

CAR WASH with Multi-Profit Centers

1.28 acres - Major Hwy



Bashir Tariq 951-269-3000

BashirTariq@msn.com

DRE# 01851484

21 COMMERCIAL

OFFERING SUMMARY

Location

Apple Valley Auto Spa

20570 Bear Valley Rd
Apple Valley CA 92308

Offering Summary

Price	\$2,290,000
Building Size	5,827 SF
Lot Size	55,800 SF 1.28 acres
Year Built	2007
Profit Centers	2 Bays drive thru Oil Change 2 Bays Auto Detail, Smog Shop or Window Tint
Upstairs Office	Room to add coffee, Juice or Snack shop

Property included 1.28 acres APN# 3087-641-22-0000

Multi Profit Centers

100% Hand Car Wash

- 2 Bays Drive Thru Oil & Lube Center
- 2 Bays Flex, Auto Detail, Smog Check, Window Tint
- Upstairs Office with multiple windows, view

Additional revenue possibilities:

- Gourmet Coffee, Juice or Snack Shop
- Prime location for Flex combination:
Full Service and Express Car Wash



INVESTMENT HIGHLIGHTS

PRIME LOCATION, FULL SERVICE 100% HAND CAR WASH

With FLEX or AN EXPRESS CAR WASH OPPORTUNITY - **INCLUDES PROPERTY**

The real property was appraised at \$2 million in 2024. The appraisal does not include the value of the business. A copy of the appraisal will be made available to qualified buyers during the due diligence period.

- Apple Valley Auto Spa is a well-established, highly visible car wash facility located along the heavily traveled Bear Valley Road corridor in Apple Valley, California.
- The property enjoys outstanding frontage, convenient access, and excellent exposure to daily commuter traffic while serving the growing High Desert communities of Apple Valley, Victorville, and Hesperia.
- This is an exceptional opportunity for an investor or owner-operator to acquire a strategically located property with multiple existing profit centers and significant upside potential. A new owner can further increase revenue through operational improvements, enhanced marketing, monthly membership programs, and the addition of complementary automotive and retail services.

Property Highlights

- Car wash remodeled in 2024. Prime location with excellent visibility and easy access from Bear Valley Road
- Multiple existing profit centers with room for future expansion
- Full-Service Car Wash with the potential to convert to a Flex or Express Car Wash model (*buyers should verify with their advisors and local agencies*).
- Spacious upstairs executive office featuring panoramic exterior views
- Two oil change service bays with underground quick-service pits
- Two separate Flex bays for Auto Detailing, Smog Check and Window Tint facility
- Large customer lobby and comfortable waiting area
- Opportunity to add additional revenue-generating businesses such as:
 - Window tinting, High-end auto detailing, Coffee shop, Juice or smoothie bar, Snack shop
 - Automotive accessories and related services

Flex Car Wash Conversion Opportunity

A Flex Car Wash combines the advantages of both Express and Full-Service operations, allowing the business to serve a broader customer base while maximizing profitability.

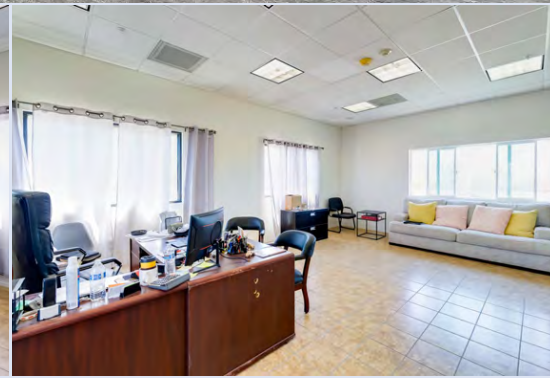
Benefits include:

- Appeals to both speed-oriented and service-oriented customers.
- Greater flexibility to adapt to changing consumer preferences.
 - Premium Full-Service options for customers seeking professional cleaning, detailing, wax services, and additional vehicle care.
 - Fast Express Car Wash option for customers seeking convenience, affordability, and quick service.
 - Increased recurring revenue through unlimited monthly membership programs.
 - Multiple revenue streams from wash services, detailing, oil changes, smog inspections, memberships, and future expansion opportunities.
 - Improved customer retention and long-term business stability.
 - Scalable operating model with significant growth potential.

Apple Valley Auto Spa offers an outstanding opportunity to acquire a highly visible commercial property with an established business, valuable real estate, diversified income opportunities, and substantial upside potential in one of Southern California's fastest-growing High Desert markets.



INTERIOR EXTERIOR VIEWS



EXTERIOR VIEWS



AERIAL OVERVIEW



LOBBY - UPSTAIRS OFFICE VIEWS



ADDITIONAL VIEWS



OIL CHANGE - DETAIL BAYS VIEWS



AERIAL OVERVIEW



DEMOGRAPHICS

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	47,272	107,575	313,067
Median Age	39.8	37.1	34.5
Bachelors' Degree Higher Education	18%	17%	13%
INCOME			
Average House Income	\$86,312	\$88,189	\$82,883
HOUSING			
Median Home Value	\$364,269	\$361,954	\$337,619
Median Home Year Built	1987	1986	1988
HOUSEHOLDS			
2024 Households	16,540	35,941	96,311
Average Household Size	2.8	2.9	3.2
Average Household Vehicles	2	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	69%		
Renter Occupied Households	31%		
DAYTIME EMPLOYMENT			
Employees	7,519	23,849	67,051
Businesses	1,047	3,356	9,389
TRAFFIC			
Bear valley Cutoff and De Varian Ln E	33,483	2025	
Bear valley Cutoff and Tesuque Rd W	32,123	2025	

SNAPSHOT



107,575

POPULATION 5 mile



\$88,189

INCOME 5 mile



\$361,954

HOME VALUE 5 mile



33,483

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

APPLE VALLEY, CA

Apple Valley is located at the southern edge of the Mojave Desert. It is bordered by the cities of Victorville on the west and Hesperia on the southwest sides, with the unincorporated community of Lucerne Valley a distance to the east and the city of Barstow about 30 miles (48 km) to the north. Apple Valley, along with Victorville, Hesperia, Adelanto, and immediate surrounding areas, are commonly known as the Victor Valley. The primary thoroughfare through Apple Valley is State Route 18, which was given the moniker "Happy Trails Highway" within Apple Valley town limits, after the theme song of Roy Rogers and Dale Evans, who once resided on Outer Highway 18. The commercial area is split currently between State Route 18 and Bear Valley Road (the two roads are near parallel until they intersect in the east, outside of town). The Mojave River that borders the west side of Apple Valley flows south-to-north. The town is bounded on its southern edge by the foothills of the San Bernardino Mountains.

According to the United States Census Bureau, the town has a total area of 73.5 square miles (190 km²), of which 73.2 square miles (190 km²) are land and 0.3 square miles (0.78 km²), or 0.45%, is covered by water.

The elevation of Apple Valley is about 2,900 ft (880 m) above sea level.

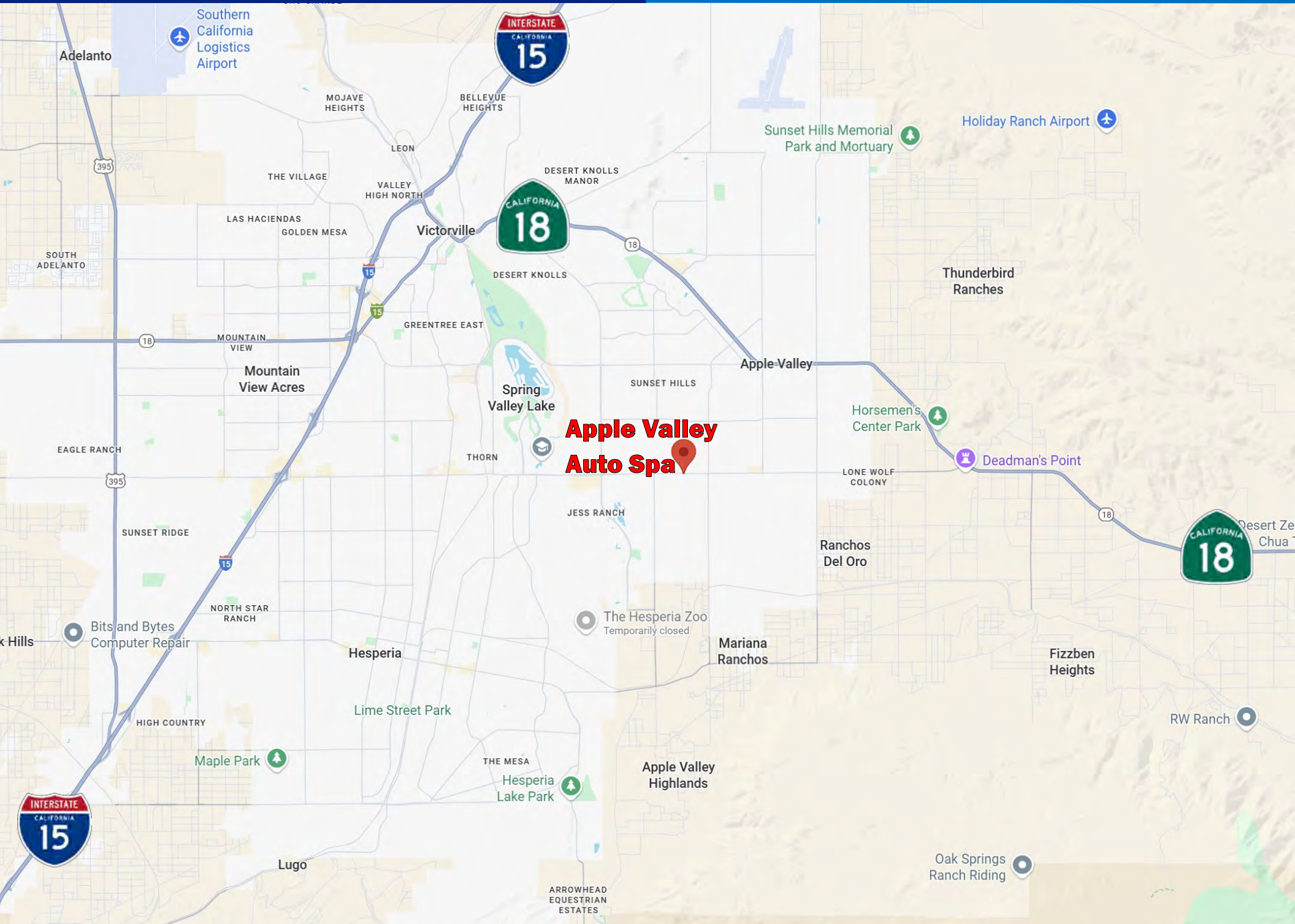
Apple Valley is an incorporated town in the Victor Valley of San Bernardino County, California, United States. Its population was 75,791 as of the 2020 United States census. The town is east of and adjoining to the neighboring cities of Victorville and Hesperia, 35 miles (56 km) south of Barstow, and 49 miles (79 km) north of San Bernardino through the Cajon Pass. It was incorporated on November 14, 1988, and is one of the 22 incorporated municipalities in California that use "town" in their names instead of "city".

The Apple Valley name was officially recognized when a post office was established in 1949. Apple Valley was home to Roy Rogers and Dale Evans, whose museum was first established in Apple Valley (in 1967) before the museum was relocated to Victorville in 1976. In 2003, the museum moved again, to Branson, Missouri. The move was made in hopes of reaching more fans; however, the museum closed for financial reasons on December 12, 2009.

THINGS TO SEE & DO IN THE CITY AND VACINITY



REGINAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

C21 Commercial Director:

Business Sales and Commercial Real Estate

15335 Fairfield Ranch Rd, Suite 100, Chino Hills CA 91709

Direct: 951-269-3000 | BashirTariq@msn.com



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. C21 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.

C21 Professional and any and all persons and entities associated and affiliated with C21 Professional make no warranties, express or implied, regarding the accuracy and completeness of the information provided, whether written or verbal. No warranties, express or implied, are made regarding the current or future performance of the business and/or property in terms of income, expenses, sales, value, and overall current or future physical and financial health. No warranties are made regarding compliance to any and all Federal, State, and local regulations, requirements, and permits. No warranties are made regarding the physical condition of the premises. No warranties are made regarding any tenants, if present, or continued occupancy of the premises. Under no circumstances will C21 Professional and any and all of its affiliates be liable for anything or have any legal obligation or commitment of any kind whatsoever by reason of this Offering Memorandum or any other communication related to this Offering Memorandum, written or verbal.

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. Photo were taken by a third party and edited by marketing team. As a result, they may appear slightly different upon visual inspection. All communication must be kept limited to the assigned agent representing C21 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 C21 Commercial in compliance with all applicable fair housing and equal opportunity laws

C21 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. C21 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.



BASHIR TARIQ

951-269-3000

BashirTariq@msn.com

DIRECTOR

**Business Sales and
Commercial Real Estate**

C 21 Commercial | Masters

CA-DRE# 01851484

15335 Fairfield Ranch Rd, Suite 100, Chino Hills, CA 91709

BUY - SELL - LEASE - INVEST

Call now for Consultation and Professional Representation

All types of Business Sales, Purchases, Commercial Properties, Investments and Leases

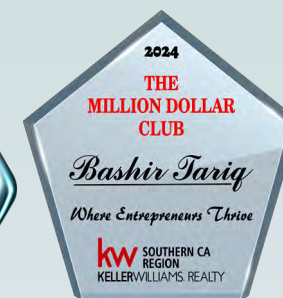
- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any Business that you own



**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*

Member of: ICA, WCA, ICSC NAR, C.A.R., RIAOC, RCAOC



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

C 21 GRAND CENTURIAN AWARD Winner ● KW: THE MILLION DOLLAR CLUB , Southern CA Regional, Top Market and Multiple other Awards Winner ● RE/MAX Platinum Club Award Winner

