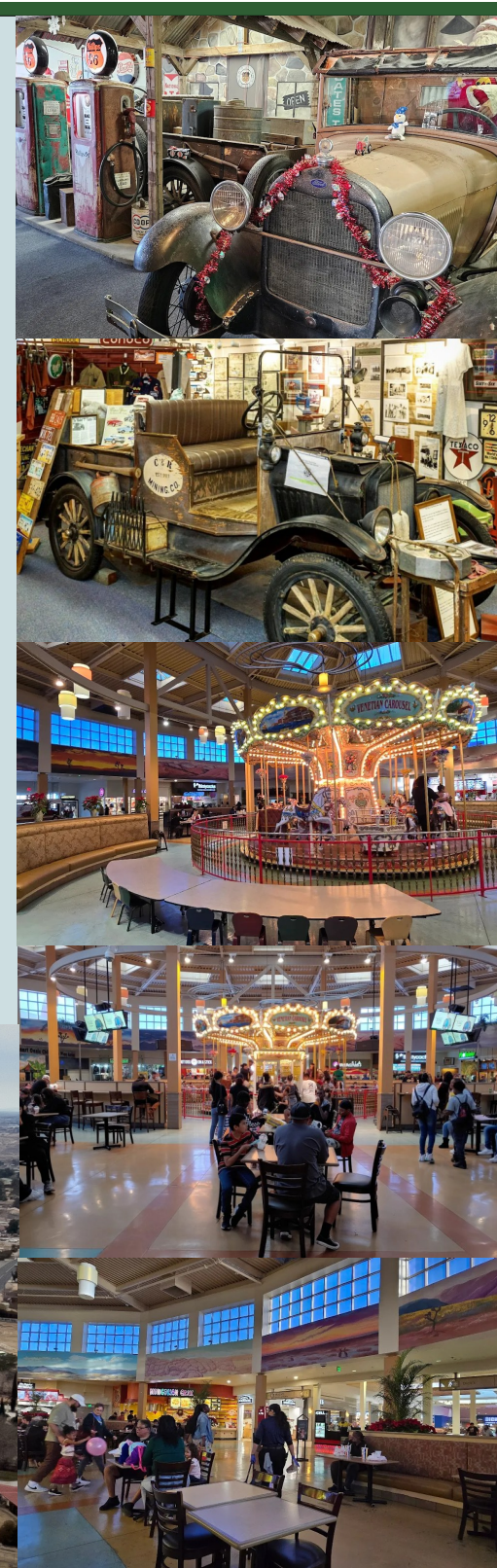
According to the United States Census Bureau, the town has a total area of 73.5 square miles (190 km²), of which 73.2 square miles (190 km²) are land and 0.3 square miles (0.78 km²), or 0.45%, is covered by water.

The elevation of Apple Valley is about 2,900 ft (880 m) above sea level.

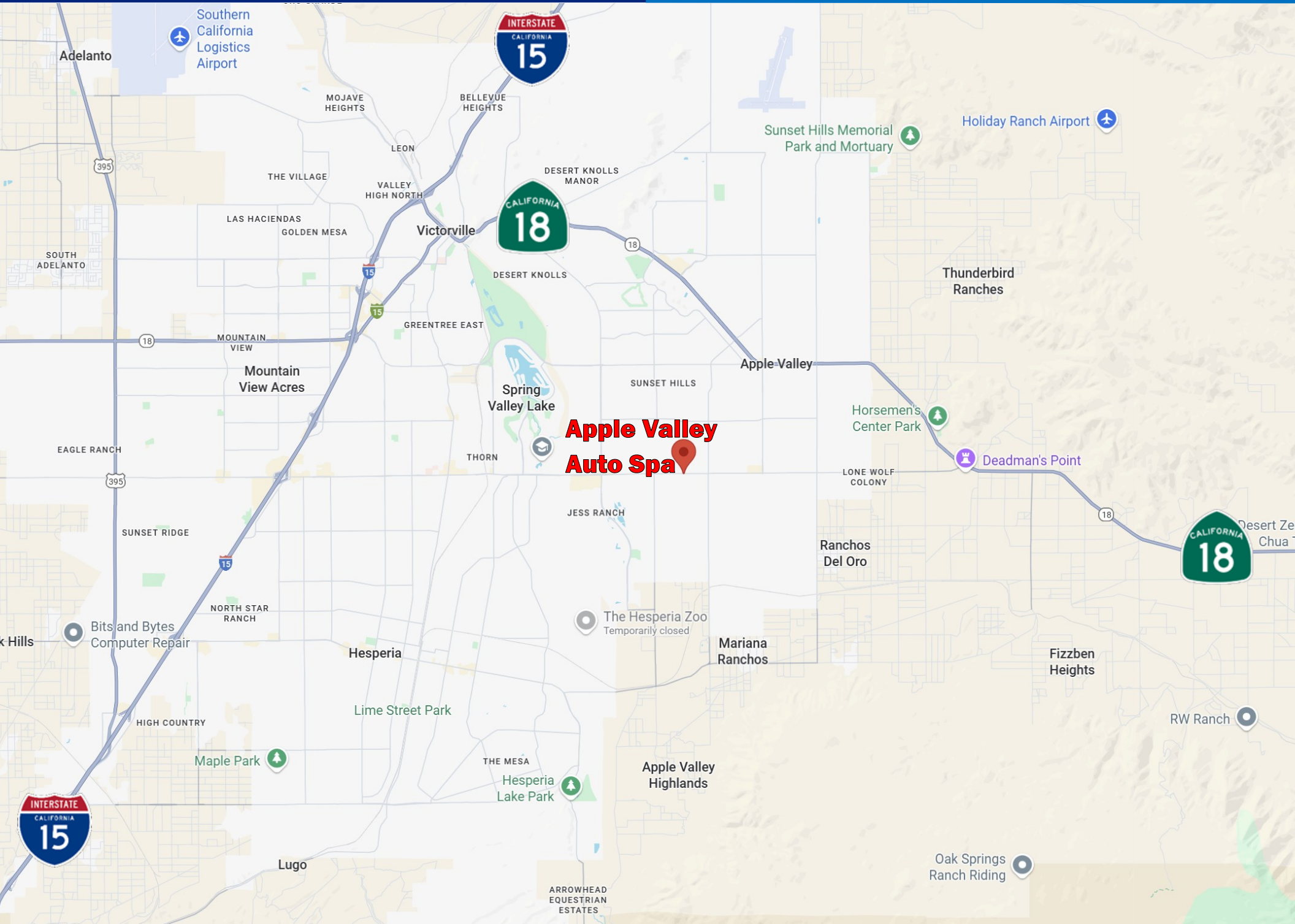
Apple Valley is an incorporated town in the Victor Valley of San Bernardino County, California, United States. Its population was 75,791 as of the 2020 United States census. The town is east of and adjoining to the neighboring cities of Victorville and Hesperia, 35 miles (56 km) south of Barstow, and 49 miles (79 km) north of San Bernardino through the Cajon Pass. It was incorporated on November 14, 1988, and is one of the 22 incorporated municipalities in California that use "town" in their names instead of "city".

The Apple Valley name was officially recognized when a post office was established in 1949. Apple Valley was home to Roy Rogers and Dale Evans, whose museum was first established in Apple Valley (in 1967) before the museum was relocated to Victorville in 1976. In 2003, the museum moved again, to Branson, Missouri. The move was made in hopes of reaching more fans; however, the museum closed for financial reasons on December 12, 2009.

THINGS TO SEE & DO IN APPLE VALLEY AND VACINITY



REGINAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

KW Commercial Director:

Business Sales and Commercial Real Estate

4010 Barranca Pkwy, Suite 100, Irvine CA 92604

Direct: 951-269-3000 | Email: BashirTariq@msn.com

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

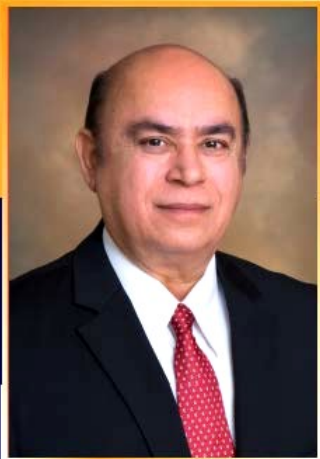
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CalDRE# 01851484

BASHIR TARIQ

951-269-3000

BashirTariq@msn.com

Director Business Sales and
Commercial Real Estate



4010 Barranca Parkway
Suite 100
Irvine, CA 92604

KW Commercial Director Business Sales and Commercial Real Estate



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

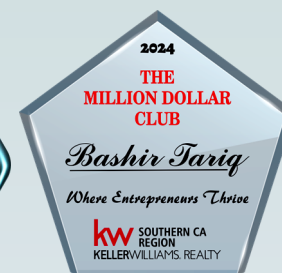
*Developed and Turned Closed, NON performing
Car Washes into the Highest and Best Operating
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