

Ride Thru Express Car Wash

Near Major Intersection and 5 Fwy



Bashir Tariq 951-269-3000

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DRE# 01851484

21 COMMERCIAL
Masters

OFFERING SUMMARY

Location

For additional information

Complete the Confidentially Agreement (NDA) by using the link below
BashirTariq.com/nda-form

Offering Summary

Price	\$6,700,000	
Building Size	4,420 SF	
Lot Size	26,174 SF	
Year Built	2024	
Tunnel	120 FT	
Vacuums	21	
Upstairs Office	300 SF	approximately

Includes Business and Real Estate

Sonnys Equipment



INVESTMENT HIGHLIGHTS

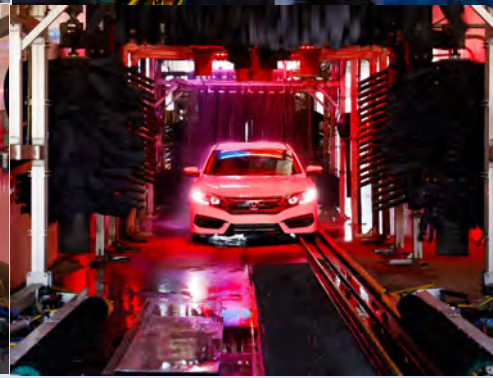
A New-Generation Express Car Wash with Real Estate

- **Newly Built in 2024:** Ride Thru Express Car Wash offers modern infrastructure, a state-of-the-art express tunnel, and valuable real estate
- **Efficient Business Model:** Designed to generate recurring membership revenue while benefiting from repeat customers and relatively low labor requirements
- **Highly Visible Location:** Prominent tower signage along Slauson Avenue, near Telegraph Road and convenient access to the Santa Ana (I-5) Freeway
- **A Name That Defines the Experience:** At “Ride Thru,” customers simply drive in, ride through the tunnel, and come out with a clean vehicle
- **Industry-Leading Equipment:** Equipped with car-wash systems manufactured by Sonny’s, one of the industry’s leading equipment providers
- **Advanced Automated Pay Station:** Integrated License Plate Recognition (LPR) supports membership identification, payment processing, and vehicle-access control
- **21 Covered Vacuum Stalls:** Shaded customer vacuum area powered by Sonny’s Auto-Vac system
- **Executive Office:** Approximately 300-square-foot upstairs executive office suite
- **Strong Population Base:** More than 620,000 residents within a five-mile radius
- **High Traffic Exposure:** Combined traffic counts exceeding 37,000 vehicles per day along Slauson Avenue and Slauson Avenue East
- **Substantial Daytime Workforce:** More than 250,000 employees within a five-mile radius
- **Excellent Express-Wash Demographics:** The surrounding population, employment base, traffic exposure, and strategic location create a strong foundation for continued growth

See the Demographics section for additional market information



TUNNEL VIEWS



EXTERIOR VIEWS & EQUIPMENT ROOM



EXTERIOR & OFFICE VIEWS



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2025 Population	208,460	621,980	2,772,813
	Median Age	38	37.8	37.7
	Bachelors' Degree Higher Education	15%	15%	20%
INCOME				
	Average House Income	\$103,788	\$100,704	\$101,859
HOUSING				
	Median Home Value	\$726,568	\$721,140	\$742,661
	Median Home Year Built	1957	1956	1958
HOUSEHOLDS				
	2025 Households	58,647	175,380	806,019
	Average Household Size	3.5	3.4	3.3
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	52%		
	Renter Occupied Households	48%		
DAYTIME EMPLOYMENT				
	Employees	102,469	251,662	1,094,812
	Businesses	9,530	25,904	122,279
TRAFFIC				
	Collection Street	Cross Street	Traffic	Year
	Slauson Ave	Slauson Ave E	37,179	2026
	East Slauson Ave	East Slauson Ave W	37,179	2026
	Telegraph Rd	Telegraph Rd NW	14,164	2026
	Santa Ana Fwy	Guatemala Ave NW	219,158	2026

SNAPSHOT



621,980

POPULATION 5 mile



\$100,704

INCOME 5 mile



\$721,140

HOME VALUE 5 mile



37,179

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

Presented By:



Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

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

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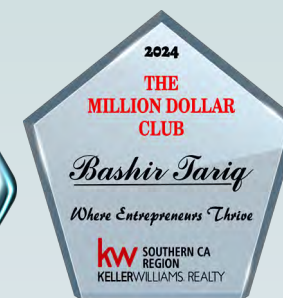
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