

Full Service Car Wash + Real Estate

Major Street

**Prime Location for
EXPRESS CAR WASH conversion**



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DRE# 01851484



OFFERING SUMMARY

Location

Mendocino Car Wash

2700 Mendocino Ave
Santa Rosa CA 95403

Offering Summary

Price **\$7,500,000 Business + Property**

Building Size	4,944 SF
Lot Size	42,253 SF
Year Built	1987 Renovated over the years
Tunnel	140 Ft

2024 Annual Sales Over \$1.8 Million

- Population over 200,000 within 5 miles radius
- High visibility, Daily Traffic over 28,000 vehicles per day
See demographics
- Currently operating as semi-absentee ownership
- Express Car Wash conversion possible.
Check with Car Wash advisors and the City



INVESTMENT HIGHLIGHTS

PRIME LOCATION: HIGH REVENUE PERFORMING FULL SERVICE CAR WASH 2024 ANNUAL SALES OVER \$1.8 MILLION

Car Wash is operating as semi-absentee ownership.

Hand on Car Wash operator can increase the sales to the highest level and add additional profit center.

Express Car Wash conversion possible.

Consult with car wash advisors and the City for conversion requirements

This is a very unique and rare business opportunity to own High Performing Car Wash with Real Estate. Operate as Full Service Car Wash or convert into an Express Car Wash to increase further revenues and lower labor cost. Car Wash is situated on a major Street with daily traffic over 28,000 VPD

Santa Rosa Featured Developments near Mendocino includes the following:

3575 Mendocino Avenue

Proposed future development of property located at 3575 Mendocino Avenue into a ± 532-unit Multi-Family development comprised of 162 affordable (Very Low-Low Income) Senior Housing units and up to 370 market rate units set in a compact, sustainable, transit-oriented development on a 13.3-acre site within the Mendocino Avenue Corridor Priority Development Area.

420 Mendocino Ave.

The project proposes the redevelopment of a 0.48-acre site with a 6-level building containing 116 studio, one, and two-bedroom units, ground floor commercial space and amenities, and a roof top terrace. On-site vehicle parking will be provided by a 72-space mechanical parking garage.

Avenue 320

Potential residential redevelopment near the corner of College Ave. and Morgan Street, Avenue 320 Apartments project proposal includes (1) redevelopment of the existing structure into a 20-unit multifamily apartment building and (2) construction of a new 4-story, 20-unit multifamily apartment building fronting Lincoln Street. Brittain Townhomes

Proposed future development of an 82-unit for-sale, single-family attached development with the following unit configurations: 24 units at 1,440 sf, 26 units at 1,734 sf, 24 units at 1,860 sf, and 8 units at 1,880 sf. In accordance with the City's Inclusionary Housing Ordinance, 10 percent of units would be reserved for Moderate Income households.

There are several other major developments under planning and review.

See the City website - <https://www.srcity.org/2970/Developments>

Some projects may have been completed or under construction. Check with the City



Prime Location for EXPRESS CAR WASH conversion



AERIAL OVERVIEW



EXTERIOR VIEWS



EXTERIOR - INTERIOR VIEWS



INTERIOR LOBBY VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	117,244	200,554	317,654
	Median Age	41.4	41.3	42.5
	Bachelors' Degree Higher Education	31%	31%	32%
INCOME				
	Average House Income	\$112,021	\$115,038	\$118,865
HOUSING				
	Median Home Value	\$727,217	\$726,959	\$742,014
	Median Home Year Built	1979	1980	1980
HOUSEHOLDS				
	2024 Households	42,661	72,690	120,264
	Average Household Size	2.5	2.6	2.6
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	54%		
	Renter Occupied Households	46%		
DAYTIME EMPLOYMENT				
	Employees	64,061	88,930	138,252
	Businesses	9,848	13,139	20,141
TRAFFIC				
	Mendocino Ave and Russell Ave NW	28,275	2022	
	Mendocino Ave and Schurman Dr SE	24,525	2022	
	Redwood Hwy and Steele Ln S	125,438	2,022	

SNAPSHOT



200,554

POPULATION 5 mile



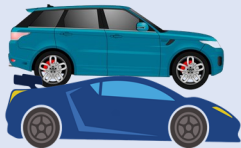
\$115,038

INCOME 5 mile



\$726,959

HOME VALUE 5 mile



28,275

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

SANTA ROSA

Santa Rosa (Spanish for "Saint Rose") is a city in and the county seat of Sonoma County, in the North Bay region of the Bay Area in California. It is the largest city in California's Wine Country and Redwood Coast. It is the fifth most populous city in the Bay Area after San Jose, San Francisco, Oakland, and Fremont; and the 25th-most populous city in California.

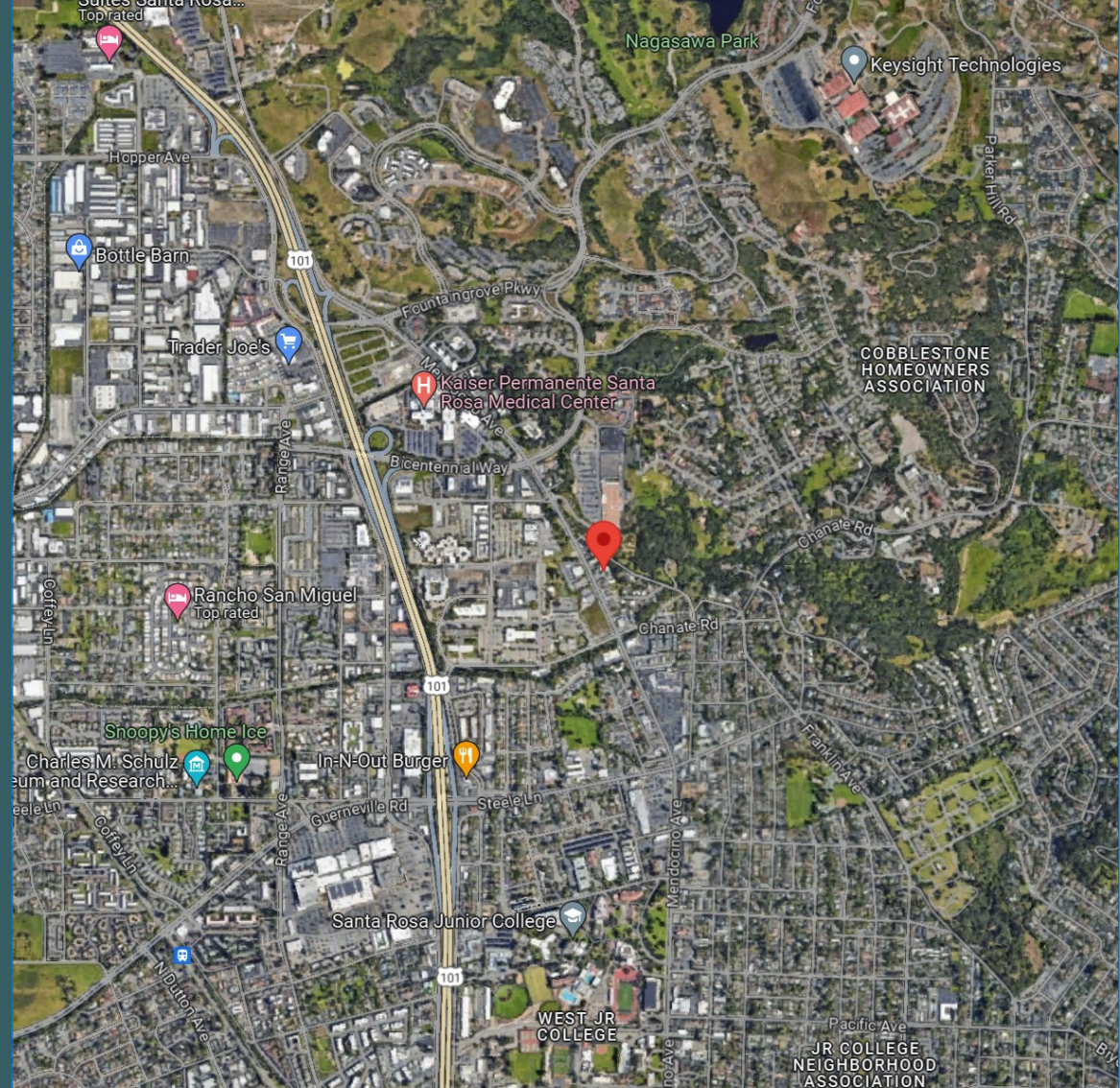
ECONOMY

The largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce.

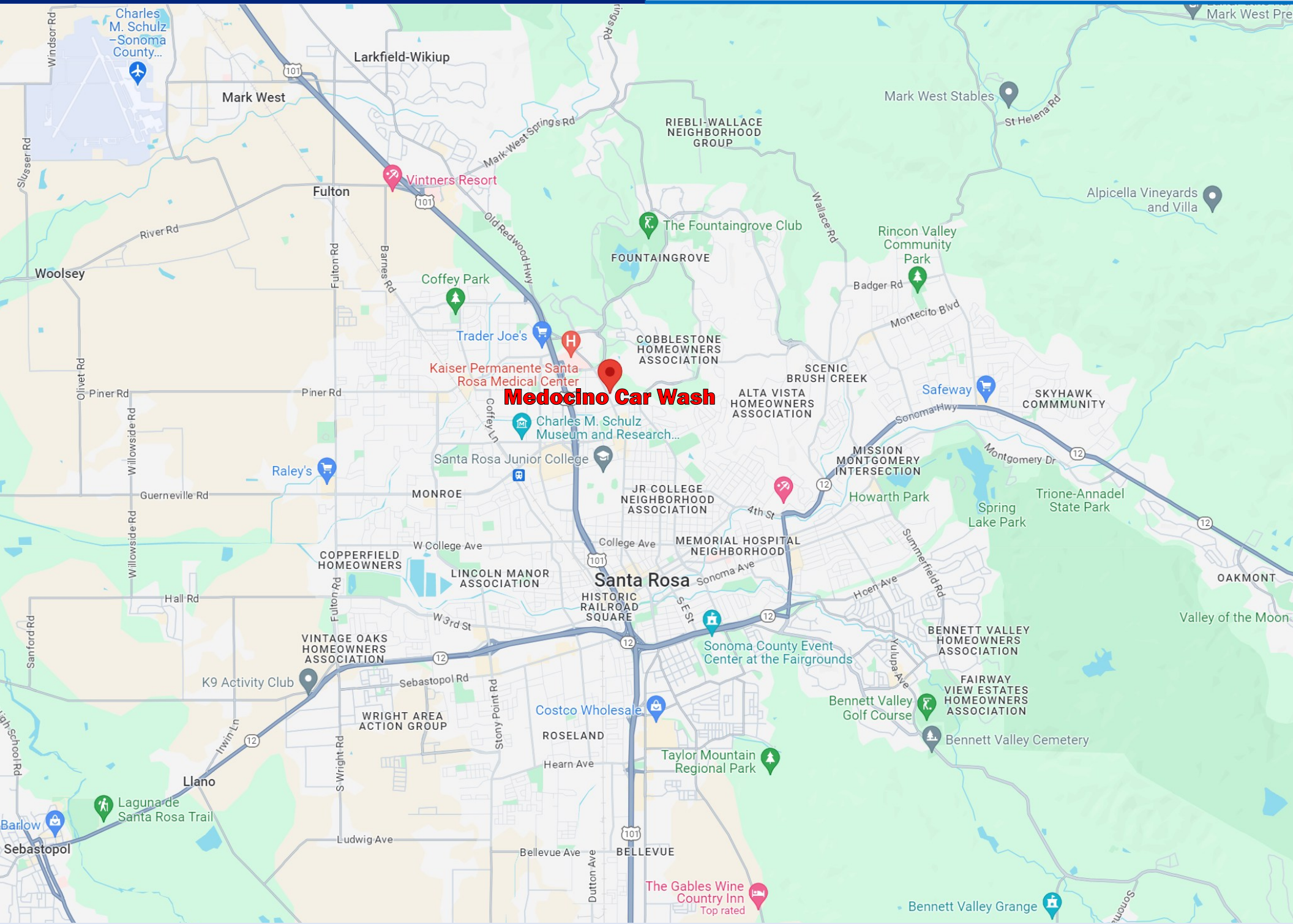
As the county seat, Santa Rosa is the heart of Sonoma County, one of the world's leading wine regions. The city is also home to the region's state and federal offices and to California's latest Welcome Center, where millions of visitors a year discover what residents already know.. Santa Rosa is the place to shop, dine, spend a long weekend or grow a business.

POINT OF INTEREST

1. Safari West
2. Charles M. Schulz Museum
3. Spring Lake Park
4. St. Francis Winery and Vineyard
5. Annadel State Park
6. Coursey Graves Estate Winery
7. Howarth Park
8. Luther Burbank Center for the Arts
9. Luther Burbank Hm & Garden
10. Children's Museum of Sonoma County



REGINAL MAP



Presented By:



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Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

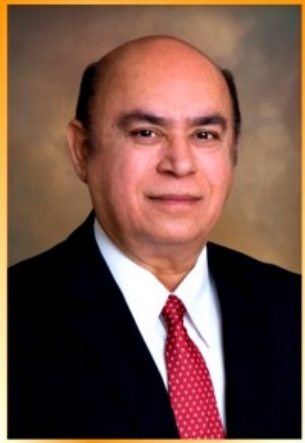
This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction. Each party is advised to check with authority's all license, permits, DLSE, bond, insurance requirement before the purchase and after close of escrow requirements. Some businesses may require special license and permits.

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This Offering Memorandum does not indicate any changes that may have transpired since it was prepared. All information contained herein are subject to change without notice. Additional information will be made available to qualified buyers, along with arrangements to inspect the business and/or property. All communication must be kept limited to the assigned agent representing KW Professional, and only to the agent. Buyer must not communicate with the owner, staff, employees, or the management in reference to the sale of the business and/or property, while visiting or prior to purchasing.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws

KW Professional and its affiliates, along with the Owner, expressly reserve the right at their sole discretion, and with or without notice, to terminate all discussions and communications regarding the sale and purchase of the business and/or to reject any or all expressions of interest or offers to purchase the business and/or property. KW Professional, its affiliates, and the Owner have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the business and/or property.



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**AWARD
WINNING
AGENT**



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KW Commercial Director Business Sales and Commercial Real Estate



**Business Owner, Operator, Innovator,
 Investor, Developer, Consultant,
 Built Car Washes with Gas Stations**

*Developed and Turned Closed, NON performing
 Car Washes into the Highest and Best Operating
 Car Washes in the Car Wash industry*

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- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- or Any other Business you that you own



I can help you Sell any Business that you own or help you Purchase the dream business you been waiting for

KW Commercial: Southern CA Regional and Top Market Award Winner 2023-2024

Keller Williams: THE MILLION DOLLAR CLUB AWARD WINNER

