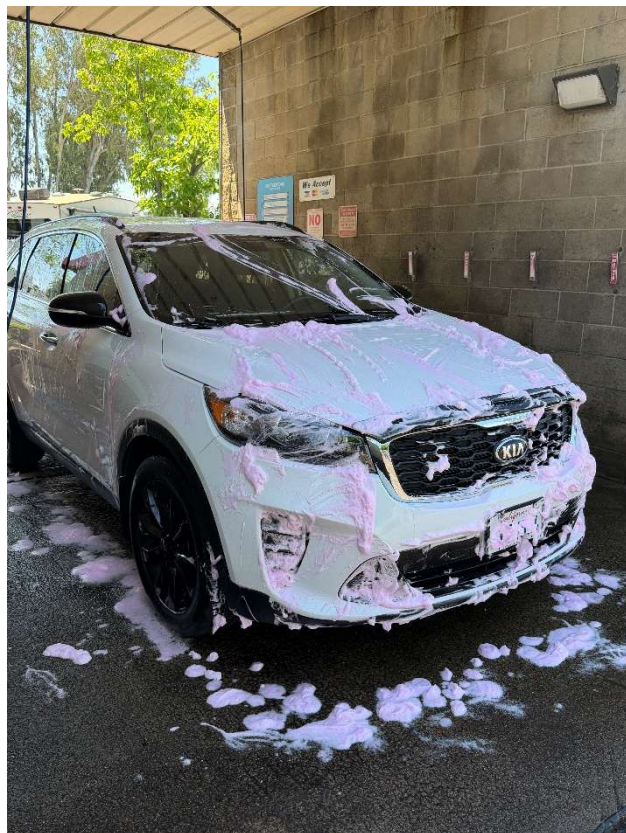


Rocklin Speedwash

4745 Pacific Street, Rocklin, CA



SUMMARY NOTES FOR LISTING

Revenue in 2026 has remained stable with incremental growth following the slight decline in 2025, even as costs increased—showing that the business has held up well amid inflation and a challenging economy. In this environment, stability is positive. The large increase in 2024 revenue was driven by the price increase implemented in April 2024, along with increased business by a large rental car company which uses Rocklin Speedwash to wash and vacuum all of their cars. Another price increase in 2027 would be justifiable.

Rocklin Speedwash is located in the Quarry District in Rocklin which is the central corridor for the Rocklin revitalization project initiated in 2016 with the Quarry Park and its amphitheater and most recently in 2025, the announcement of the Rocklin Public Market housing a multi-level food hall and public Market, Retail shops, and new residential units.

FINANCES AT A GLANCE

	2023	2024	2025	2026*	AVG 2023 - 2025
Gross Income	\$180,265	\$211,189	\$209,938	\$219,938	\$200,464
difference		14.64%	-0.60%	4.55%	6.20%
Operating Expenses	\$52,054	\$56,385	\$57,047	\$58,917	\$55,162
Property Tax	\$9,059	\$9,069	\$10,083	\$10,083	
Total Operating Expenses	\$61,113	\$65,454	\$67,130	\$69,000	\$64,565.67
difference		6.63%	2.50%	2.71%	
NET INCOME	\$119,152	\$145,735	\$142,808	\$150,938	\$135,898.33
		18.24%	-2.05%	5.39%	7.19%

* 2026 Figures are projected. As of May 21, they are slightly ahead of 2025 figures

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NOTEABLE HIGHLIGHTS

Rocklin Speedwash is a well-established, profitable business that offers buyers an attractive, lower-risk investment opportunity. Key highlights include:

- The last price increase occurred more than 2.25 years ago, providing potential upside through future rate adjustments.
- A major rental car company regularly uses Speedwash for vehicle washing and vacuuming services, generating approximately \$1,200–\$1,600 in monthly revenue.
- Strong visibility and traffic exposure with approximately 15,000 Average Daily Traffic (ADT), projected to increase to 20,000 ADT.
- Extensive 16-channel NVR security camera system upgraded in May 2023.
- All new hoses and poly tube run to each bay (April 2025)
- New asphalt overcoat applied to entire parking lot (May 2026)
- New paint and striping (May 2026 and March 2025)
- All bays are equipped with 3-phase motors for enhanced reliability and performance.
- Backup air compressor installed to ensure uninterrupted operations in the event of primary system failure.
- Token-only payment system helps reduce theft and security risks.
- Wash bays and vacuums also equipped with credit card readers.
- Includes a large adjacent vacant lot totaling approximately 0.6 acres, offering future expansion potential.
- Minimal competition in the self-service car wash segment, with the nearest comparable facility located approximately 7 miles away.
- An existing unused bay currently utilized for storage could potentially be converted into an automatic wash bay or an additional self-service bay.
- Revenue enhancement opportunities include the installation of blowers, spot-free rinse systems, and/or triple-foam features, all of which can increase bay usage time and customer spending.
- High-end bill changer and coin counting equipment included in the sale.
- More than \$10,000 in parts and supply inventory on hand and included.

With a strong operating history, expansion opportunities, and multiple avenues for revenue growth, Rocklin Speedwash presents an exceptional opportunity for both owner-operators and investors.

*According to City of Rocklin Traffic Impact Analysis, Dec 2025

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Notable News and Information related to Rocklin, CA

Pacific Street & Quarry District Highlights

Historic Downtown Transformation

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. The City has invested heavily in streetscape improvements, public gathering spaces, and mixed-use development opportunities.

Rocklin Public Market Development

A major new mixed-use project, the future Rocklin Public Market, is planned near Pacific Street and Rocklin Road overlooking Quarry Park. The development is expected to feature:

- Boutique retail shops
- Food and beverage vendors
- Residential units
- Brewery and restaurant concepts
- Public gathering and event spaces

City officials describe the project as a "true catalyst" for downtown Rocklin and a cornerstone for continued economic growth in the area.

Strong Property Value Fundamentals

Rocklin continues to experience strong residential demand and long-term appreciation trends driven by:

- Top-rated schools
- High household incomes
- Regional job growth
- Desirable suburban location
- Continued commercial investment

Recent demographic data shows Rocklin median home values approaching approximately \$675,000 with continued population growth exceeding 30% since 2010.

Walkable Entertainment District

Pacific Street offers a unique blend of historic charm and modern amenities with walkable access to:

- Quarry Park Adventures
- Quarry Park Amphitheater
- Seasonal concerts and festivals
- Dining and local businesses
- Farmers markets and community events

The Quarry District has become one of South Placer County's most active entertainment hubs.

New Housing & Residential Growth

The City continues to encourage thoughtfully planned residential development along Pacific Street to support downtown businesses and increase neighborhood vitality. Projects underway include:

- Pacific Street Apartments
- Quarry Row residential development
- Additional mixed-use infill opportunities

These developments are intended to create a more active, pedestrian-friendly downtown core while supporting long-term economic sustainability.

Entertainment & Tourism Destination

The Quarry District draws residents and visitors from across the Sacramento region with:

- Live music events
- Food festivals
- Outdoor recreation
- Adventure tourism
- Historic granite quarry character

The district's unique setting built around Rocklin's historic granite quarries gives the area a distinctive identity unlike typical suburban retail corridors.