

FLEX - Full Service + Express Car Wash **Major Intersection**



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DRE# 01851484



OFFERING SUMMARY

Location

Tracy Express Car Wash

2480 N Tracy Blvd
Tracy CA 95376

Offering Summary

Price	\$8,990,000
Building Size	20,725 SF
Lot Size	45,825 SF 1.05 acres
Year Built	1996
Vacuums	8 Express + Full Service Room to add additional vacuums

Rental Income - Valvoline Oil - \$120,000 / yr



INVESTMENT HIGHLIGHTS

FLEX - FULL SERVICE + EXPRESS CAR WASH IN THE CITY OF TRACY

- Car Wash was remodeled in the past few years, upgraded from hand wash to Full Service automated Flex Wash in late 2023
- High volume, High earnings car wash with new equipment. Busy auto detail center
- Coffee Shop under remodeling to add additional income. Add customer favorite snacks and food to further boost sales
- Flex Wash offers Full Service and Express Car Wash choices to customers with full auto detailing
- Located near major intersection with daily traffic over 21,000 vehicles per day
- Population over 102,000 and over 30,000 daytime employee working within the 5 mile radius
- Minutes away from McKinley Village Shopping Mall, I-205 and many retail centers
- Rental income from Valvoline oil \$120,000 per year. Valvoline is not part of the asking price



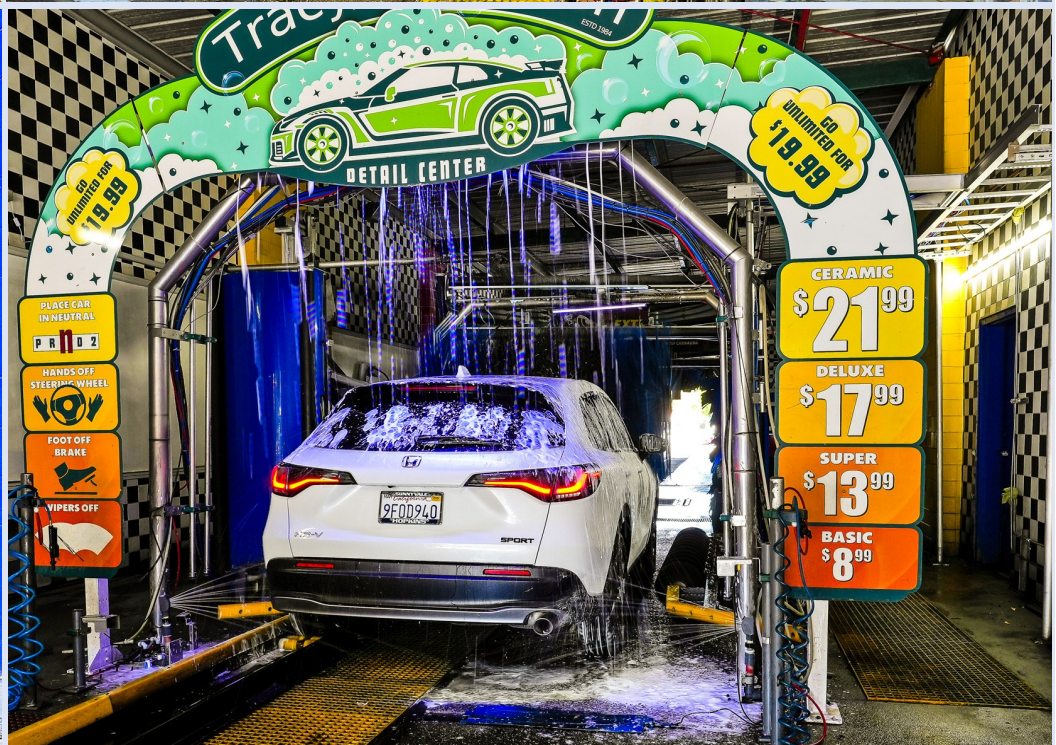
AERIAL OVERVIEW



Grant Line Rd

N Tracy Blvd

TUNNEL VIEWS



Exterior - Oil Change and Interior Views



Tracy Express Car Wash



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	78,238	102,492	171,456
	Median Age	36.4	36.6	36.2
	Bachelors' Degree Higher Education	19%	21%	24%
INCOME				
	Average House Income	\$123,836	\$131,076	\$140,444
HOUSING				
	Median Home Value	\$595,990	\$639,251	\$654,724
	Median Home Year Built	1991	1994	2000
HOUSEHOLDS				
	2024 Households	23,611	30,601	49,287
	Average Household Size	3.3	3.3	3.4
	Average Household Vehicles	3	3	3
HOUSING OCCUPANCY				
	Owner Occupied Households	64%		
	Renter Occupied Households	36%		
TRAFFIC				
	N Tracy Blvd and Cordoza Rd N	21,640	2022	
	W Grant Line Rd and O Hara Dr W	24,089	2022	
DAYTIME EMPLOYMENT				
	Employees	26,355	30,409	42,749
	Businesses	3,261	3,696	4,736

SNAPSHOT



102,492

POPULATION 5 mile



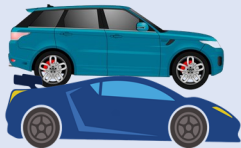
\$131,076

INCOME 5 mile



\$639,251

HOME VALUE 5 mile



21,640

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

TRACY

Tracy is the second most populated city in San Joaquin County, California, United States. The population was 93,000 at the 2020 census. Tracy is located inside a geographic triangle formed by Interstate 205 on the north side of the city, Interstate 5 to the east, and Interstate 580 to the southwest.

Tracy is centered in a triangle formed by major interstates I-205, I-580 and I-5. It is only an hour from the major metropolitan areas of San Francisco, San Jose, and Sacramento, in addition to an hour away from Yosemite National Park. With the recently won grant from San Joaquin County for tourism recovery, the City is preparing a tourism campaign to tell its story to visitors from all over the Western U.S. The City's key tourism assets are described below. The City's key tourism assets are described below.

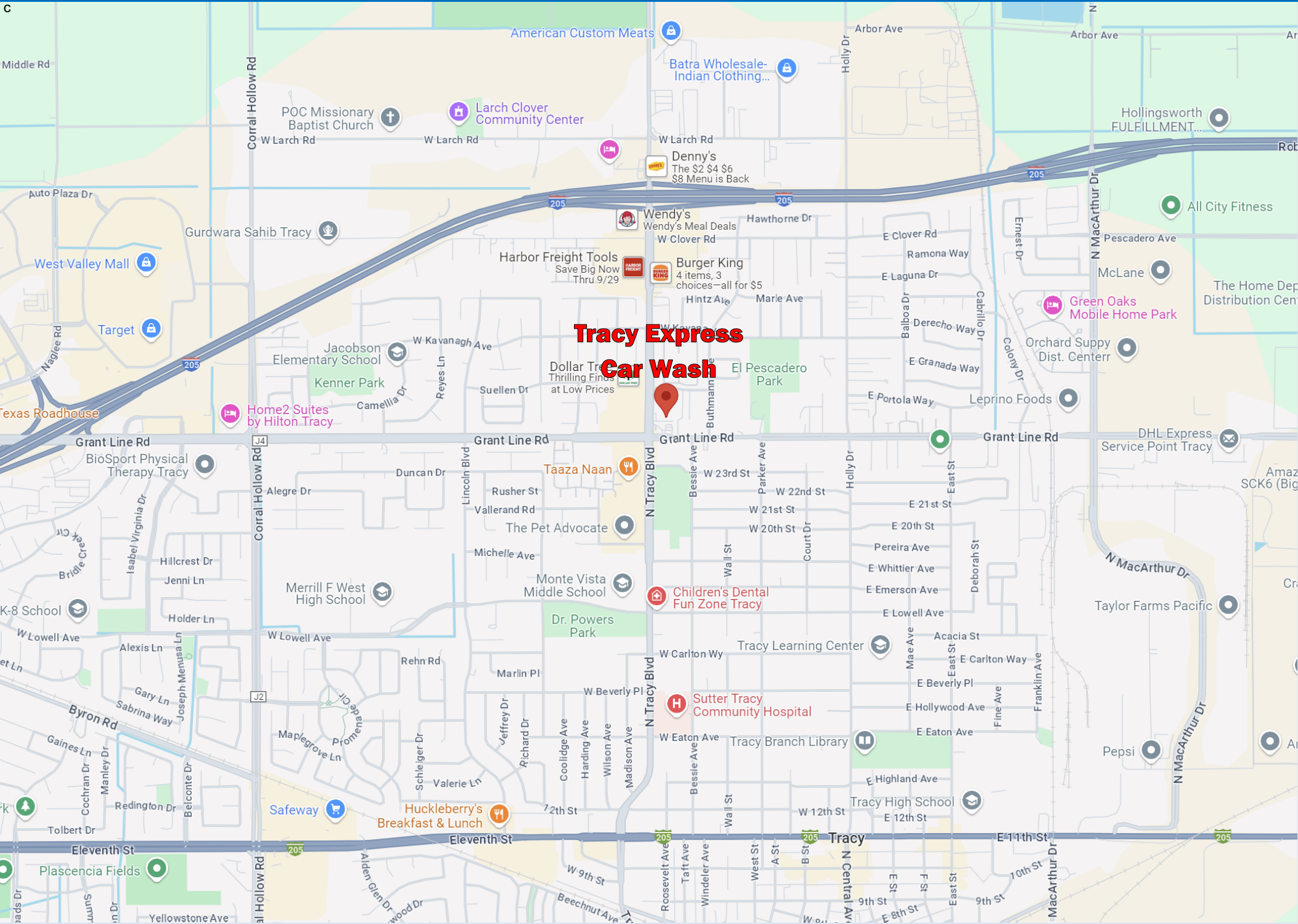
ECONOMY

The City of Tracy's Economic Development Division seeks to promote and pursue commercial, industrial, and office development within the City to create a diversified and sustainable economic base for the community. Businesses and industries receive immediate access to large population centers and target markets. The area boasts a highly skilled workforce, incentives, and a vibrant quality of life for those who Live, Work and Play Inside the Triangle.

Whatever your development or business needs, you'll find friendly and expert-level support along the way as we strive to serve your existing, expanding or new business.



REGIONAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

KW Commercial Director:

Business Sales and Commercial Real Estate

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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

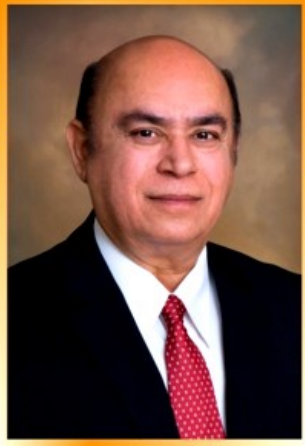
This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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**AWARD
WINNING
AGENT**



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KW Commercial Director Business Sales and Commercial Real Estate



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- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
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