



CROSSROAD
VENTURES GROUP

Easy Breezy Car Wash

1240 Mendocino Ave Santa Rosa, CA 95401



FOR SALE \$4,900,000

For Sale

Express Car Wash

916.788.9731
crossroadventures.net

Highlights

- In-place SBA financing may be assumable with attractive rates
- Huge Bonus Depreciation Opportunity
- Replacement Cost - \$6 Million
- Owner is currently installing License Plate Recognition Technology

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Table Of Contents

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PROPERTY INFORMATION	3
LOCATION INFORMATION	7
FINANCIAL ANALYSIS	12
DEMOGRAPHICS	15
ADVISOR BIOS	17

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SECTION 1.

Property Information

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Property Summary



Property Highlights

- Building Size: 2,200 sq/ft
- Lot Size: 0.51acres
- Length of Tunnel: 110 ft
- CPD: 100+
- Power available: 1000 amps
- Brands of Equipment: Belanger Spin Lite, Protovest, Auto Vac, Hamilton, & Auto Data
- Number of Vacuums: 14
- Seller is currently installing License Plate Recognition

Offering Summary

Sale Price:	\$4,900,000
Lot Size	0.51 Acres
Building Size	2,200 SF

Zoning: C (Commercial)

Other allowable uses:

1. General Retail
2. Coffee Shop
3. Personal Services
4. Auto and Vehicle Sales
6. Repair Services
7. Plant Nurseries

And many other possible uses,

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Easy Breezy Car Wash

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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 Santa Rosa location.

The offering highlights include:

- * Location, Location, Location - Situated on Mendocino Ave, a major retail corridor off 101, with daily traffic counts exceeding 28,000 cars/day
- * Trade Area - Located Santa Rosa with nearly 195,000 residents and a average house hold income of \$97,136 per year.
- * Neighborhood - Surrounded by a full complement of retailers including McDonalds, Dutch Bros and Chick-fil-A
- * Internet resistant service business with repeat customers
- * A 110-foot tunnel

* Recently updated and upgraded equipment

DO NOT GO ONTO THE PROPERTY OR DISTURB EMPLOYEES WITHOUT CONTACTING LISTING BROKER

Location Description

The business enterprise is situated in a +/-2,200 sf building built in 1968 and later remodeled on approximately +/-0.51 acres of prime real estate located in a excellent area of Santa Rosa. The property is surrounded by entertainment, food destinations, Santa Rosa Junior College and other high traffic destinations like Dutch Bros Coffee and McDonalds.

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Photos



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SECTION 2.

Location Information

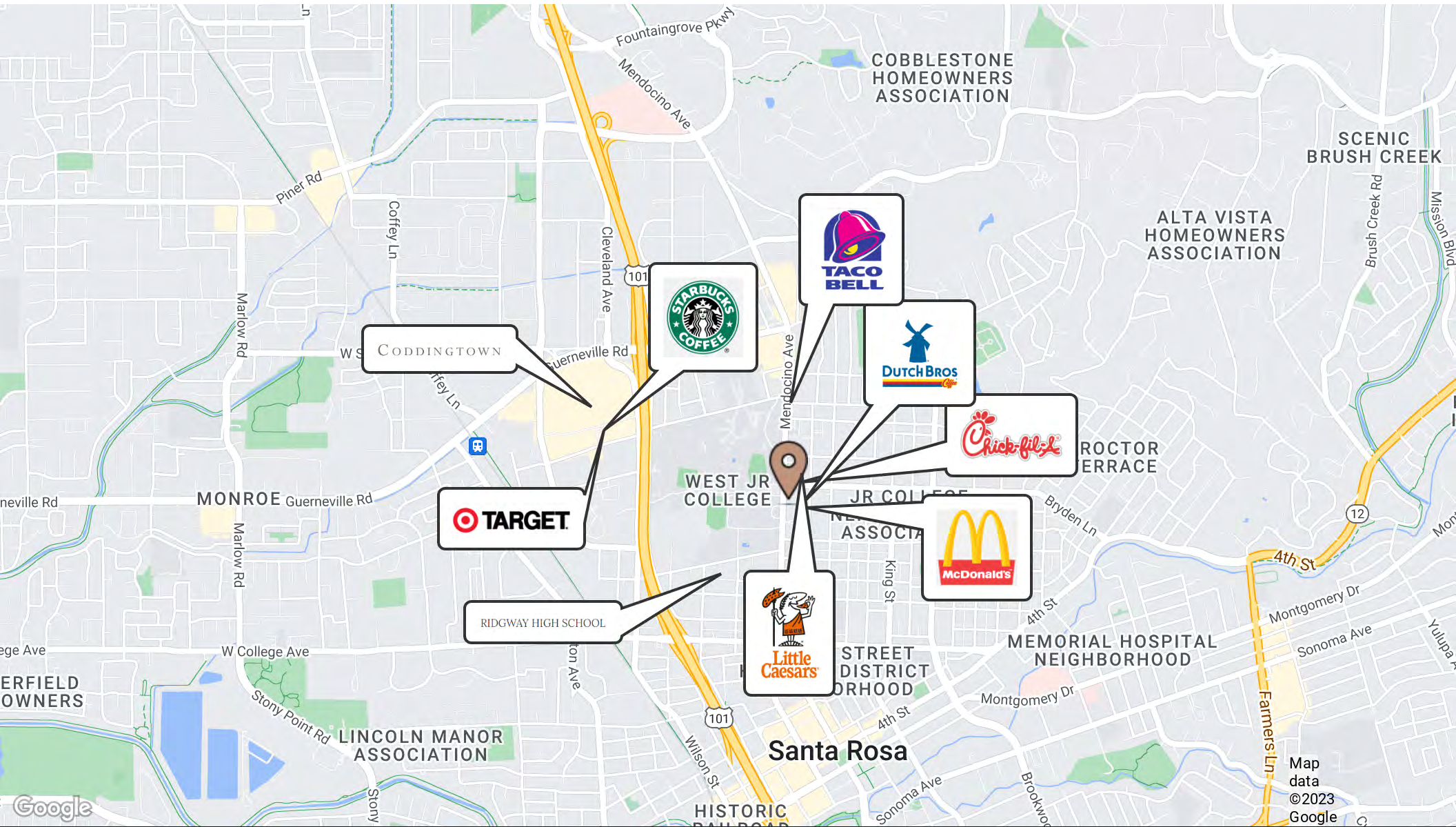
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Regional Map



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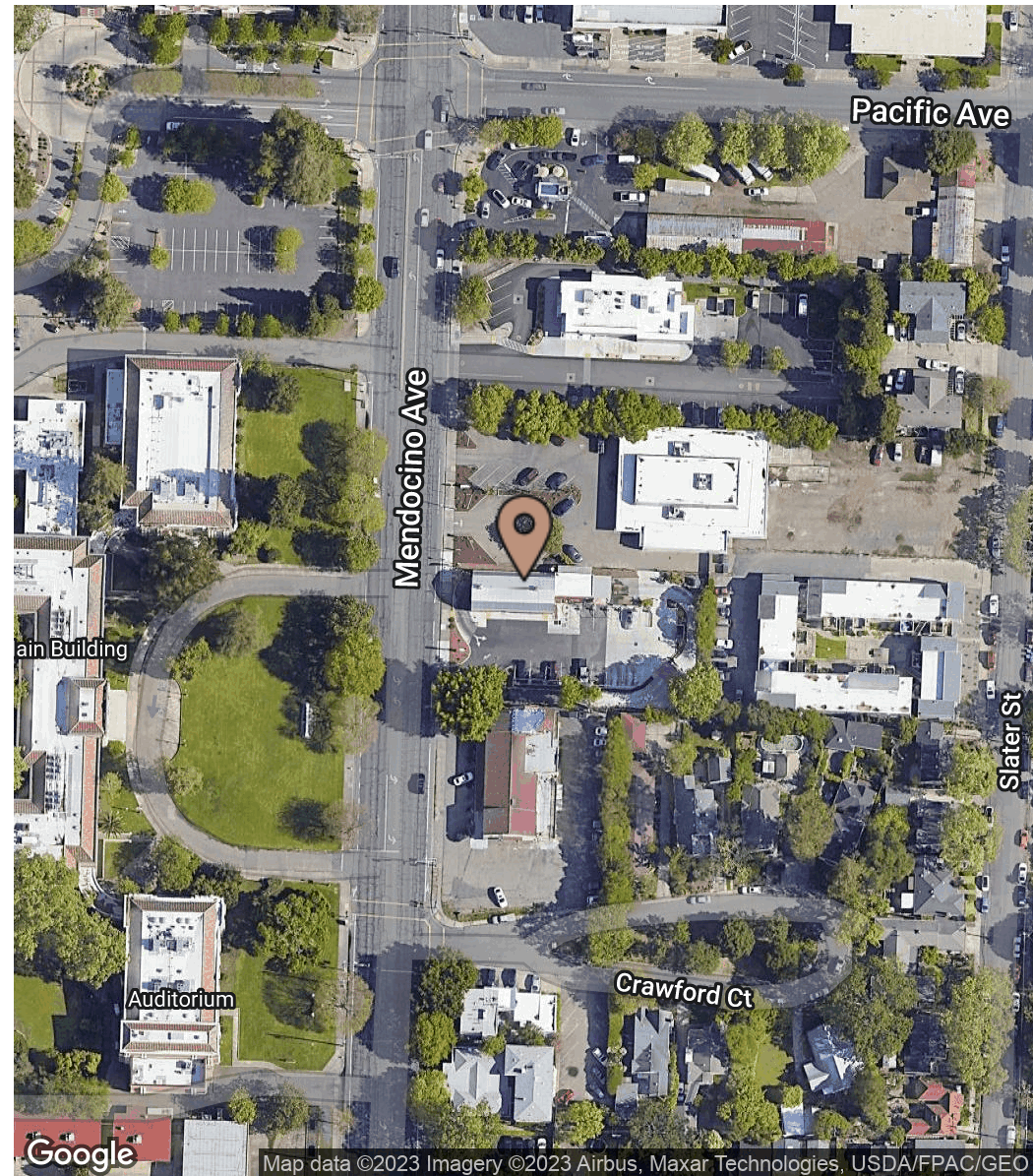
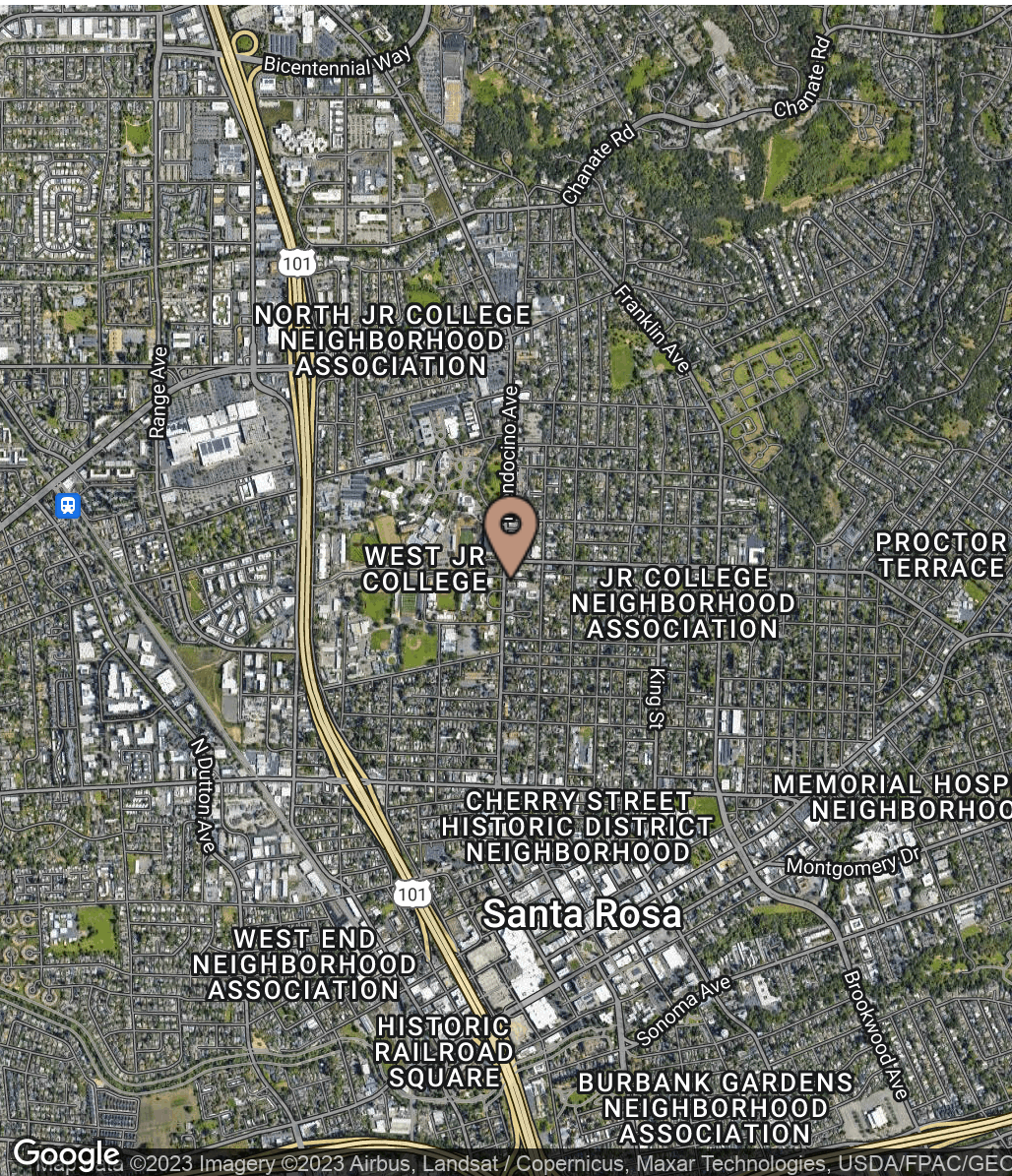
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Aerial Map



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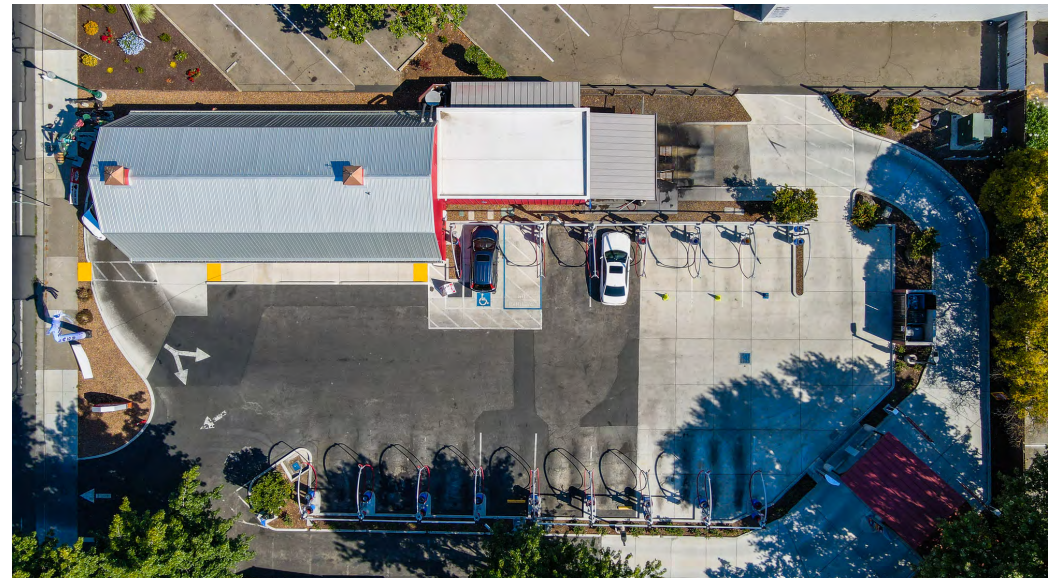
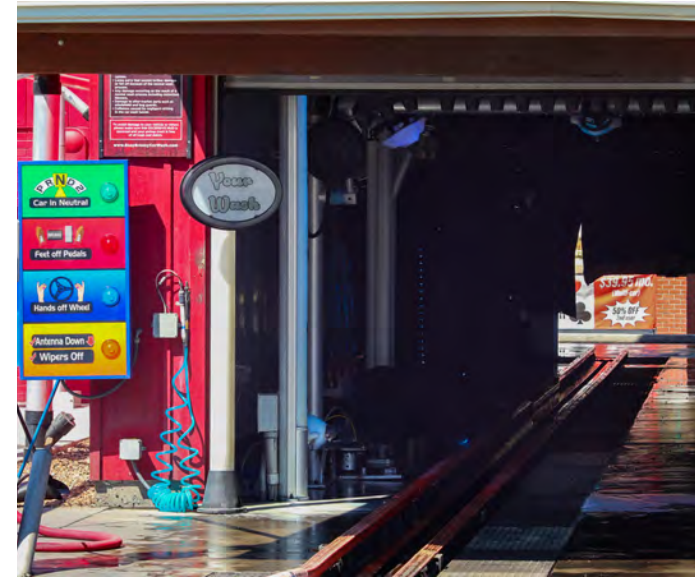
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Additional Photos



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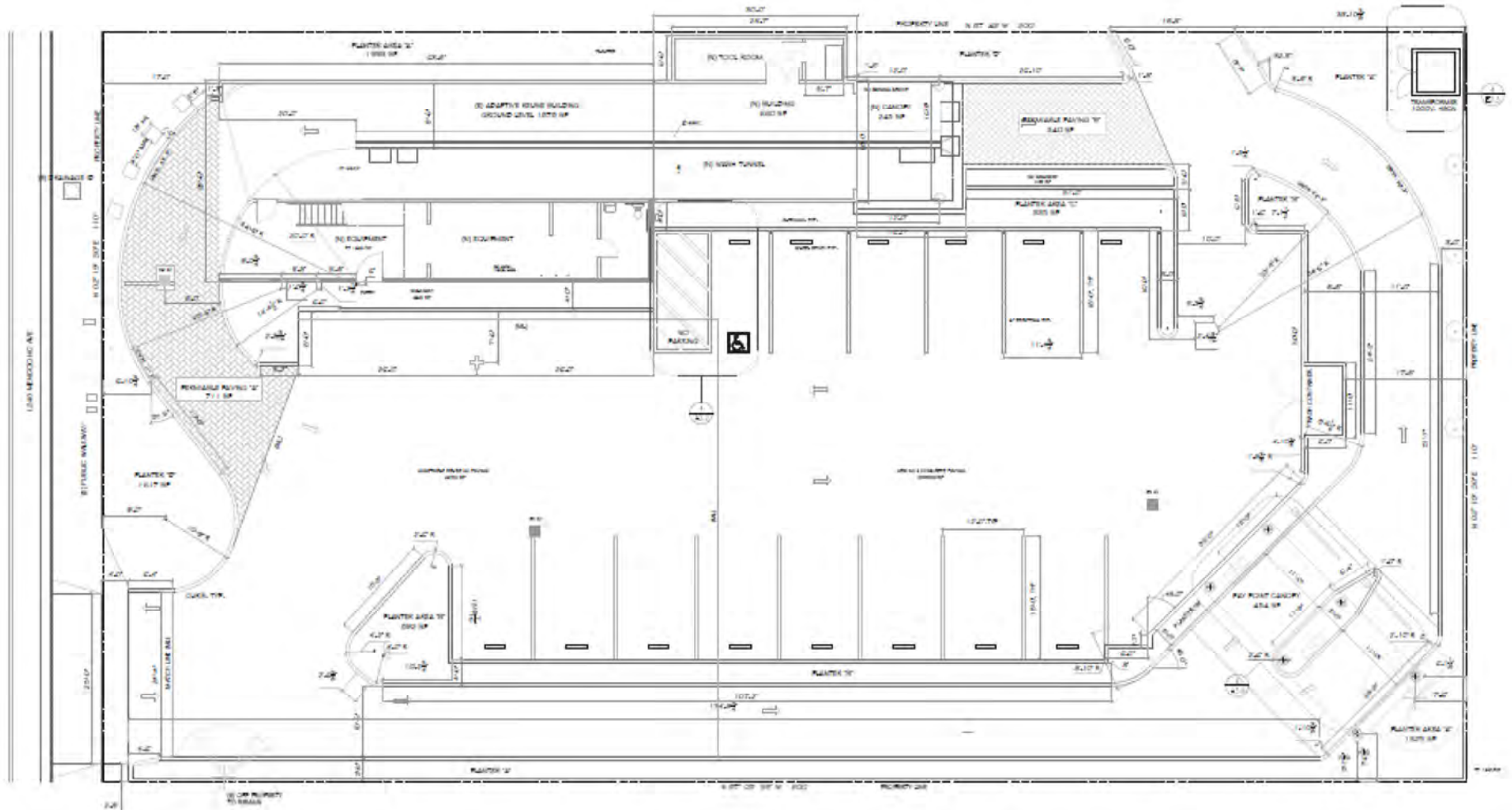
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Site Plan



SITE DIMENSIONAL PLAN
Scale: 1/8" = 1'-0"

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SECTION 3.

Financial Analysis

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Financial Summary

Investment Overview

NCS - Proforma Financial - Year 2 Expected Model

Price	\$4,900,000
Proforma CAP Rate	4.50%

Operating Data

NCS - Proforma Financial - Year 2 Expected Model

Proforma Gross Income	\$1,097,098
Proforma Operating Expenses	\$876,398
Proforma Net Operating Income	\$220,700

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Income & Expenses

Income Summary

NCS - Proforma Financial - Year 2 Expected Model

Net Income

\$1,097,098

Expenses Summary

NCS - Proforma Financial - Year 2 Expected Model

Operating Expenses

\$876,398

Net Operating Income

\$220,700

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SECTION 4.

Demographics

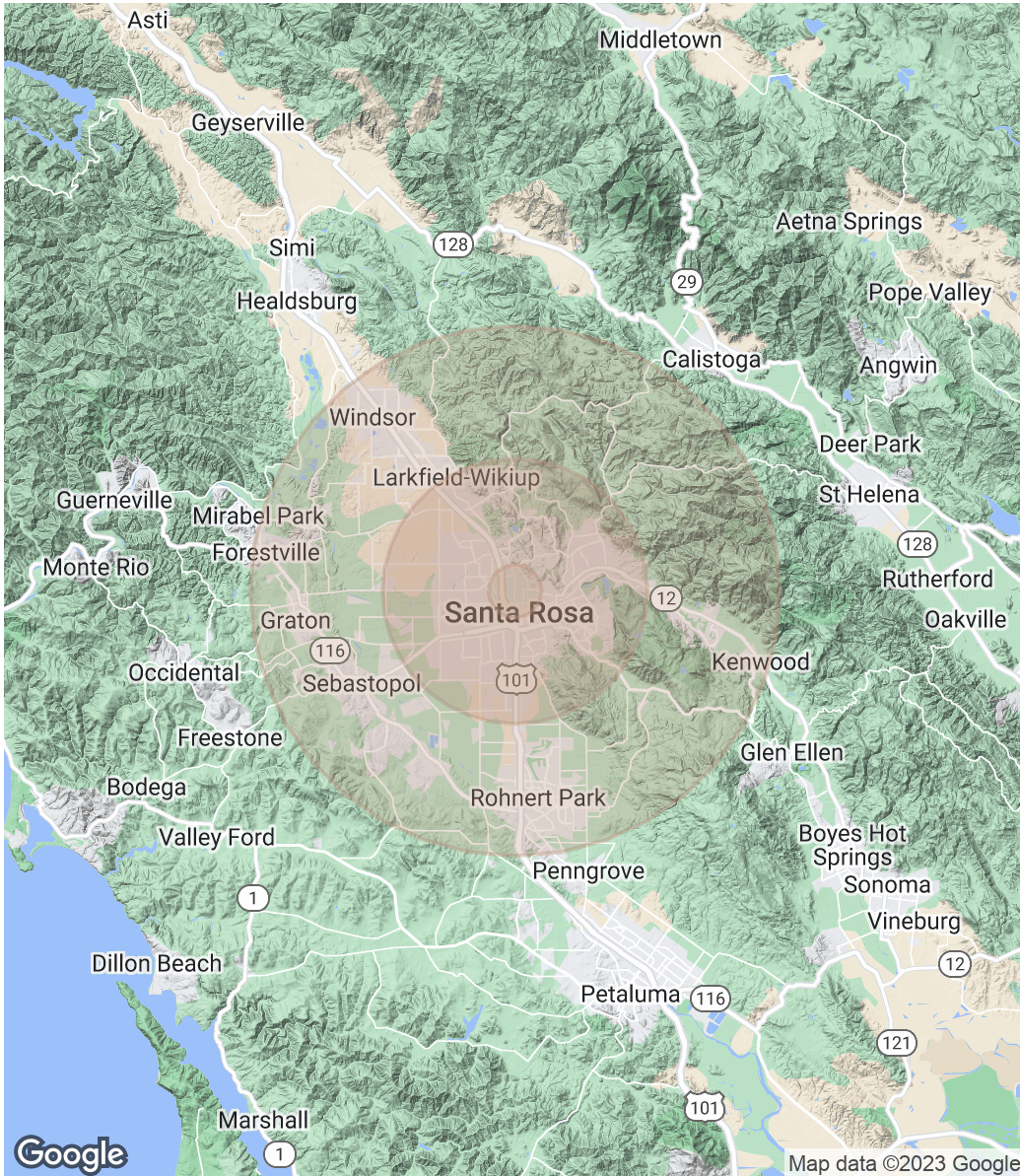
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Population	1 Mile	5 Miles	10 Miles
Total Population	18,107	194,660	326,689
Average Age	37.7	39.8	41.2
Average Age (Male)	35.1	38.1	40.2
Average Age (Female)	39.4	41.5	42.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	8,446	73,717	127,551
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$76,674	\$97,136	\$100,748
Average House Value	\$465,383	\$534,761	\$585,162

* Demographic data derived from 2020 ACS - US Census





SECTION 5.

Advisor Bios

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Advisor Bio 1



Jim Esway

Managing Partner

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Direct: **916.788.9731**

CalDRE #00820384

Professional Background

Prior to forming Crossroad Ventures Group, Jim was the regional vice president for the Trammell Crow Company for three years where he initiated the development of Granite Pointe in Roseville. 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.

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. Prior to joining Spieker Properties, Jim was a top performing commercial real estate broker for 13 years in the Bay Area and Sacramento involved in over 300 transactions including sales and leasing of office, R&D, and industrial properties.

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