

1505 W PACIFIC COAST HWY, LONG BEACH, CA 90810

CAR WASH FOR SALE

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OVERVIEW

1505 W Pacific Coast Hwy, Long Beach, CA, presents a prime investment opportunity. This established 2-star car wash is ideally situated on a high-traffic coastal thoroughfare, offering excellent visibility and accessibility. The property features a spacious 0.13-acre lot, providing potential for expansion or redevelopment. With LBCHW zoning, the property offers versatility for future use.

Address	1505 W PACIFIC COAST HWY, LONG BEACH, CA 90810
Price	TBD
Building Size	±1,470 Sq. Ft.
Land Area	±5,531 Sq. Ft. (0.13 Acres)
Zoning	LBCHW
Year Built	1988
Year Renovated	2023

TRAFFIC & EXPENSES

Approximate Annual Expenses	
Cleaning	\$1,200.00
Trash	\$1,800.00
Taxes	-/+ 1.25% TBD Based on Purchase of Business & Real Estate
Insurance	\$4,000.00
Water & Power	\$2,500.00
Miscellaneous	\$5,000.00

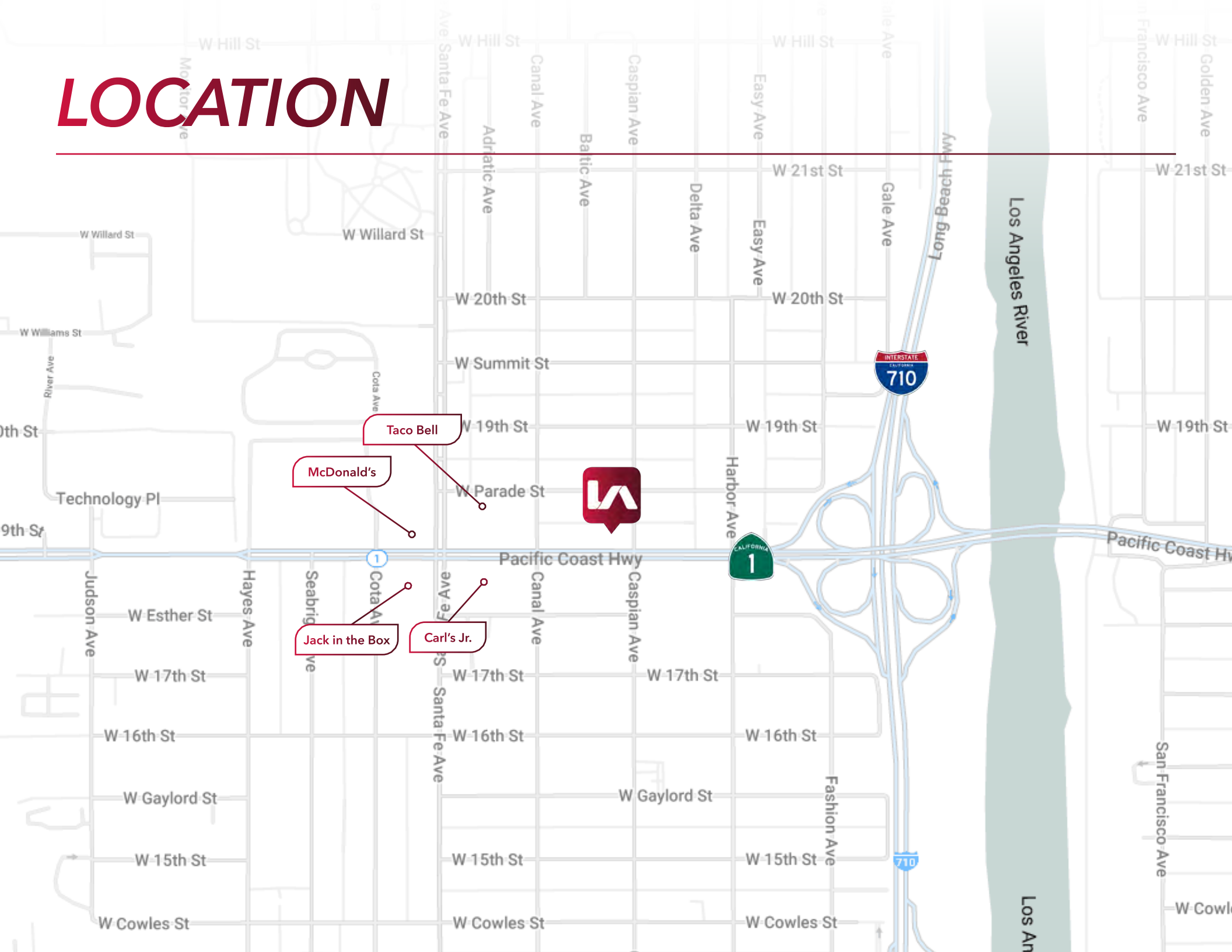
Traffic Count				
Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
W Pacific Coast Hwy	Harbor Ave W	37,803	2022	0.12 mi
Pacific Coast Highway	-	155,028	2020	0.25 mi
710 Fwy	-	133,818	2022	0.26 mi
Santa Fe Ave	W Gaylord St N	13,667	2018	0.33 mi

PROPERTY



PHOTOS

LOCATION



9352 PARK STREET, BELLFLOWER, CA 90706

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OVERVIEW

9352 Park St, Bellflower, CA, presents a compelling investment opportunity. This well-established 2-star car wash is ideally situated in the Mid-Cities submarket corner lot, offering excellent visibility and accessibility. The property features a 840-square-foot car wash building on a 3,541-square-foot land with BFCG zoning.

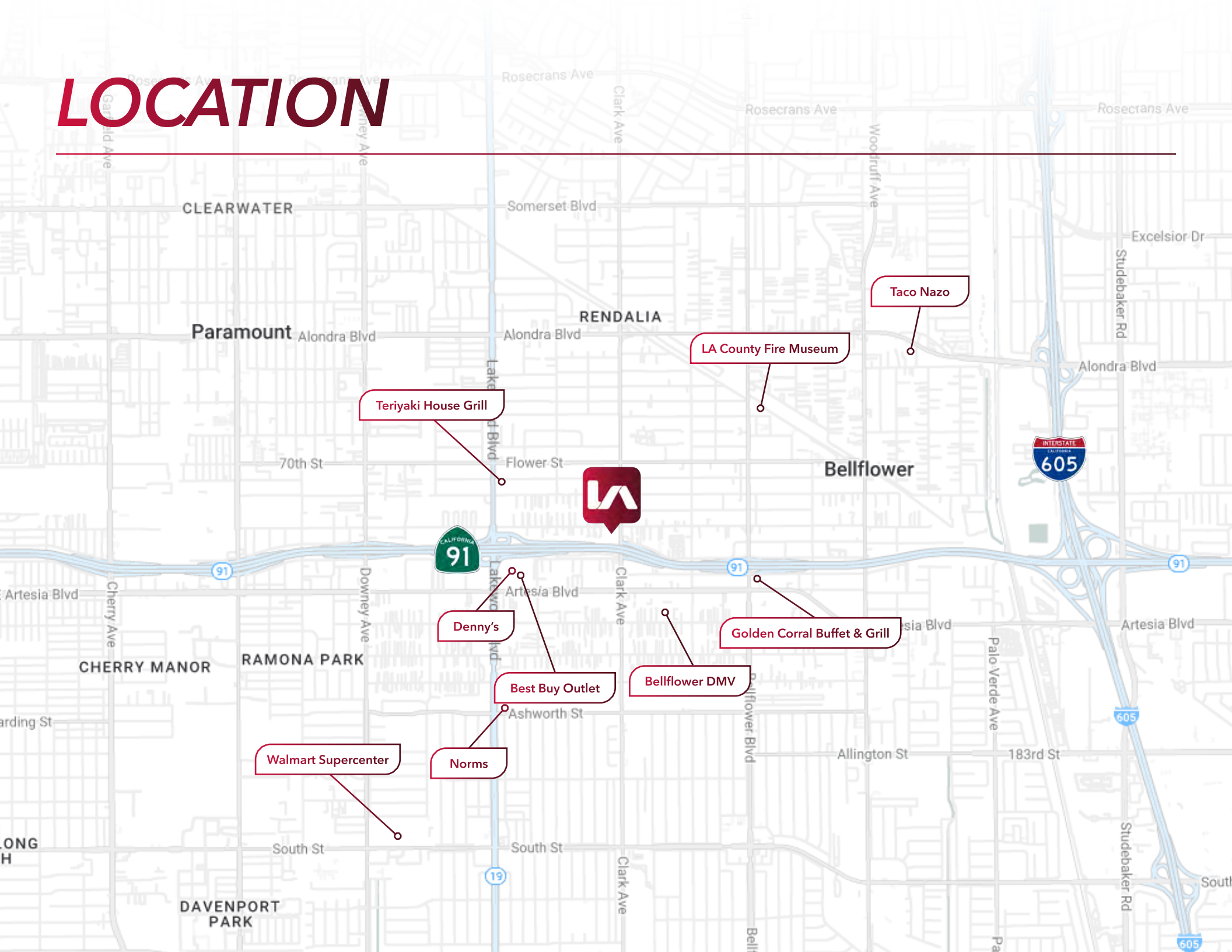
Address	9352 PARK STREET, BELLFLOWER, CA 90706
Price	TBD
Building Size	±840 Sq. Ft.
Land Area	±3,541 Sq. Ft. (0.08 Acres)
Zoning	BFCG
Year Built	1967
Year Renovated	2023

TRAFFIC & EXPENSES

Approximate Annual Expenses	
Cleaning	\$1,200.00
Trash	\$1,800.00
Taxes	-/+ 1.25% TBD Based on Purchase of Business & Real Estate
Insurance	\$4,000.00
Water & Power	\$2,500.00
Miscellaneous	\$5,000.00

Traffic Count				
Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
Clark Ave	Beach St S	20,524	2022	0.02 mi
Park St	Clark Ave W	18,987	2022	0.05 mi
Artesia Fwy	Clark Ave E	262,372	2022	0.08 mi
91 Fwy	Clark Ave E	280,155	2022	0.12 mi
Clark Ave	Beverly St N	20,639	2022	0.21 mi

LOCATION



Taco Nazo

LA County Fire Museum

Teriyaki House Grill



Bellflower



Denny's

Golden Corral Buffet & Grill

CHERRY MANOR

RAMONA PARK

Best Buy Outlet

Bellflower DMV

Walmart Supercenter

Norms

DAVENPORT PARK

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