

Actual Site Photo



REEFS CAR WASH

BUSINESS + REAL ESTATE

1555 CANAL BOULEVARD RIPON CALIFORNIA 95366

OFFERING MEMORANDUM



Actual Site Photo

Subject Property
Reefs
Car Wash

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OFFERING PRICE
\$5,800,000

PAY STATION

2 DRB (RFID EQUIPPED)

GROSS LEASABLE AREA (GLA)

3,459 SF

LOT SIZE (AC)

0.74 AC

YEAR BUILT

2024

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SUMMARY

TYPE	Express
TUNNEL LENGTH & EQUIPMENT	110 FT Tunnel - MacNeil
BUILD TYPE	Masonry & Steel
EQUIPMENT BRAND (VACUUMS)	11 VacuTech Units
AVG MONTHLY CAR COUNT	± 4,200 Cars per Month
DATE OPENED	April 2024
SINGLE WASH PRICING	\$11 / \$18 / \$22
MONTHLY MEMBERSHIPS	\$22.99 / \$32.99 / \$38.99
STAFFING	2 Full-Time + 2 Part-Time Employees

**Absentee first-time car wash operator selling. Perfect for experience operator to come in day one and start cash flowing for below replacement cost.*

INVESTMENT HIGHLIGHTS

PROPERTY OVERVIEW

- ◆ **Turn-Key Asset: 2024 Construction**
Newly built express tunnel with modern, energy-efficient equipment, automated systems, and minimal staffing requirements. No deferred maintenance or near-term capex.
- ◆ **Real Estate + Operating Business**
Acquire both the business and underlying real estate in one transaction—offering full control, no lease risk, and long-term appreciation upside.
- ◆ **Recurring Membership Revenue**
Subscription-based model with unlimited wash plans creates predictable, stable cash flow and reduces reliance on one-time retail sales.
- ◆ **High-Margin, Low-Labor Model**
Express exterior format delivers strong margins through high throughput of ±140 cars a day and minimal labor requirements.
- ◆ **Growth Market with Expanding Demand Drivers**
Ripon is experiencing steady residential growth, infrastructure investment, and increasing commuter activity. New housing developments and planned transit improvements are expected to drive long-term population growth and vehicle traffic.
- ◆ **Direct Correlation to Traffic & Rooftop Growth**
Car washes are uniquely positioned to benefit from Ripon's growth, as increased rooftops and commuter traffic directly translate into higher vehicle counts and recurring membership demand.
- ◆ **Prime Location with Strong Traffic**
Positioned near Highway 99 in a high-traffic retail corridor with excellent visibility and accessibility, driving consistent customer flow.

RECURRING REVENUE

±950

SUBSCRIBED MEMBERS

HIGH THROUGHPUT

100+

CARS PER HOUR

NEWER BUILD

2024

MODERN SYSTEMS



PROPERTY PHOTOS - ACTUAL GROUND SNAPSHOTS



PROPERTY PHOTOS - ACTUAL AERIAL SNAPSHOTS



RIPON, CA MARKET PROFILE

Ripon, California is a highly desirable Central Valley community located in San Joaquin County, approximately 70 miles east of San Francisco. Known for its strong residential appeal and family-oriented environment, Ripon continues to experience steady growth driven by migration from higher-cost Bay Area markets, offering affordability while maintaining convenient regional access.

The city has experienced consistent population growth, supported by new housing developments and increasing demand from commuters seeking suburban living with proximity to major employment hubs. Ripon’s population is projected to continue expanding as residential development pipelines remain active.

Strategically positioned along State Route 99, Ripon provides direct connectivity to Interstate 5 and key Central Valley corridors, supporting strong commuter traffic, logistics movement, and sustained retail demand.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	7,917	18,667	57,485
2029 Population Projection	8,696	20,396	62,100
Annual Growth 2024-2029	2.0%	1.9%	1.6%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	2,680	6,398	18,209
2029 Household Projection	2,947	7,004	19,712
Annual Growth 2024-2029	2.0%	1.9%	1.7%



CENTRAL VALLEY GROWTH & RESIDENTIAL EXPANSION

Ripon continues to benefit from outward migration from the Bay Area as residents seek more affordable housing options and higher quality of life. The area has seen an increase in residential development, contributing to rising household formation and sustained demand for daily-use retail and services.

This population growth supports strong fundamentals for service-oriented businesses such as car washes, which benefit from repeat local usage and growing vehicle ownership in suburban communities.

HIGH-TRAFFIC CORRIDOR & DAILY COMMUTER FLOW

Reefs Car Wash is strategically positioned along a primary thoroughfare with strong visibility and accessibility, benefiting from consistent daily traffic and commuter flow. State Route 99 serves as a major north-south artery, driving both local and regional traffic through Ripon.

The surrounding area is supported by residential neighborhoods, schools, and neighborhood retail, creating steady demand for convenience-based services. Car washes are well-positioned in this market due to high vehicle dependency and strong commuter patterns.



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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EXCLUSIVELY LISTED BY

COLLIN BOYD
ASSOCIATE

O. 214.238.4047 C. 214.491.7700
COLLIN@ALPHARE.COM
LIC TX #831271

STEVE KALYK
DIRECTOR

O 628.203.8489 C 415.813.0019
STEVE@ALPHARE.COM
LIC #02018743

- BROKER -
BRADEN CROCKETT
LIC # 1946071(CA)



ALPHARE.COM