

8529 Rosemead Blvd

Presented by
Noubar Abrahamian

8529 Rosemead Blvd, Pico Rivera, CA 90660

Price: \$6,800,000



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Executive Summary

Suds and bubbles Express Car Wash

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High-Potential Wash located in Pico Rivera, CA right at Rosemead and Telegraph, 1 block north of 5 FWY.

Suds and bubbles Express Car wash is a rare combination of fee-simple real estate, an established 120-foot tunnel wash,

- . Renovated express tunnel conversion.
- . Express Service Car wash + 120' EXPRESS TUNNEL CONVERSION
- . All new electrical system including new 600 AMP transformer and New Switchgear and Breaker setup.
- . Two additional Motor controll center for the car wash equipment.
- . DRB Tunnel Controller with 48 functions
- . FLEX POS system with License plate readers and controll access doors.

The equipment is a mix of Bellinger and Sonny's and motor city Equipment. We picked the best of each manufactuer to have a through wash.

- . 2 Sets of top curtains, one at the begining and one at the end of the tunnel

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- . 1 set Top Roller brush
- . 1 pair of Tire Brush (Tire and wheel cleaners)
- . 1 set Gyro
- . 1 set Van Highs
- . 1 set Qucik fire washers,
- . 1 set Lower side washer,
- . 9 Blower Dryers
- . Tire ArmorAll Shiner machine
- . 2 sets of Auto-Vacc Vacuum motors 40HP each, where one is always on standby and can be used or swithced in case the 1sr motor fails.
- . 9 vacuum Hangers with 11 spots with room to grow 6 more.

Construciton and Equipment cost alone was \$1,750,000.

Located along the high-traffic Rosemead Blvd and Telegraph Road corridor, this offering provides a stable operating business with Excellent growth potential.

Current Operations Express -Tunnel Wash.

Renovation was Started in June of 2024 and completed in March of 2025.

The location has been operating as an Express Tunnel car wash service since March of 2025.

The current monthly average is 3,600 vehicles. With summer just around the corner projected Vehicles should easily reach 5000-6000 cars a month

The wash operates on a ±30,248 SF lot with a ±3,500 SF building (including tunnel), offering exterior cleaning, Vacuums system and Air dryers for all clients to finish their cars. POS metrics show strong and consistent performance:

2025 Revenue (March-Dec):21,440 vehicles

Again, with the weather lightening up for the summer months, sales should easily double up.

Revenue Mix: ~55% membership washes and 45% single wash clients

Operational efficiency improved year-over-year, with 2026 YTD income is nearly 28% higher than that of 2025 and the highlight is you only need 3 employees per shift to run the whole operation.

The sale of the car wash includes real property, all capital improvements, including equipment and building modifications.

- Potential drive through capacity is 600-1200 cars a day based on Traffic report and no competition within the city. Nearest car wash is 3.5 miles away.

- Recurring membership revenue (currently 800 members currently) – potential membership is 4000-5000 members typical for volume)within 2 or 3 years.

- Significant valuation uplift in line with express car wash trading multiples will consider business or real property sale.

Investment Highlights:

- Fee-simple ownership of land + building + business
- Strong sales potential with upward trajectory (projected \$600,000+ in 2026) with increase potential of 20% increase every year/ B in the future.
- High-volume corridor with excellent visibility and traffic patterns
- Ideal revenue mix and car counts for express conversion economics
- Rare combination of in-place income and shovel-ready redevelopment
- Located in supply-constrained Pico Rivera, and within driving distance of Downey, Commerce, Santa Fe Springs and Montebello, where car wash sites rarely come to market

This offering is well suited for regional and national operators, private equity roll-ups, owner-operators, and investors seeking a stabilized business with high-upside express car wash potential.

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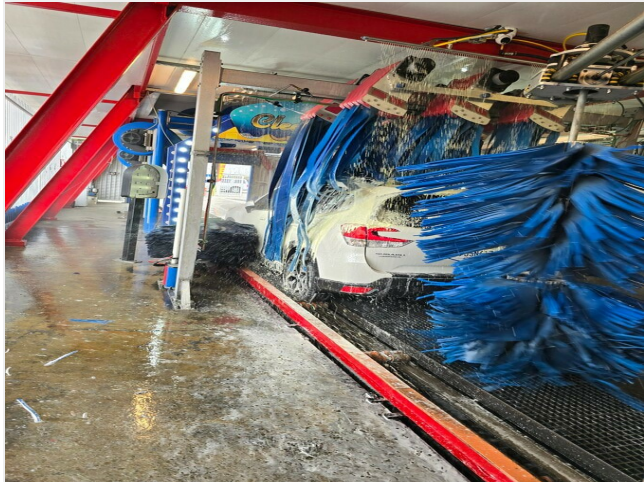
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Best Car Wash	-	-



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Property Photos



Suds N Bubbles-CR8LA (44 of 57) - Copy



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Property Photos



20260207_121414 (1)



20260213_152347

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Property Photos



20260223_140041



20260310_193921

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Property Photos



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Property Photos



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Property Photos



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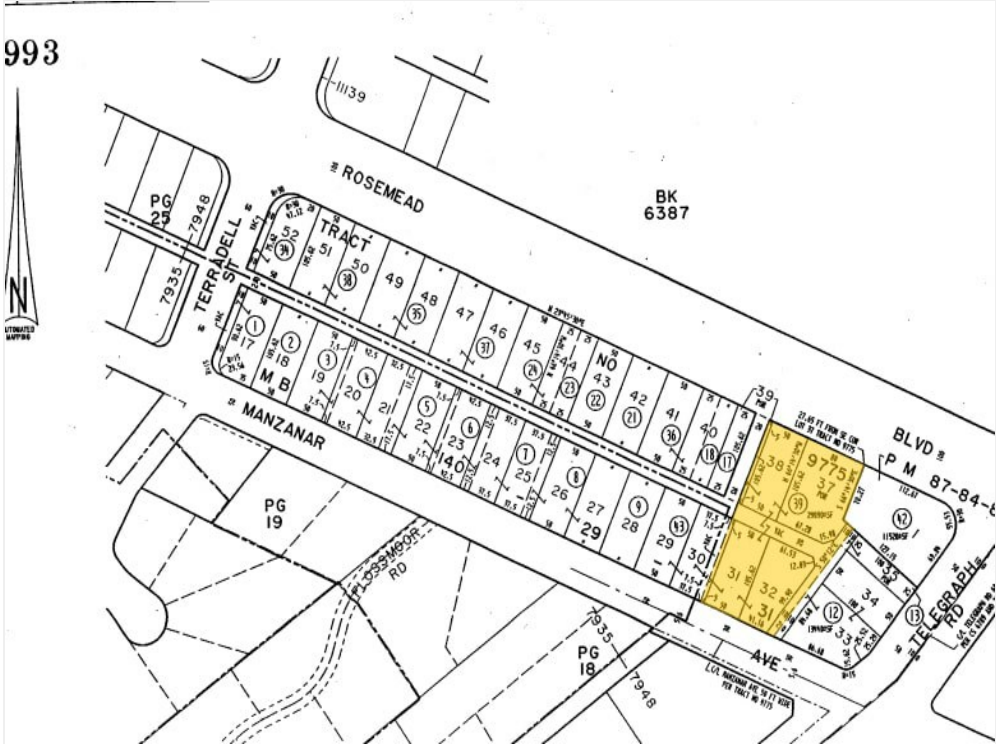


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Property Photos



Plat Map

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Location

