

WASH BAR CAR WASH COIN-OP CAR WASH

23385 E. WASHINGTON ST., COLTON, CA 92324



OFFERING MEMORANDUM



LISTING INFORMATION:

LYNN TRAN Cal DRE#: 02016408

CIVAR Realty Advisors | 1211 Center Ct. Suite #109, Covinca, CA 91724

*PLEASE CONTACT **JANET KIM** ASSISTANT FOR ANY INQUIRY

626-660-5403

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INVESTMENT HIGHLIGHTS

- Bays are made for all RV sizes
- High traffic and visibility corner lot
- Triangular shaped; has entrance from Barton Rd and E Washington St
- Well established coin car wash business serving the community over 41 years
- Neighborhood with high concentrated population
- Within 2 miles to freeway access to 215 and 10
- Situated less than 3 miles from Loma Linda University Medical Center and university
- Room to add revenue stream

*BROKER CO-OP WELCOMED

PRICE	\$2,100,000.00
CAP	6.35%
TYPE	Commercial (Car Wash)
YEAR BUILT	1979
BUILDING SIZE	3,750 SF
LOT SIZE	24,800 SF
ZONING	C2
APN / PARCEL ID	0164-242-08-0000

**7 BAYS / 10 VACUUMS / 4 COIN CHANGERS
VENDING MACHINES / 1 EMPLOYEE**

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.



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DEMOGRAPHICS



POPULATION	1-mi.	3-mi.	5-mi.
Male Population	5,436	35,010	92,433
Female Population	5,924	37,197	94,383
White alone	4,874	35,316	87,179
Black alone	1,847	6,571	17,592
Asian alone	1,733	8,081	16,568
Hispanic	4,318	37,087	112,297
Median Age	33.2	32.8	30.8
Total Businesses	418	3,572	8,479



HOUSING	1-mi.	3-mi.	5-mi.
Housing Units	4,495	25,749	60,587
Owner Occupied Housing Units	1,834	10,786	26,637
Renter Occupied Housing Units	2,237	12,753	28,768
Vacant Housings Units	424	2,210	5,182

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1-mi.



\$55,000

Median Household Income

INCOME



\$26,291

Per Capita Income



\$29,386

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$200,000+ (3.7%)

Indicator	Value	Difference	
<\$15,000	9.2%	-0.1%	
\$15,000 - \$24,999	7.7%	-1.0%	
\$25,000 - \$34,999	11.9%	+2.9%	
\$35,000 - \$49,999	15.6%	+2.8%	
\$50,000 - \$74,999	20.3%	+1.0%	
\$75,000 - \$99,999	12.8%	-0.7%	
\$100,000 - \$149,999	13.8%	-2.1%	
\$150,000 - \$199,999	5.1%	-1.3%	
\$200,000+	3.7%	-1.4%	

Bars show deviation from San Bernardino County

3-mi.



\$53,265

Median Household Income

INCOME



\$23,752

Per Capita Income



\$36,683

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (4.5%)

Indicator	Value	Difference	
<\$15,000	10.4%	+1.1%	
\$15,000 - \$24,999	10.0%	+1.3%	
\$25,000 - \$34,999	11.7%	+2.7%	
\$35,000 - \$49,999	14.2%	+1.4%	
\$50,000 - \$74,999	19.8%	+0.5%	
\$75,000 - \$99,999	11.9%	-1.6%	
\$100,000 - \$149,999	12.6%	-3.3%	
\$150,000 - \$199,999	4.9%	-1.5%	
\$200,000+	4.5%	-0.6%	

Bars show deviation from San Bernardino County

5-mi.



\$48,932

Median Household Income

INCOME



\$19,654

Per Capita Income



\$28,498

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (3.5%)

Indicator	Value	Difference	
<\$15,000	13.4%	+4.1%	
\$15,000 - \$24,999	11.6%	+2.9%	
\$25,000 - \$34,999	11.7%	+2.7%	
\$35,000 - \$49,999	14.1%	+1.3%	
\$50,000 - \$74,999	19.8%	+0.5%	
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\$150,000 - \$199,999	4.0%	-2.4%	
\$200,000+	3.5%	-1.6%	

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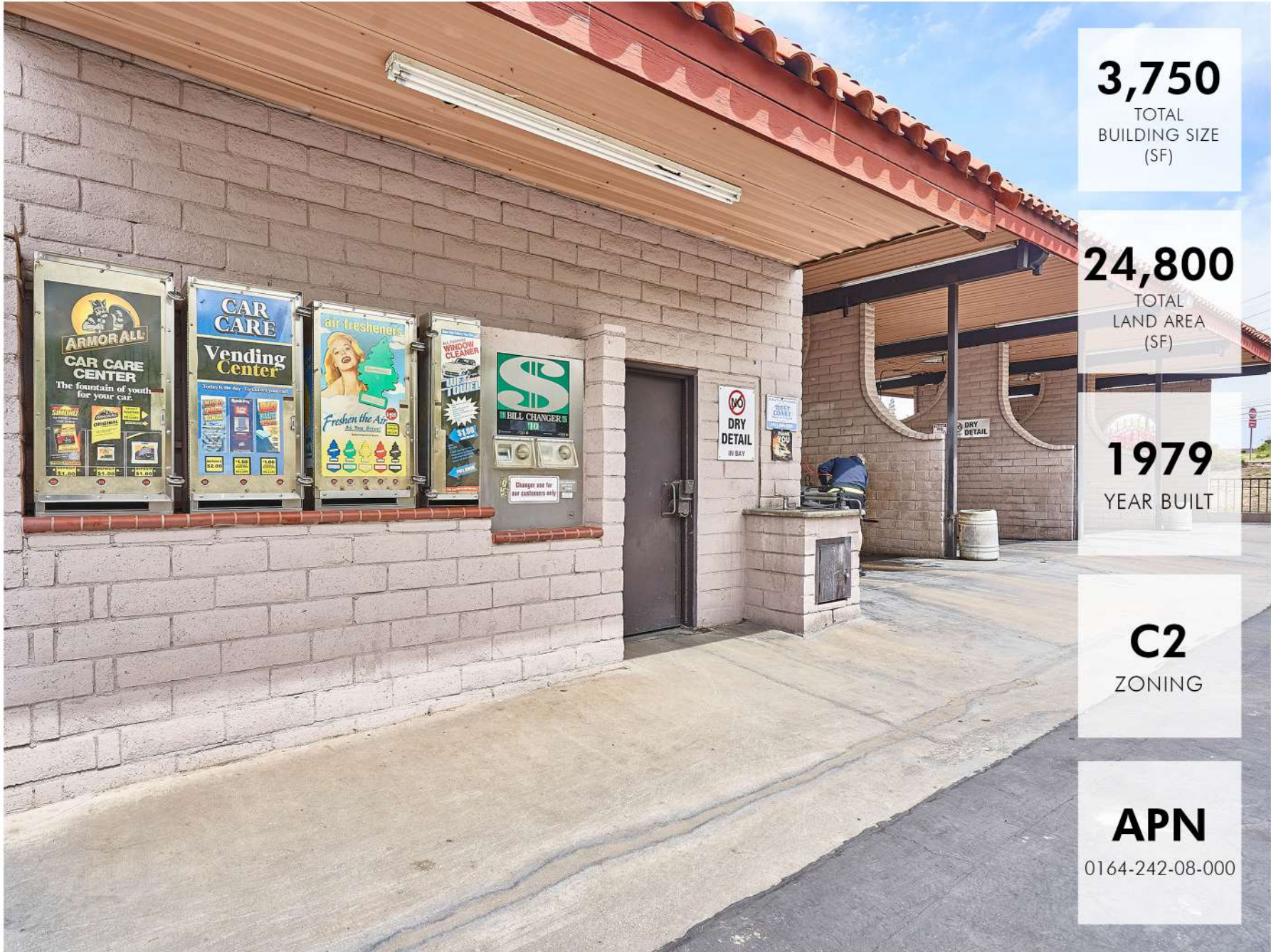
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3,750
TOTAL
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(SF)

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TOTAL
LAND AREA
(SF)

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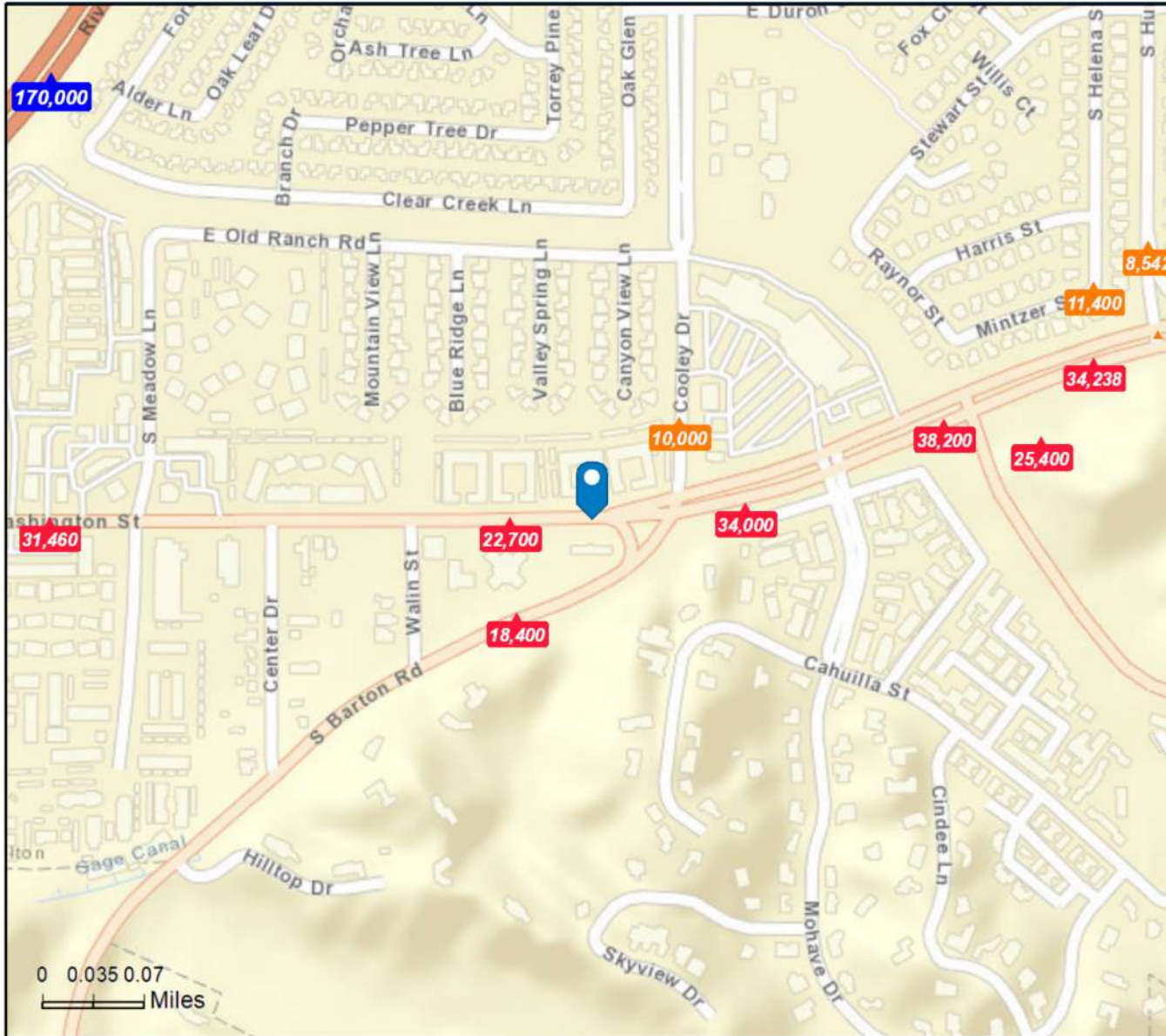
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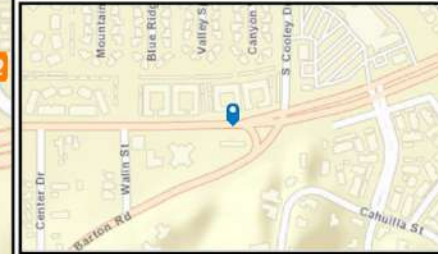
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TRAFFIC COUNT MAP (CLOSE UP)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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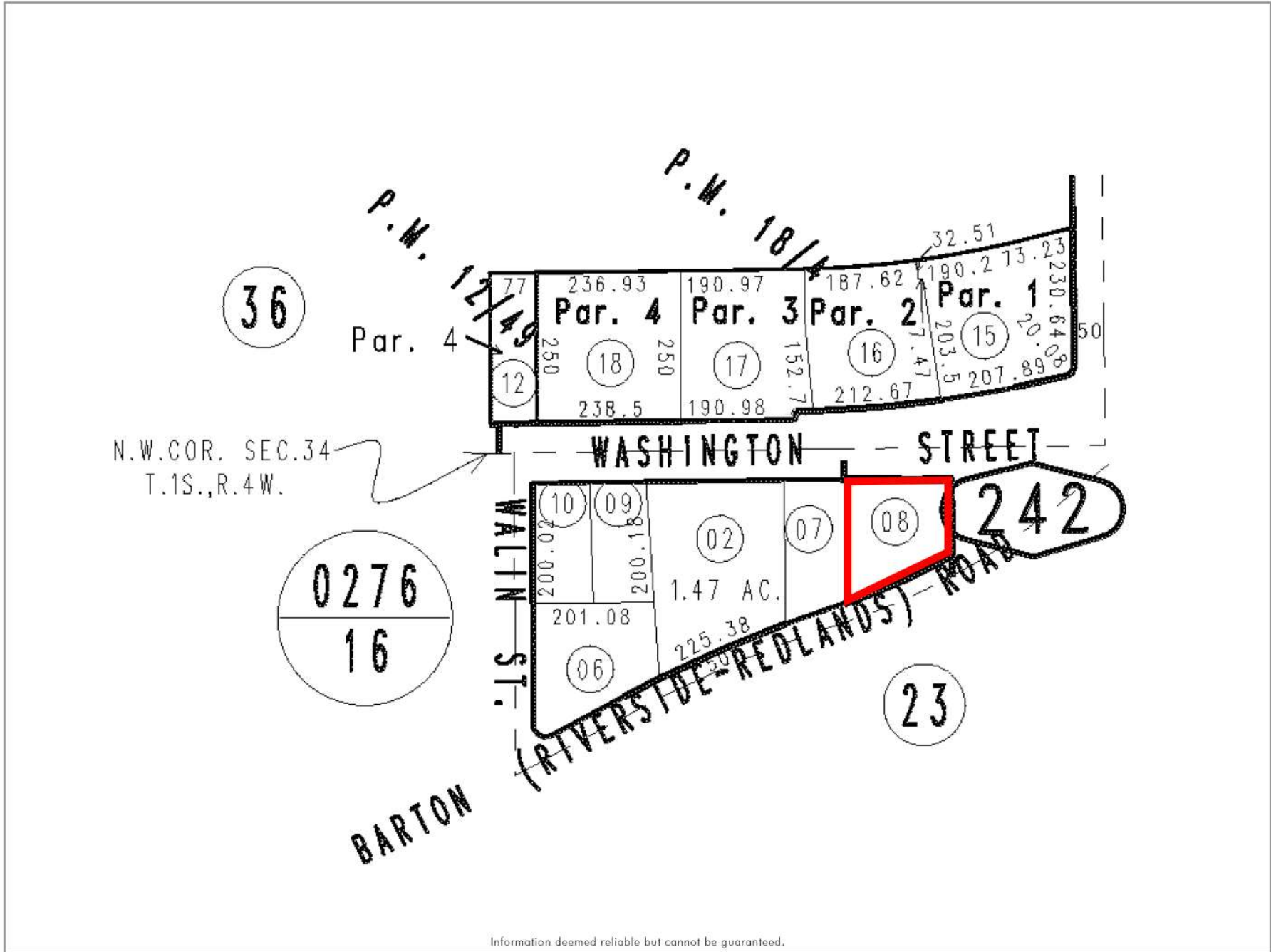
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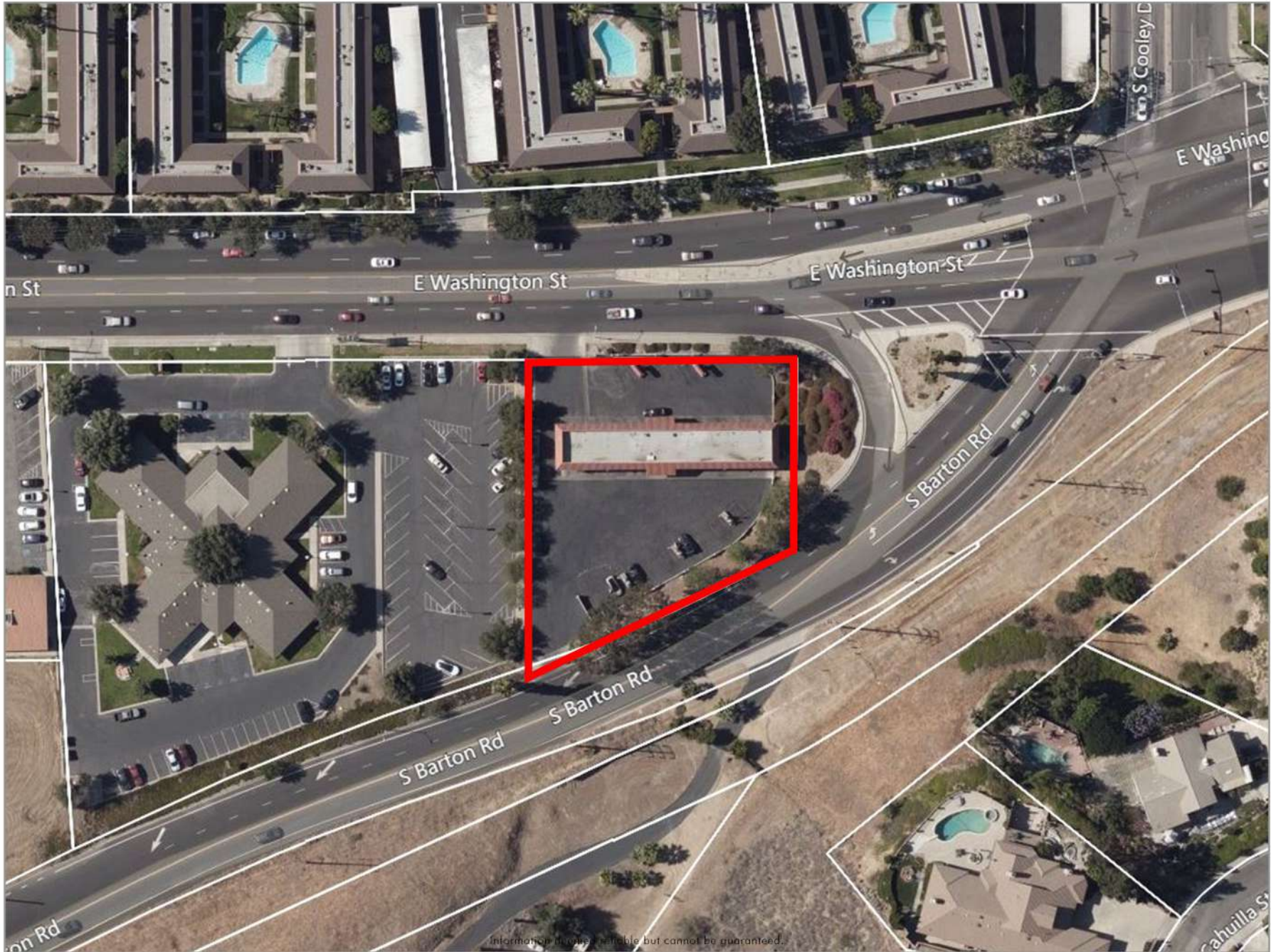
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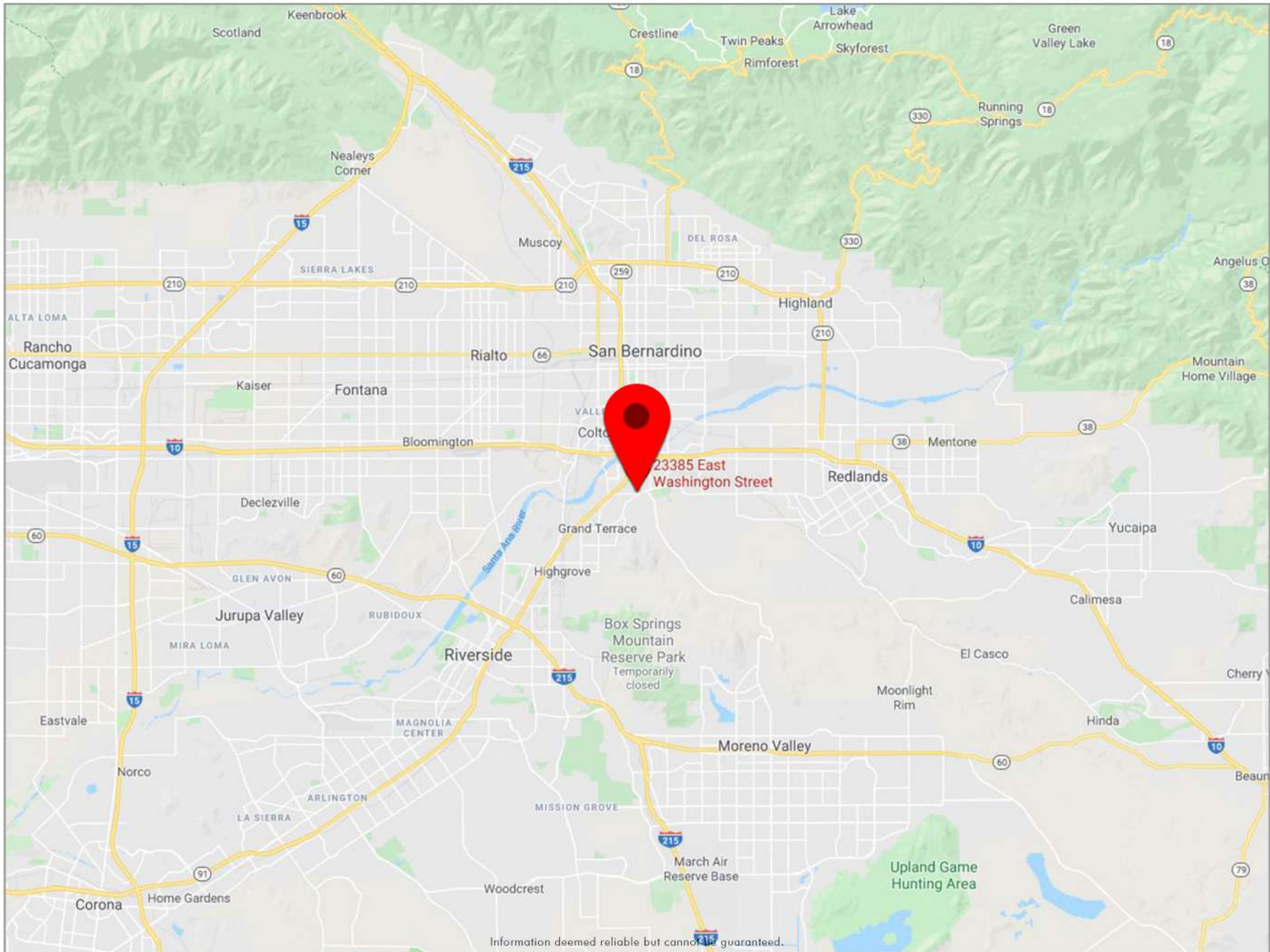
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