



RIVERSIDE COUNTY
ULTRA EXPRESS CAR WASH (Bank REO)
6458 Van Buren Boulevard, Riverside, CA 92503

STRICTLY PRIVATE & CONFIDENTIAL



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OFFERING HIGHLIGHTS

ULTRA EXPRESS CAR WASH

- Extremely rare opportunity to purchase a fully outfitted, operating express carwash, complete with all equipment, land and improvements **priced well below replacement cost**
- Featuring a **160' conveyor**, **3 pay lanes**, and **32 vacuum stations** situated on **2.19 acres**, providing an excellent foundation for a high-performing express operation
- Attractive, **eye-catching architecture** with strong visibility and curb appeal
- Achieved **\$2.6 million in annual revenue in 2022**, providing a benchmark for the site's potential when property managed
- Located on Van Buren Boulevard, a **heavily trafficked retail corridor**, and in close proximity to numerous national and regional retailers
- The site features a **1,000 SF detailing center**, making it an attractive candidate for conversion to a flex-service carwash model
- **Oversized parcel** allows for the potential to add additional profit centers such as a polishing tunnel, creating a meaningful competitive advantage
- Eligible for **bonus depreciation** resulting in significant tax benefits for ownership



TRADE AREA OVERVIEW



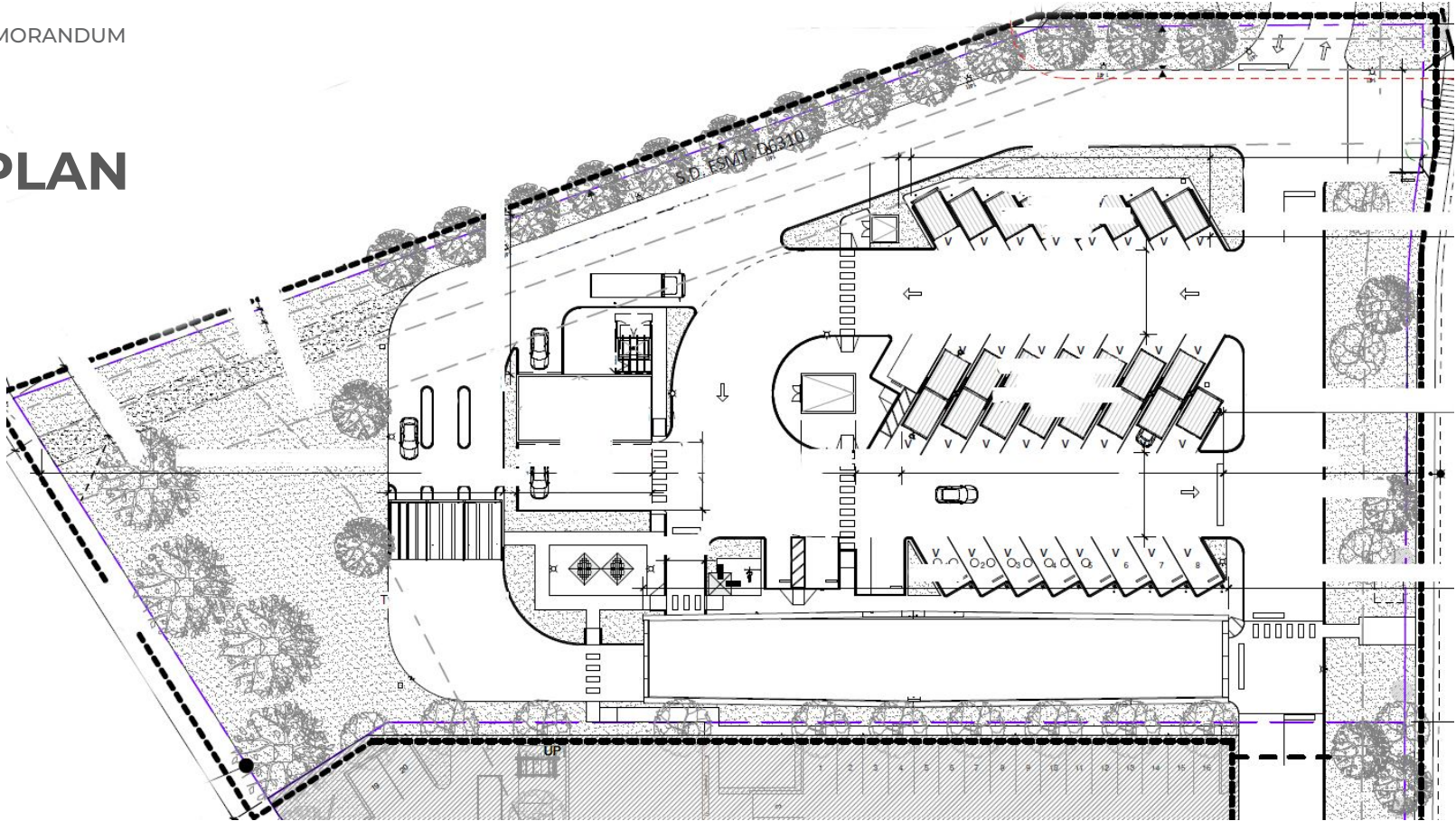
VAN BUREN BLVD. (46,984 ADT)

ARLINGTON AVE (22,089 ADT)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population 2024	17,275	136,535	292,891
Households 2024	4,704	38,083	81,995
Median HH Income	\$67,225	\$85,031	\$91,128
Employees	4,642	31,166	79,167
Proj. Pop Growth '24-'29	+0.4%	+0.5%	+0.4%

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SITE PLAN



PROPERTY INFORMATION

Address:	6458 Van Buren Boulevard, Riverside, CA 92503
APN:	155-290-062
Lot Size:	95,301 SF
Building Size:	7,087 SF
Built:	2020

FEATURING

Conveyor	160'
Pay Lanes	3
Vacuums	32



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ABOUT PETROCAL

PetroCal Associates is a boutique real estate financing and brokerage firm serving entrepreneurs seeking to launch, grow, and sell carwash, gas station, and c-store businesses. As commercial mortgage brokers, we arrange loans exceeding \$1 million through our trusted national network of lenders to help operators through the process of funding, acquiring, building, renovating, or refinancing. As real estate brokers and M&A advisors, we help operators acquire, secure, lease, or sell the perfect site or portfolio. We are the trusted partner every operator needs by their side.

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