



\$1,500,000
 CAP rate : 10.19%
 (2025 financials)

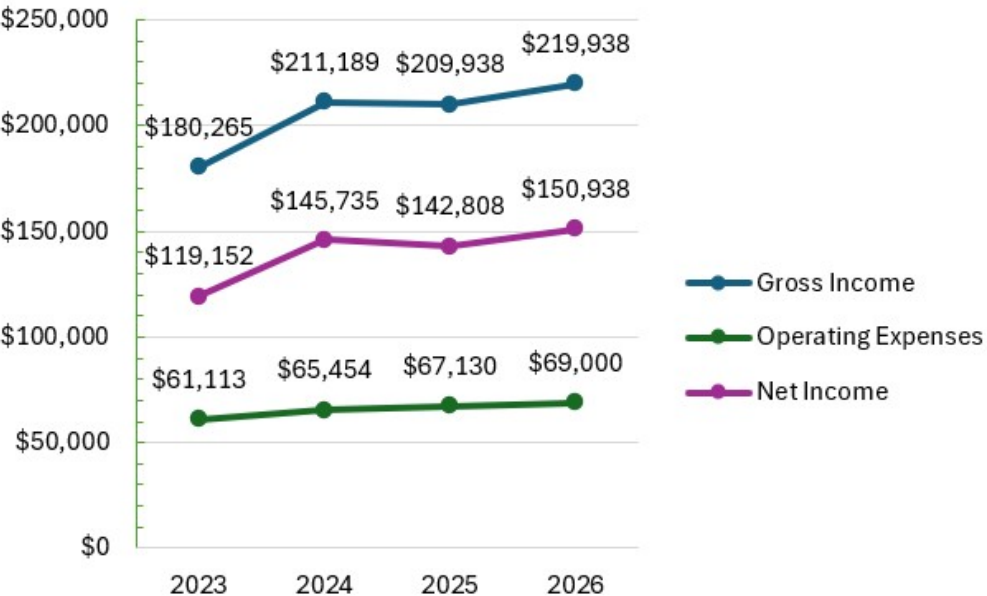
4745 PACIFIC ST, ROCKLIN, CA

SUCCESSFUL 6 BAY + RV SELF-SERVE CAR WASH, HIGH TRAFFIC
PROJECTED 2026 ANNUAL NOI (\$150,938) > AVERAGE ANNUAL NOI (\$135.898)

Highlights :

- 5 self-serve wash bays + RV access for larger vehicles
- Lacks self-serve competition in Rocklin/Roseville
- Large recurring car rental cust. with growing business
- 3-phase motors in all bays for superior performance
- Redundant Air Compressor for backup
- Approximately 15,000 ADT growing to 20,000 ADT*
- Large (0.6 acre) vacant lot adjacent to the car wash included.
- All new hoses and poly tube run to each bay (April 2025)
- Centrally located in the Quarry district which is part of Rocklin's revitalization investment

2025 Revenue	
Total Gross Income	\$209,938
Total Operating Expenses	\$ 67,130
Net Operating Income	\$142,808
CAP Rate	10.19%



* 2026 Financials projected

Pacific Street is at the center of Rocklin's long-term downtown revitalization initiative, transforming the historic Quarry District into a vibrant destination for dining, entertainment, housing, and community events. Rocklin has invested heavily in streetscape improvements, public gathering spaces, and mixed-use development opportunities.

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