

14986 7TH ST, VICTORVILLE, CA 92395

CAR WASH & AUTO REPAIR

OWNER USER/INVESTMENT



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PROPERTY SUMMARY

Address	14986 7 th St Victorville, CA 92395	Offering Price	\$1,499,900
Building Area	Car Wash - Appr. 4,270 SF Auto Repair - Appr. 3,146 SF Total Appr. 7,416 SF	Building Price/SF	\$202
		Land Price/SF	\$40
		CAP	4.04
Land Area	38,480 SF		
Year Built	1989		
Parking	Ample		
APN	0477-131-11		
Property Type	Commercial		

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PROPERTY HIGHLIGHTS

- Exceptional opportunity to own an investment property featuring both a car wash and an auto mechanic shop.
- Strong upside potential for increased income.
- Ample on-site parking for customers and staff.
- Excellent street visibility for both businesses.
- Prominent, highly visible signage.

RENT ROLL

Unit	Tenant	SF	Rent	CAM	Lease Term	Option
A - Car Wash	Route 66 Car Spa		3,850/mo.	684.17/mo.	Lease Termination 7/31/2052	2 - 5 Yr Option
B - Auto Repair	Mojave Auto Body	3,146	3,000/mo.		MTM	N/A

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Car Wash Photos



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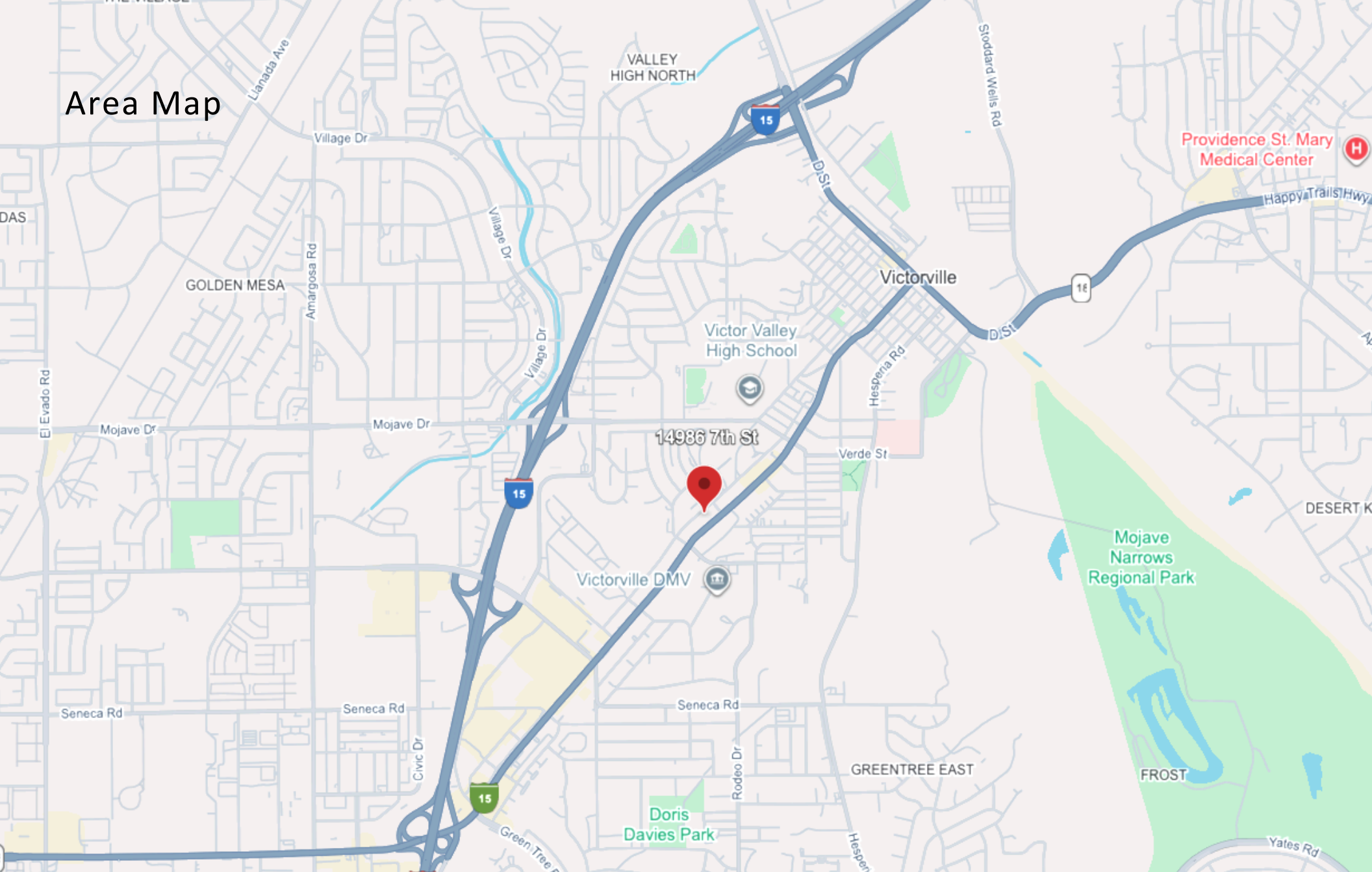
Auto Mechanic Shop Photos



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Area Map



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Demographics & Traffic Count

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
7th St	Merrill St SW	18,744	2025	0.35 mi
Mojave Dr	6th St E	14,892	2025	0.36 mi
Mojave Dr	Loves Ln SE	10,873	2025	0.39 mi
Mojave Dr	Verde St S	8,562	2025	0.42 mi
6th St	Tracy St NE	4,013	2025	0.43 mi
Mojave Dr	la Paz Dr W	11,505	2025	0.44 mi
del Rey Dr	Mojave Dr S	2,907	2025	0.44 mi
7th St	Tracy St NE	19,534	2025	0.45 mi
la Paz Dr	la Cobre Dr S	8,231	2025	0.48 mi
7th St	Plz Dr SW	26,336	2025	0.49 mi

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