



CROSSROAD
VENTURES GROUP

2535 Feather River Blvd,
Oroville, CA 95695



FOR SALE \$3,600,000

For Sale

Express Car Wash

916.788.9731

crossroadventures.net

Highlights

- 805 Active Monthly Members
- Illuminated Sign on Highway 70 (valued at \$60K)
- Over \$900K Spent in 2018 for the Tunnel Rebuild

JIM ESWAY

CallIDRE #00820384

P: 916.788.9731

jesway@crossroadventures.net

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Crossroad Ventures Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

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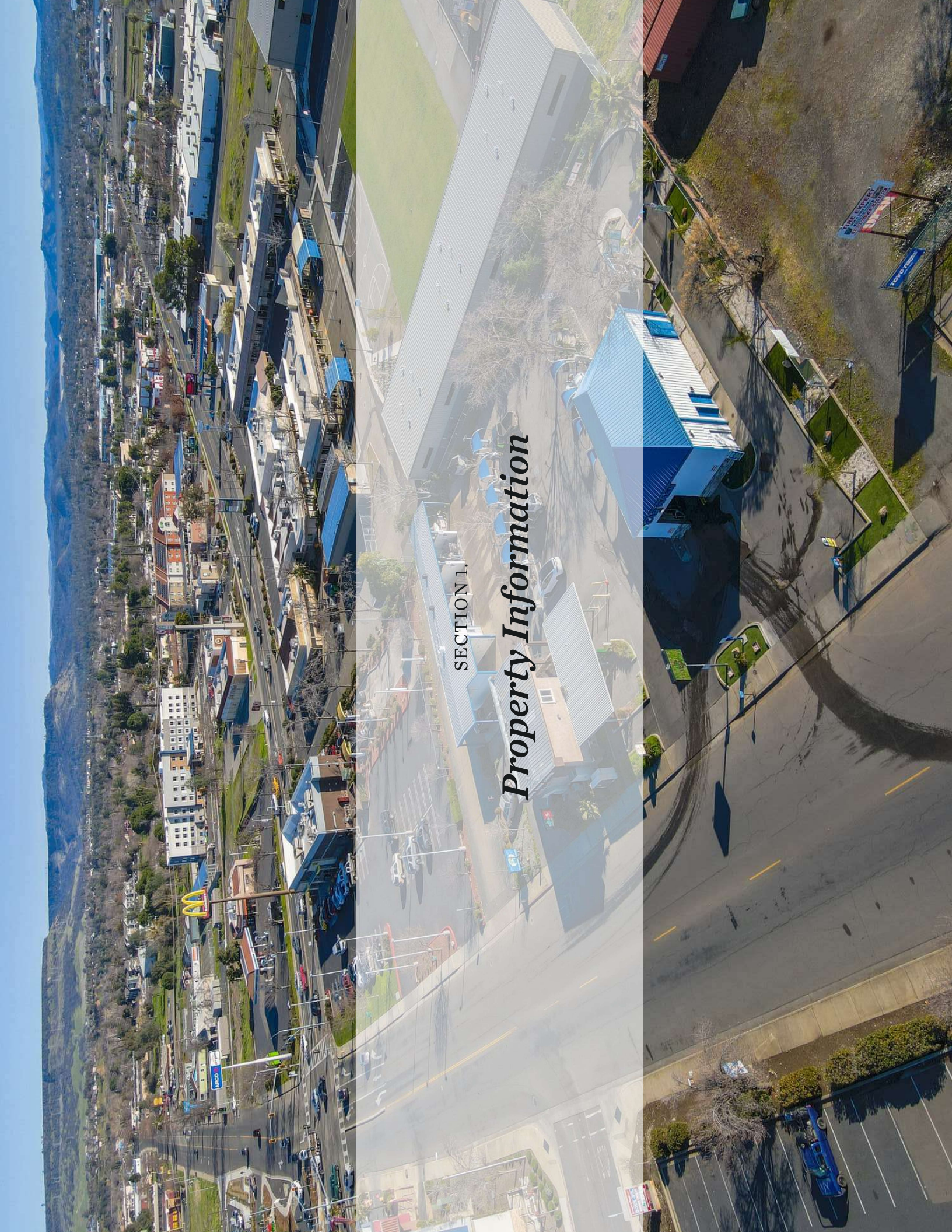
ADVISOR BIOS 17

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

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SECTION I.

Property Information

2535 Feather River Blvd,

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For Sale

Express Car Wash

Property Summary



Property Highlights

- 805 Active Monthly Members
- Illuminated Sign on Highway 70 (valued at \$60K)
- Over \$900K Spent in 2018 for the Tunnel Rebuild
- Over 68,000 Cars Washed in 2023
- Located Directly off of Highway 70
- Surrounded by Major Retailers

Offering Summary

| | |
|---------------|-------------|
| Sale Price: | \$3,600,000 |
| Building Size | 1,800 SF |

Demographics

| | | | | | | | |
|-------------------|----------|------------|----------|-----------|-------|--------|----------|
| Total Households | 73 | 0.25 Miles | 370 | 0.5 Miles | 1,366 | 1 Mile | 3,067 |
| Total Population | 156 | | 798 | | | | |
| Average HH Income | \$28,620 | | \$28,810 | | | | \$35,135 |

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2535 Feather River Blvd,

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Express Car Wash

Property Description

Property Description

Crossroad Ventures Group is pleased to offer a unique opportunity to acquire a high volume Express Car Wash facility, in a prime Oroville location.

The offering highlights include:

- * Location, Location, Location - Situated just off Oro Dam Blvd E, a major retail corridor off 70, with daily traffic counts exceeding 29,000 cars/day
 - * Trade Area - Located in Oroville with nearly 50,000 residents in a 10 mile radius and a average house hold income of \$69,000 per year.
 - * Neighborhood - Surrounded by a full complement of retailers including McDonalds, Dutch Bros and Panda Express, Starbucks
 - * Internet resistant service business with repeat customers
 - * A 70-foot conveyor tunnel
 - * Recently updated and upgraded equipment
- DO NOT GO ONTO THE PROPERTY OR DISTURB EMPLOYEES WITHOUT CONTACTING LISTING BROKER**

Location Description

The rare business enterprise is situated in a +/-1,800 sf building on prime real estate located in a excellent area of Oroville. The property is surrounded by entertainment, food destinations, and other high traffic destinations like McDonalds, Starbucks, Taco Bell, and Walmart.



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Express Car Wash

Equipment List

- Ultimate Conveyor 70'
- Hydraflex Chemical Board
- Hamilton Bill Changer
- Rain2 Rain Manifold - 2 GPM
- MacNeil Gloss Boss Tire
- Mr. Foamer Rain Bar - 2 GPM
 - Rain X
 - Triple Coat
 - Extreme Shine
- Mr. Foamer Foam Gen
- Mr. Foamer Banana Foamer Set
- Mr. Foamer CTA Set
- Stainless-Steel Vacuums Free-Standing Arch W/9-Nozzles
- Top Washer Wrap Combo -Tw/Ro
- Wash Across Curtain Stainless Steel
- 63" Van Side Washer S.S W/Retract W/Foam
- 18" Rocker Washer Stainless Steel
- PE700 Single Wheel Tracker System
- Gloss Boss Tire Shiner Motor Starter
- Photo-Eye (Presence Detector)
- Pure Clean 6000GPD Spot Free System
- Menu Signs
 - 288 LED Bar Triple Coat & Rain X
 - Jackpot Light Triple Coat & Rain X
 - Wait & GO Light
 - Mr. Foamer Grand Entry Arch
- PECO Dryer
- GinSan Meter Boxes W/Credit Card
- DRB Tunnel Watch

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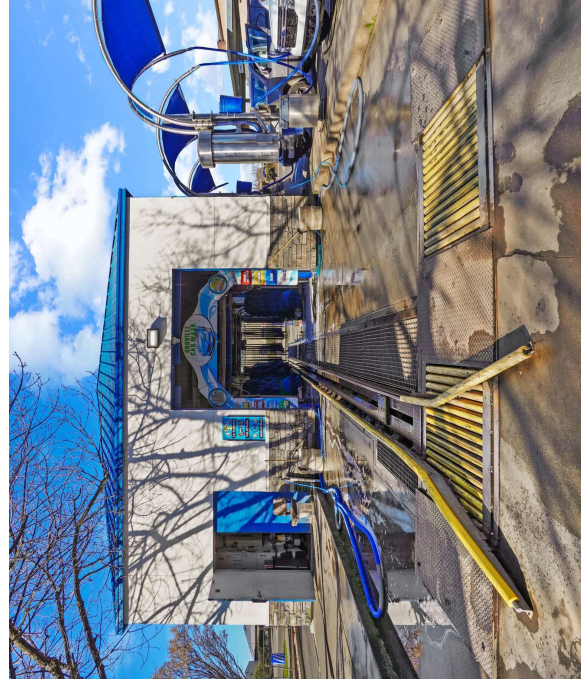
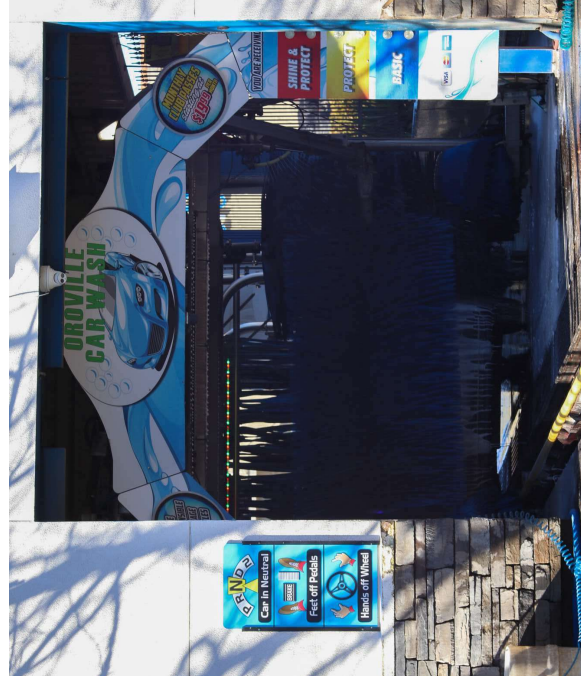
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Additional Photos



JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

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Site Plan



FEATHER RIVER BLVD.

Ownership is in the Process of a Lot Line Split

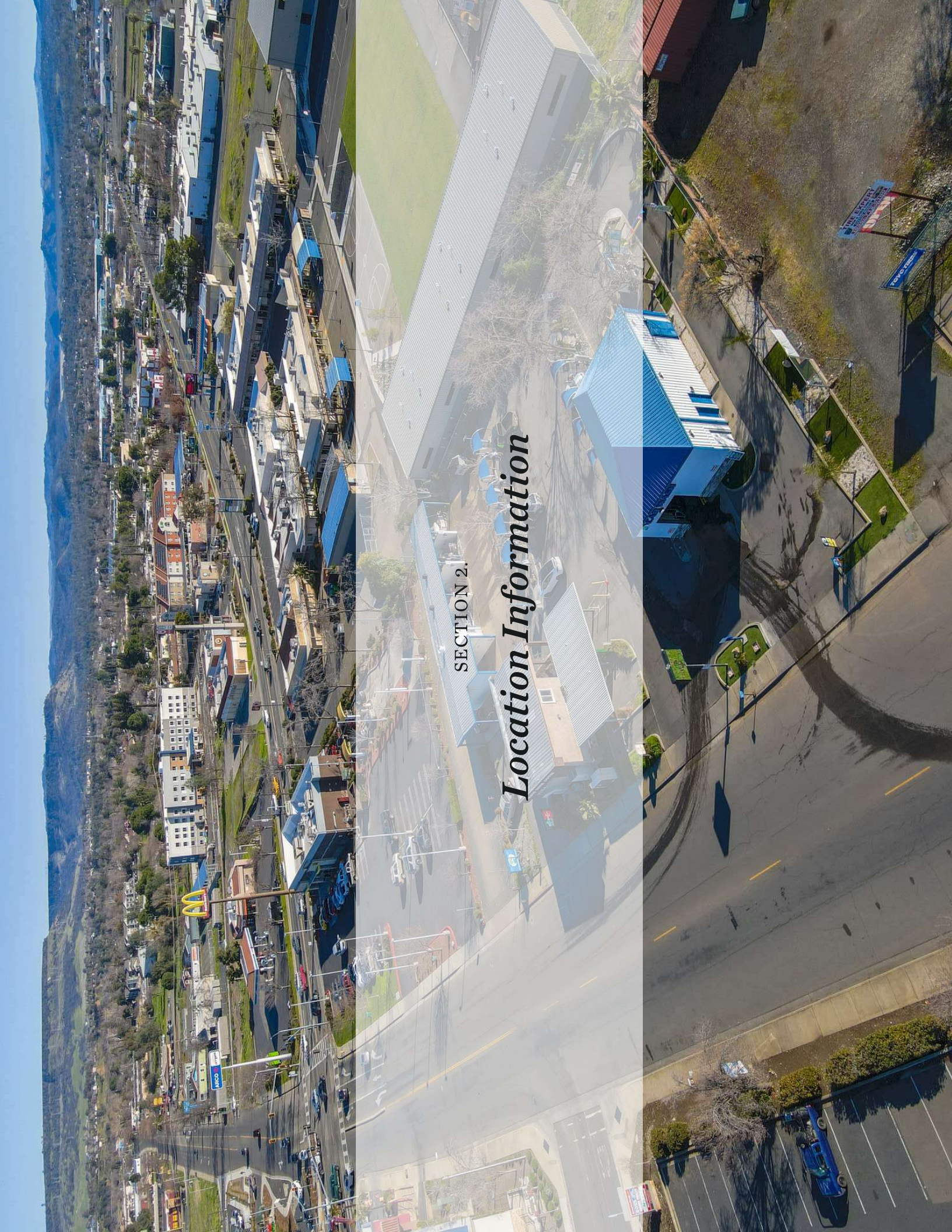
Estimated Lot Line After Split

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

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SECTION 2.

Location Information

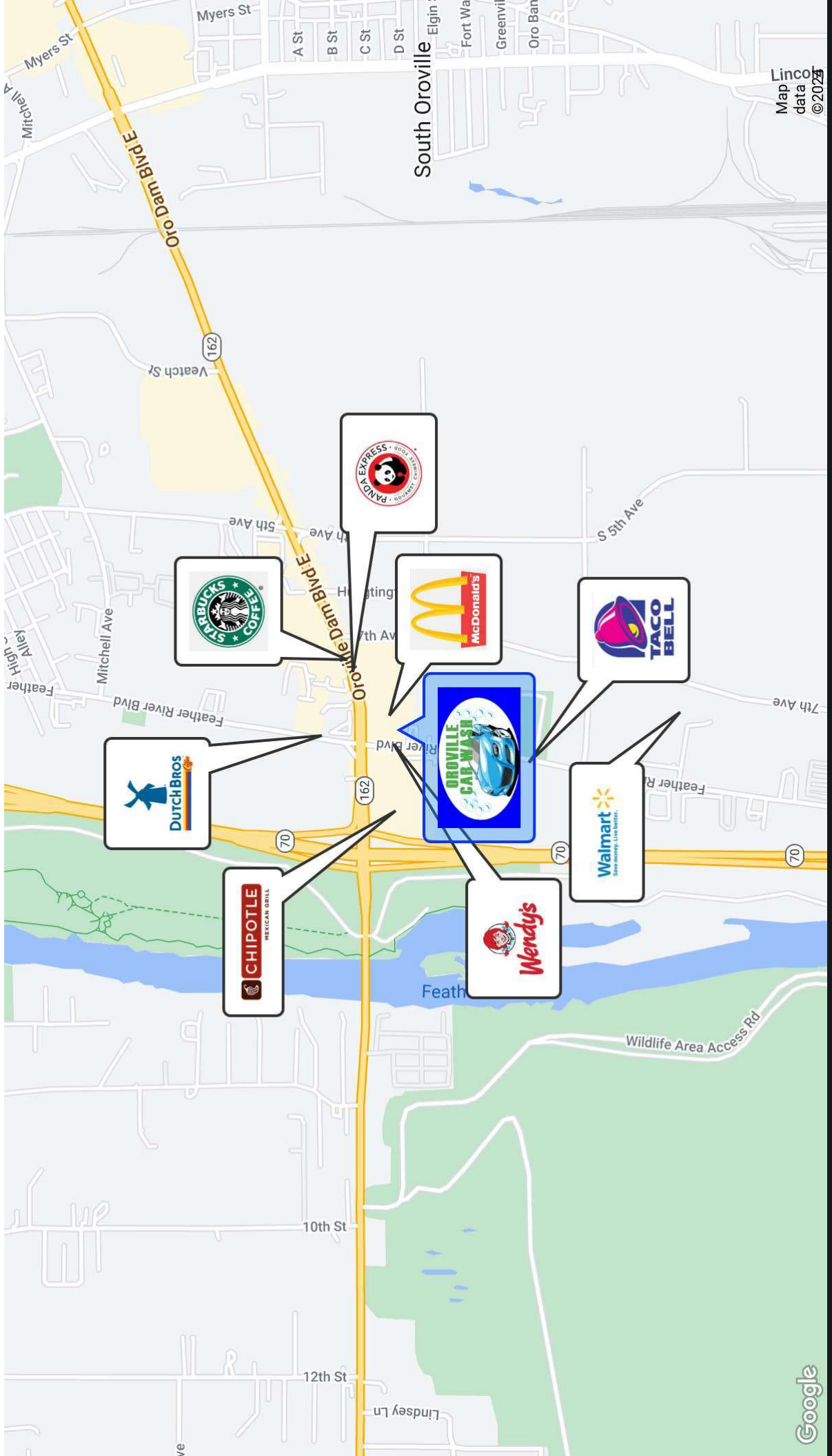
For Sale

Express Car Wash

Aerial Map

2535 Feather River Blvd,

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Google

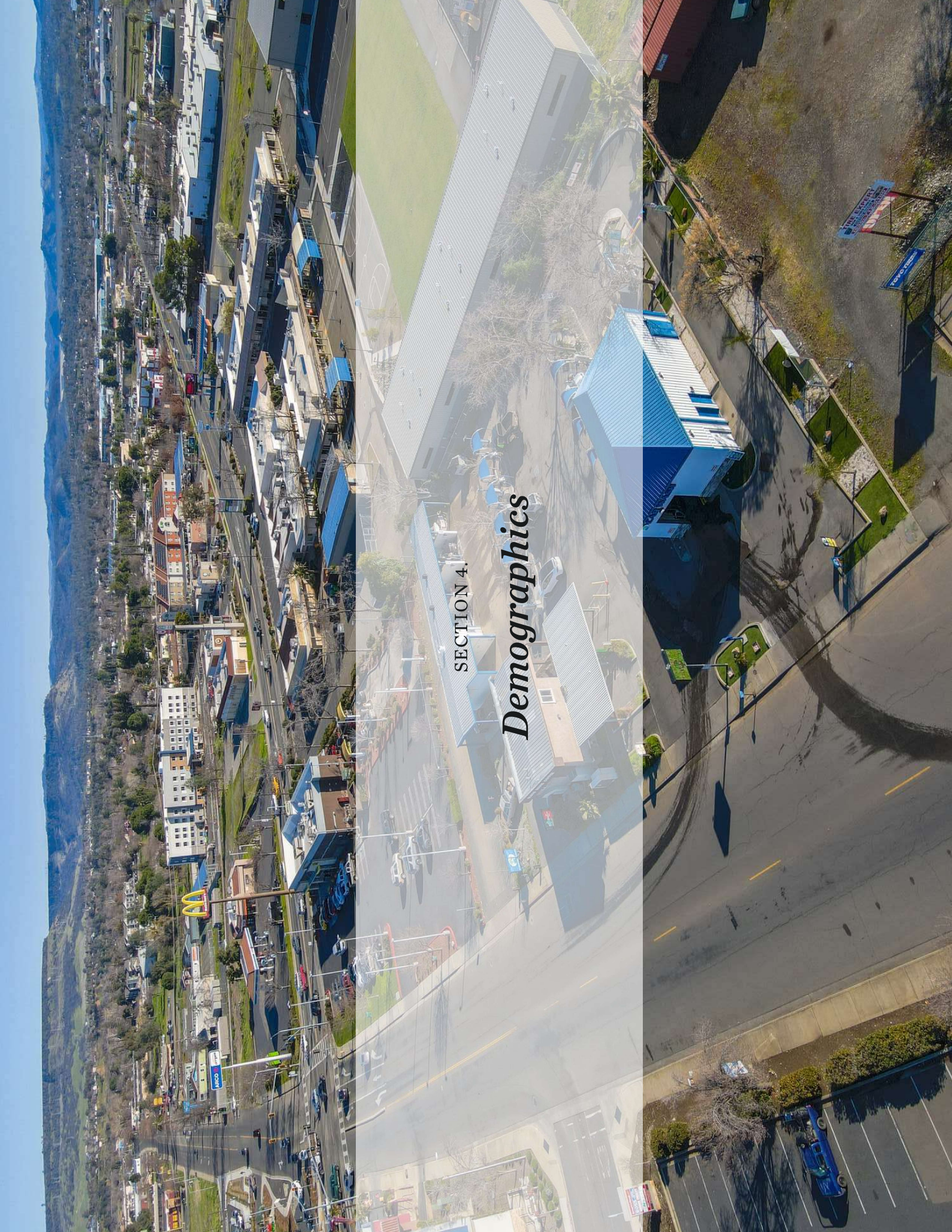
Lincoln
Map data
© 2023

JIM ESWAY

P: 916.788.9731

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SECTION 4.

Demographics

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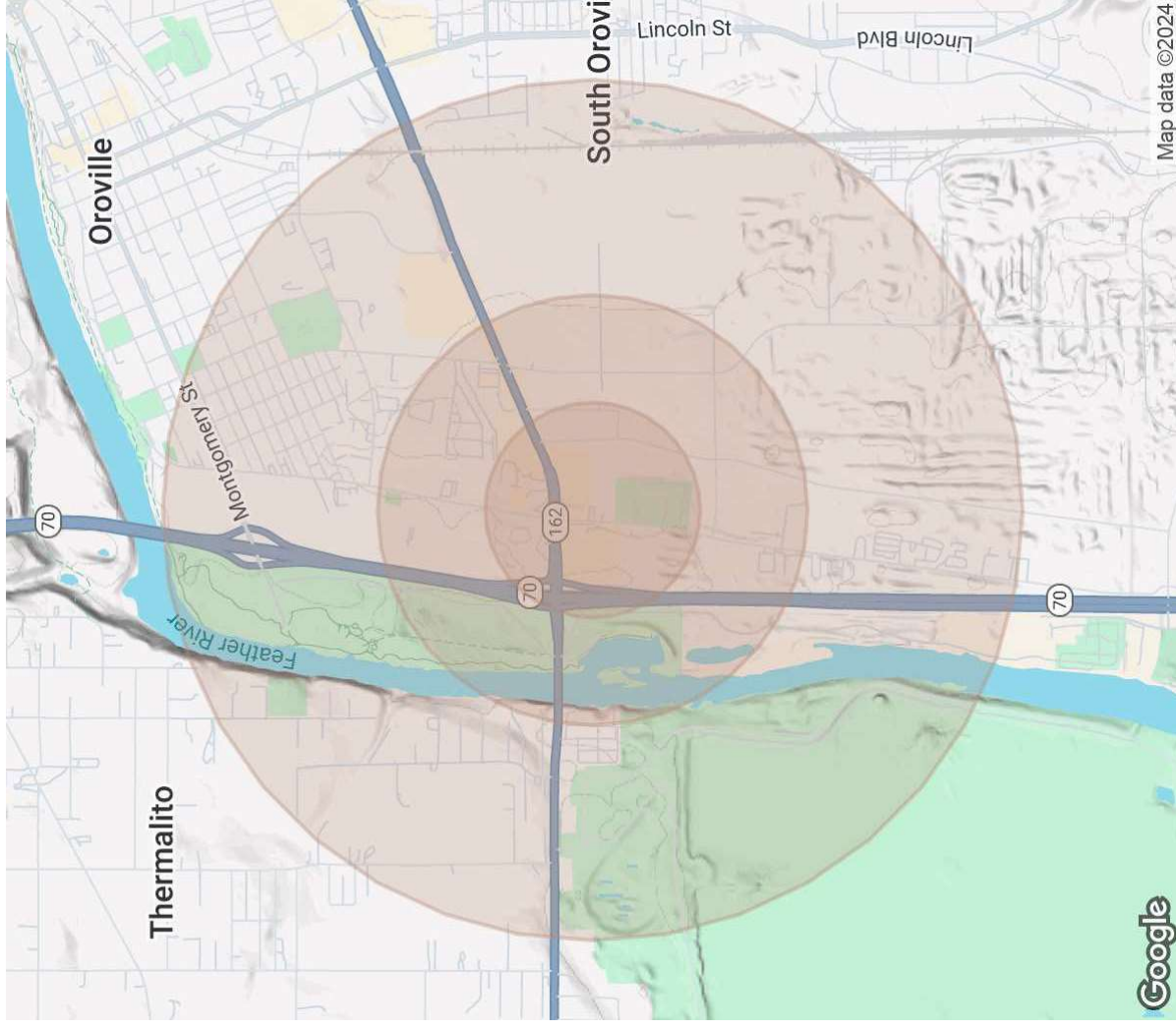
Express Car Wash

Demographics Map & Report

| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population | 156 | 798 | 3,067 |
| Average Age | 32.5 | 31.7 | 34.6 |
| Average Age (Male) | 32.0 | 31.1 | 33.2 |
| Average Age (Female) | 32.8 | 31.9 | 34.9 |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
|---------------------|------------|-----------|-----------|
| Total Households | 73 | 370 | 1,366 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | \$28,620 | \$28,810 | \$35,135 |
| Average House Value | \$144,769 | \$145,581 | \$158,884 |

2020 American Community Survey (ACS)



Google

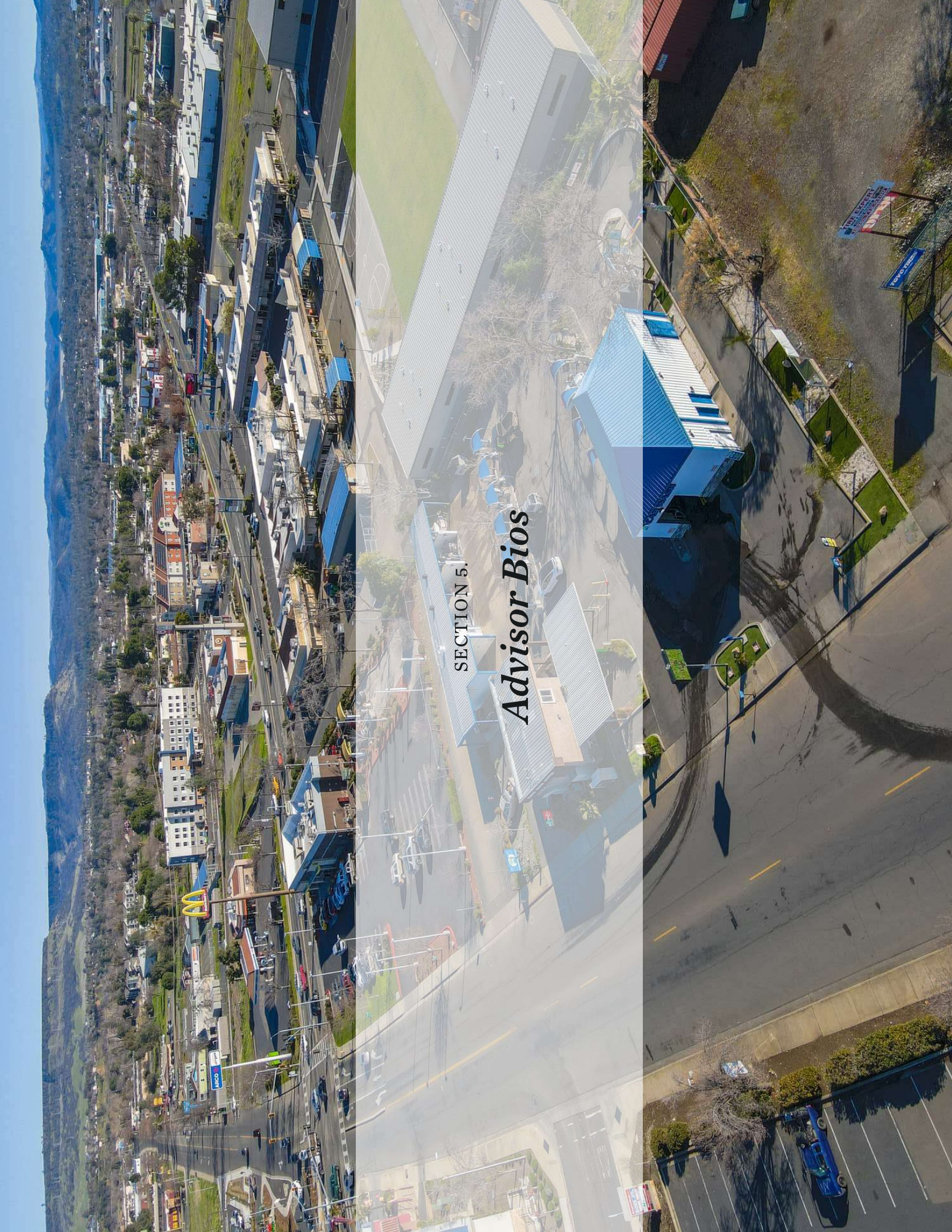
Map data ©2024

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

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SECTION 5.

Advisor Bios

2535 Feather River Blvd,

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Advisor Bio 1



Jim Esway

Managing Partner

jesway@crossroadventures.net

Direct: **916.788.9731**

CalDRE #00820384

Professional Background

Crossroad Ventures Group is a commercial real estate company with the vast experience to help you navigate your decision whether or not to sell your car wash business. CVG currently has over \$50 Million in Car Wash listings with over \$29 Million projected to close escrow in the first half of 2024. The highly trained team at CVG is well equipped to help with all the contractual obligations to complete the transaction including purchase contracts and thorough due diligence process. The intellectual capital gained by the team with over 100 years combined experience will ensure you a sound outcome. CVG has over 100 years combined experience and transaction experience valued at over \$1 Billion in total transactions. CVG has experience designing car washes and dealing with the arduous task of development from the ground up. CVG also has experience dealing with the stabilization and redesign of existing facilities to maximize sales and car wash performance. Trusting CVG with your confidential business sale and our proprietary non-disclosure process will allow you to sell your business with confidence and utmost confidentiality. We are your real estate compass.

Jim Esway has over Four decades of experience in Commercial Real Estate. Prior to forming Crossroad Ventures Group in 2003, Jim served as the regional vice president for the Trammell Crow Company for three years. Prior to joining TCC, Jim implemented the Sacramento growth strategy for Spieker Properties for 6 years as a Project Director. His leadership role included growing the portfolio through development, acquisition, management, leasing, and construction management. Jim was successful in completing the turnkey developments of 200,000 square feet of class A office buildings and 380,000 square feet of industrial product through design, construction, and lease ups. During his tenure, he helped grow the portfolio through acquisition and development efforts valued at over \$130 million and managing an annual net operating revenue budget of over \$10 million.

Crossroad Ventures Group

107 Center St
Roseville, CA 95678
916.788.9731

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