



FOR SALE

Self Serve Car wash

505 N Arizona Ave, Coolidge, AZ 85128

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

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Michelle Pauley

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FOR SALE | Table of Contents

505 N Arizona Ave, Coolidge, AZ 85128

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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ADVISOR BIOS	14	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

BLAST OFF
CAR WASH

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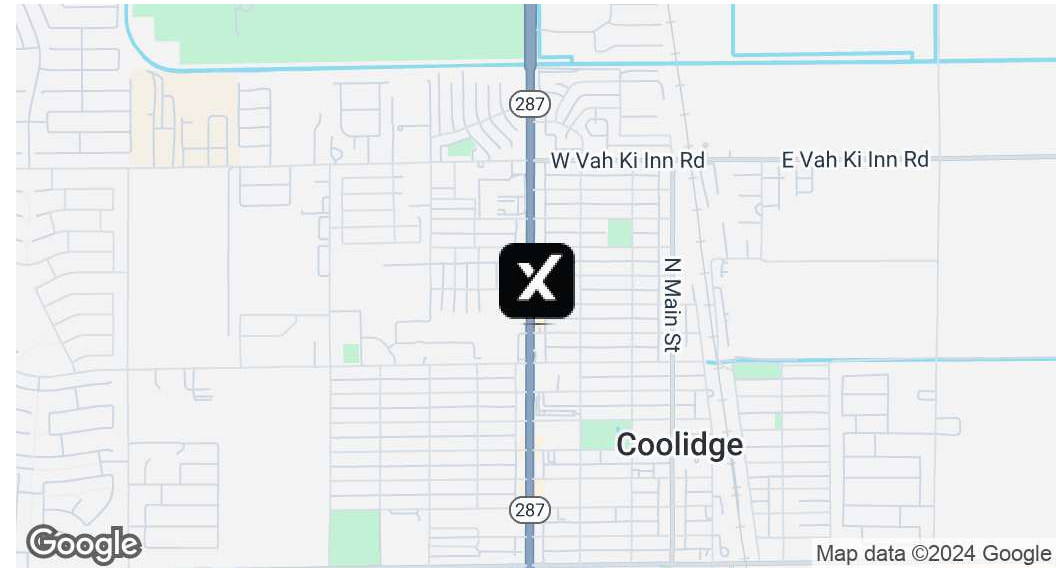
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FOR SALE | Executive Summary

505 N Arizona Ave, Coolidge, AZ 85128



OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	2,486 SF
Lot Size:	0.26 Acres
Price / SF:	\$211.18

PROPERTY OVERVIEW

Amazing rare car wash opportunity! This well-maintained self-serve car wash is strategically located at 505 N Arizona Blvd in Coolidge, AZ, with prime frontage on a high-traffic main road. Set on a spacious lot, the property features multiple wash bays, and vacuum stations, catering to a steady flow of local residents and commuters.

Coolidge is a rapidly expanding community with increasing demand for convenient services, making this property an attractive choice for investors or owner-operators looking to tap into a growing market. With proximity to Phoenix and Tucson and easy access to major routes, this location offers high visibility and accessibility.

This self-serve car wash presents a turnkey investment with potential for strong returns. Contact us for more details.

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FOR SALE | Property Description

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Situated in the heart of Coolidge, Arizona, 505 N Arizona Blvd offers prime frontage along one of the city's main thoroughfares. This high-visibility location is strategically positioned on Arizona Boulevard, just minutes from the city center and key commercial amenities. Known for its steady traffic flow, the site benefits from easy access for both locals and commuters traveling through the area.

Coolidge is a rapidly growing community, well-connected to major routes linking it to the greater Phoenix and Tucson metro areas. This location is ideal for businesses seeking strong exposure in a vibrant area with a mix of residential, retail, and industrial development nearby, catering to both local customers and passing travelers.



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FOR SALE | Complete Highlights

505 N Arizona Ave, Coolidge, AZ 85128



PROPERTY HIGHLIGHTS

- Including these functions.
- High pressure soap
- Foam brush
- Pre soak
- High pressure wax
- Low pressure wax gun
- Tire cleaner
- Air dryers
- High pressure rinse
- Spot free RO rinse



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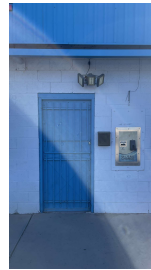
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FOR SALE | Additional Photos

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LOCATION INFORMATION

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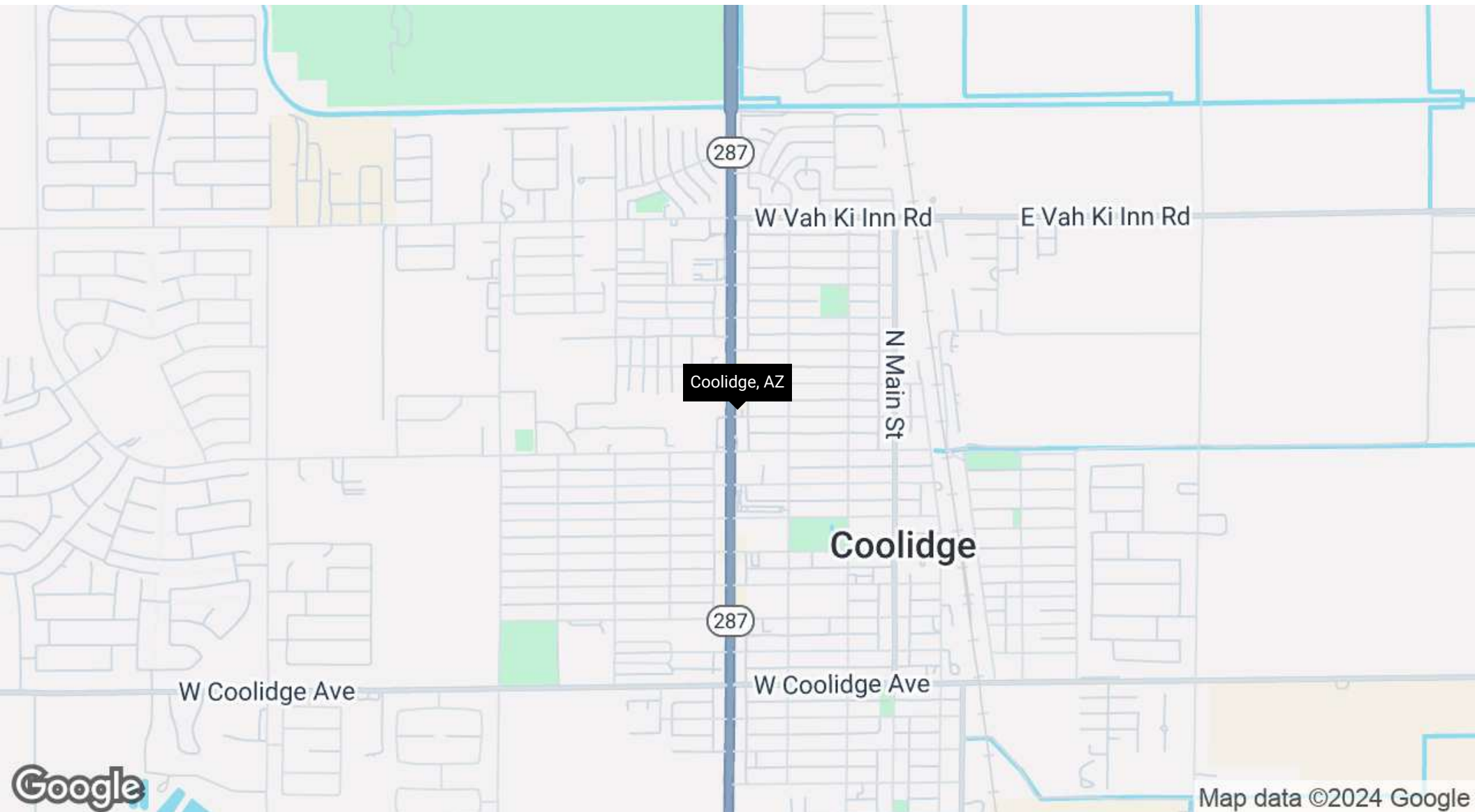
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FOR SALE | Regional Map

505 N Arizona Ave, Coolidge, AZ 85128



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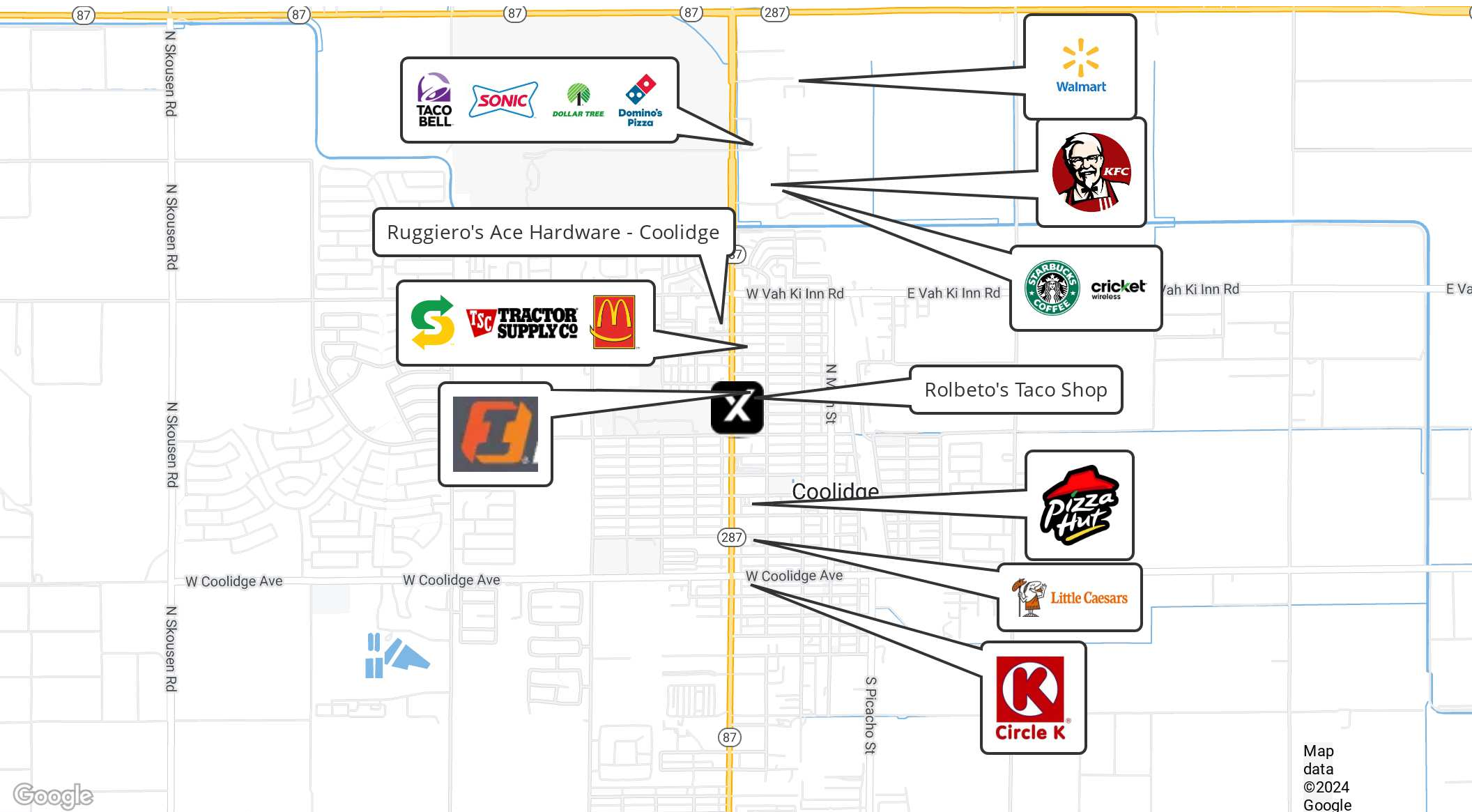
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FOR SALE | Location Map

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FOR SALE | Aerial Map

505 N Arizona Ave, Coolidge, AZ 85128



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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DEMOGRAPHICS

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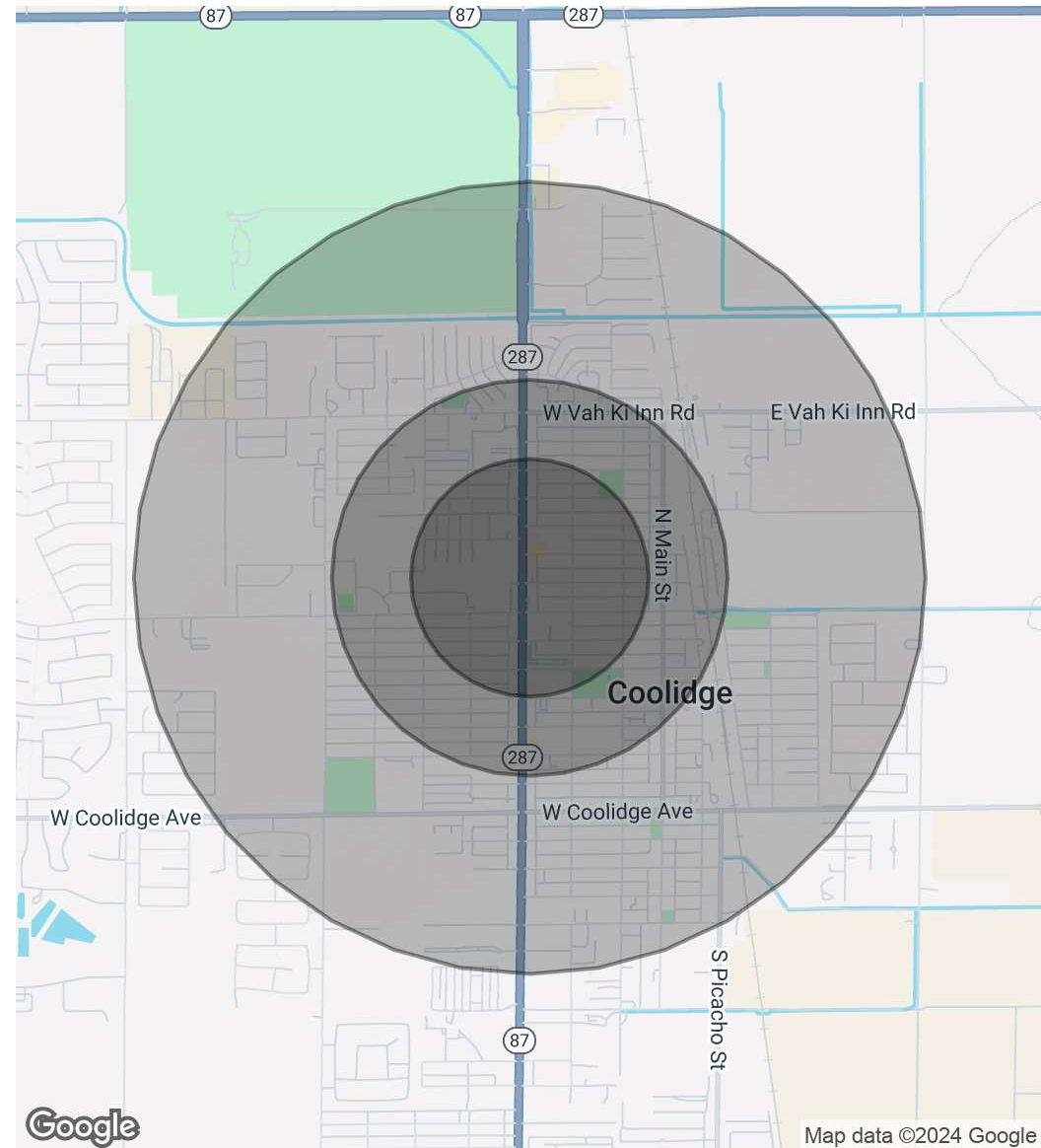
FOR SALE | Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	905	3,319	8,692
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	327	1,191	3,099
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$68,718	\$70,985	\$75,635
Average House Value	\$122,816	\$130,945	\$167,135

Demographics data derived from AlphaMap



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ADVISOR BIOS

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FOR SALE | Advisor Bio 1

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NIKKI BAGNATO

Commercial Broker

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Direct: **602.820.4634** | Cell: **623.233.0411**

AZ #Sa668263000

PROFESSIONAL BACKGROUND

- + Commercial Real Estate Strategist with Broad Market Insights
- + Connector of Opportunities, People, and Growth
- + Licensed in Arizona with the Ability to Represent Clients Nationwide
- + Driven by Client-Centered Solutions and High-Impact Results
- + Innovative Problem Solver for Complex Transactions
- + Resourceful Networker and Market Expert
- + High-Energy Deal Facilitator
- + Data-Driven and Analytical with a Client-Centric Mindset
- + Collaborative Team Player, Bringing Together the Best
- + Self-Starter with a Results-Oriented Focus
- + Investor-Focused, Creating Long-Term Value
- + Empowering Leader in Every Transaction
- + Dedicated to Building Sustainable and Long-Lasting Real Estate Practices
- + Real Estate Investor and Business Leader
- + Advocate for Strategic Community and Business Growth

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FOR SALE | Advisor Bio 2

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MICHELLE PAULEY

CRE Broker, AZ & UT

michelle.pauley@expcommercial.com

Direct: **480.442.2447**

AZ #SA689046000 // UT #12976221-SA00

PROFESSIONAL BACKGROUND

- +CRE Generalist with Expansive Knowledge, Education, and Creativity
- +Connector of People and Potential
- +Licensed in AZ and UT
- +Outcome Focused Professional Representation
- +Creative Solution Oriented
- +Resource Leveraging
- +Trusted Investor Advisor
- +Value Added Approach to Sales
- +Efficiency Fanatic
- +Data Driven
- +Team Player
- +Self-Starter
- +Legacy Minded
- +Accomplished Producer
- +Empowering Leader and Facilitator

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