

# PERRIS FULL-SERVICE CAR WASH

2131 N. Perris Blvd Perris, CA 92571  
INCREDIBLE POTENTIAL IN STORED/VALUE-ADD



offering memorandum  
Redpoint Realty Commercial Investment Team presents





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# Perris Full-Service Car Wash PROPERTY SUMMARY

## Address

2131 N. Perris Blvd .Perris, CA 92571

## APN

320 090 006

## Price

\$3,500,000

## Year Built

2002

## Lot Size

49,223 SF / 1.13 AC

## Building Size

4,049 SF

## Type of Use

CAR WASH

## Census Tract

0426.18

## Current NOI

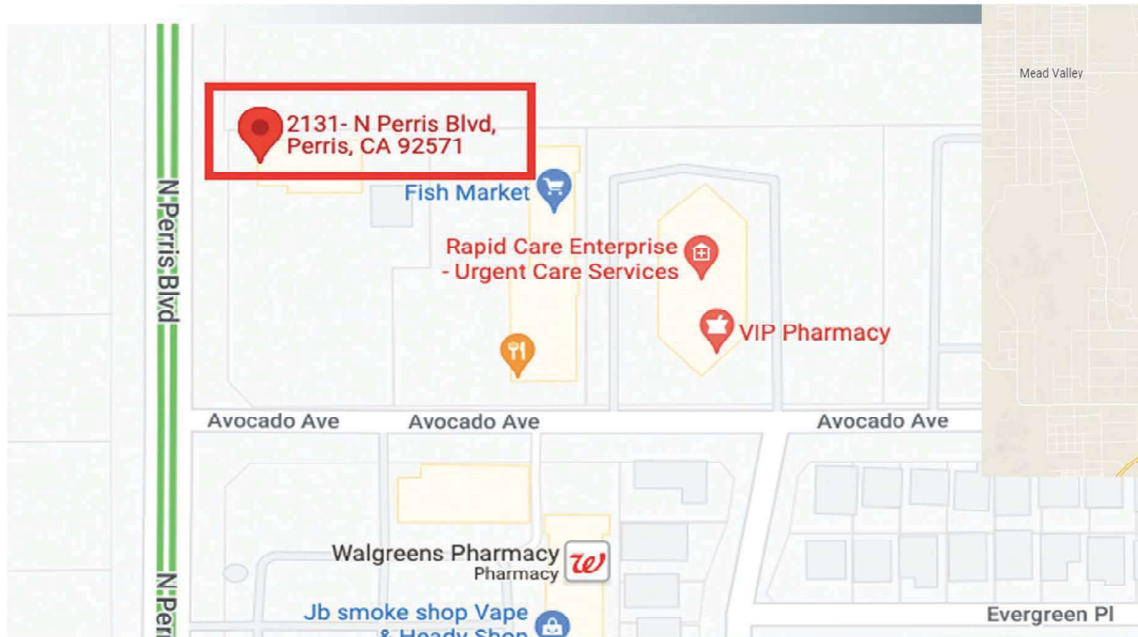
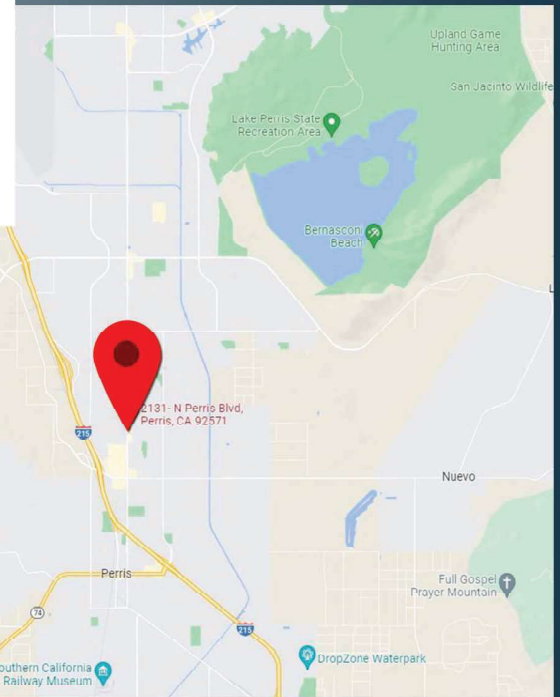
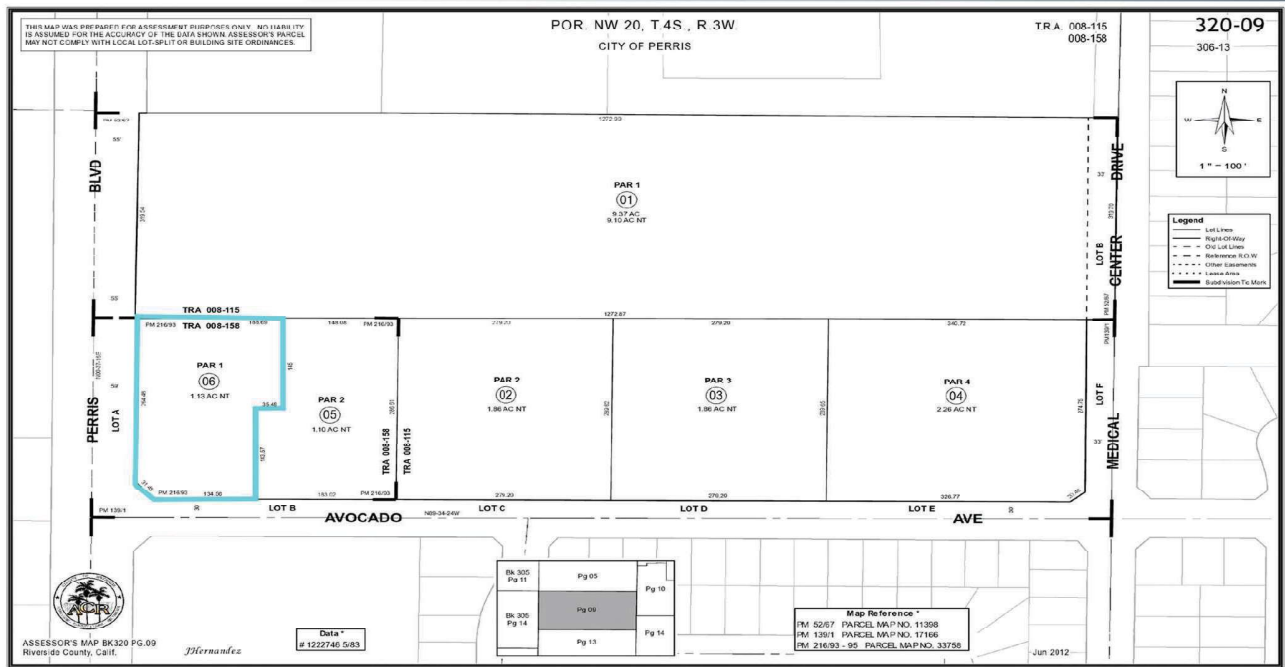
\$240,000

## Current CAP rate

6.85%



# Perris Full-Service Car Wash PLAN MAP & LOCATION





## Big Value-add Opportunity

Invest or rent out for three retail centers.

The best place for Drive-Thru shops; taco, donut, or coffee.

This can be your own business or rent to tenants and expect your income to grow exponentially!!!

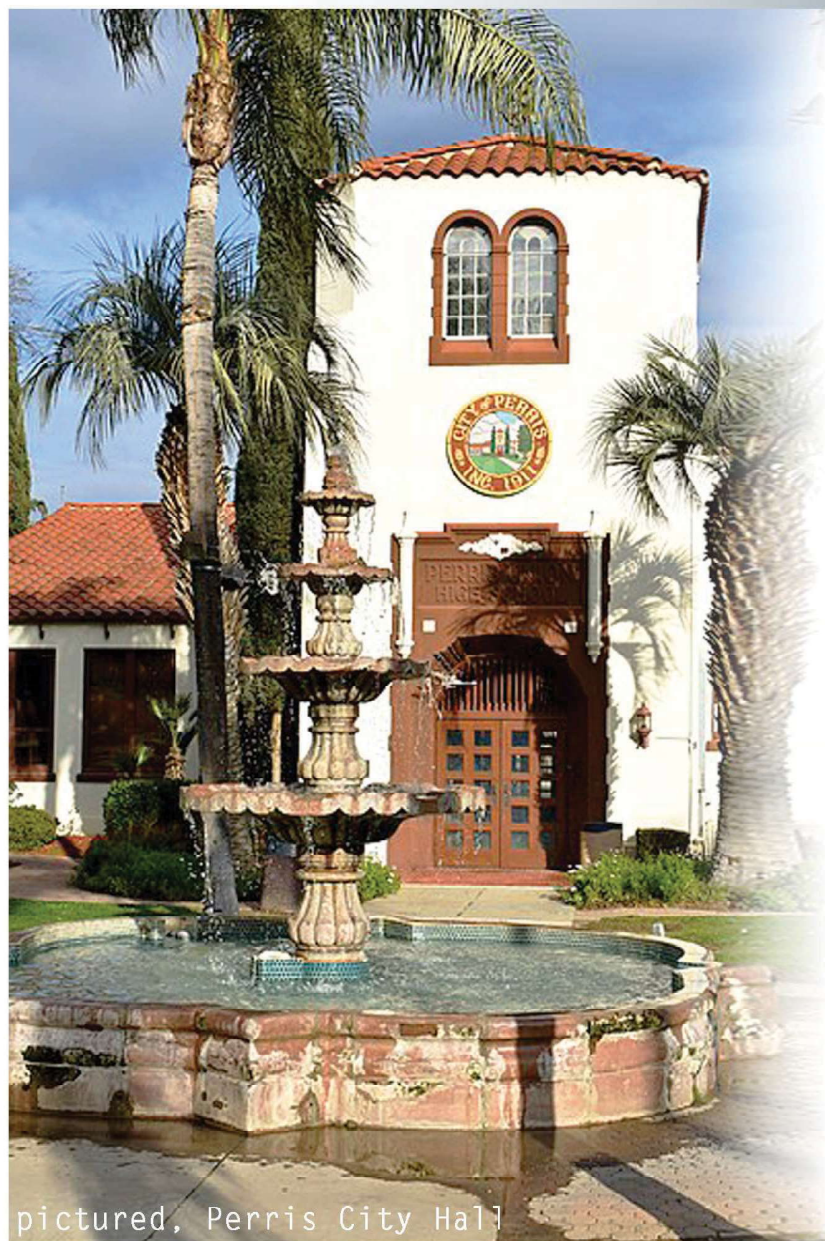
- + Successful, well established exterior car wash in its 20th years
- + Profitable operation with various avenues to achieve continued growth
- + Loyal & Repeat customer base
- + Internet & Covid resistant service business
- + Prime location
- + Well established
- + High profit margins
- + Equipments updated in 2006
- + In 2020, brand-new car-wash rail, brushes, compressure and water-compressure have been installed; invested and paid for over \$100,000. These equipments will last 10 years for healthy use.
- + Densely populated area
- + The surrounding areas are occupied by large-scaled logistics ware houses ; bringing new housing community and immensely high population growth



pictured: Knox Logistics Center II

# DEMOGRAPHICS

Perris Full-Service Car Wash



pictured, Perris City Hall

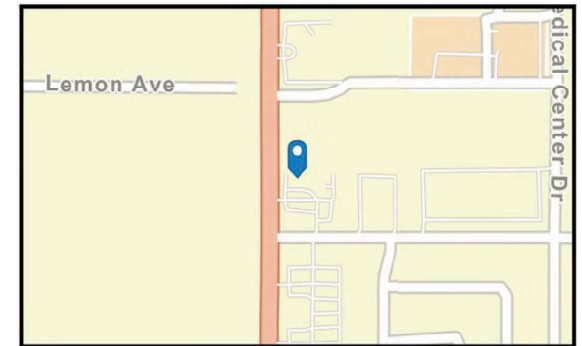
<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
MALE POPULATION	9,734	33,489	53,699
FEMALE POPULATION	9,885	33,820	53,722
WHITE ALONE	7,803	28,283	46,226
BLACK ALONE	2,128	7,932	12,476
ASIAN ALONE	501	2,342	3,702
HISPANIC	15,142	48,604	75,505
MEDIAN AGE	28.2	28.4	29.0

<b>HOUSING</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
HOUSING UNITS	4,764	17,547	27,942
OWNER OCCUPIED HOUSING UNITS	2,909	10,515	17,154
RENTER OCCUPIED HOUSING UNITS	1,553	5,487	8,337
VACANT HOUSING UNITS	302	1,545	2,451

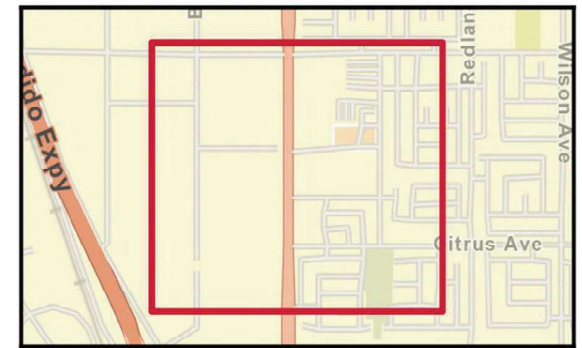
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
MEDIAN HOUSEHOLD INCOME	\$60,852	\$63,575	\$64,642
PER CAPITA INCOME	\$15,316	\$17,351	\$17,845
MEDIAN NET WORTH	\$81,371	\$94,468	\$105,190

<b>BUSINESS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL BUSINESSES	345	1,202	1,830
TOTAL EMPLOYEES	5,496	15,578	26,774

# TRAFFIC COUNT



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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# Perris Full-Service Car Wash - PROPERTY IMAGES



**\*\*when visiting the property**

Prospective buyers are prohibited from discussing sale with any employees of Perris Car Wash  
All visitations must be scheduled in advance with Peter Kim of REDPOINT Realty Commercial  
Team via Call/text at 714-926-7280 or email at [downtownvincent@gmail.com](mailto:downtownvincent@gmail.com)





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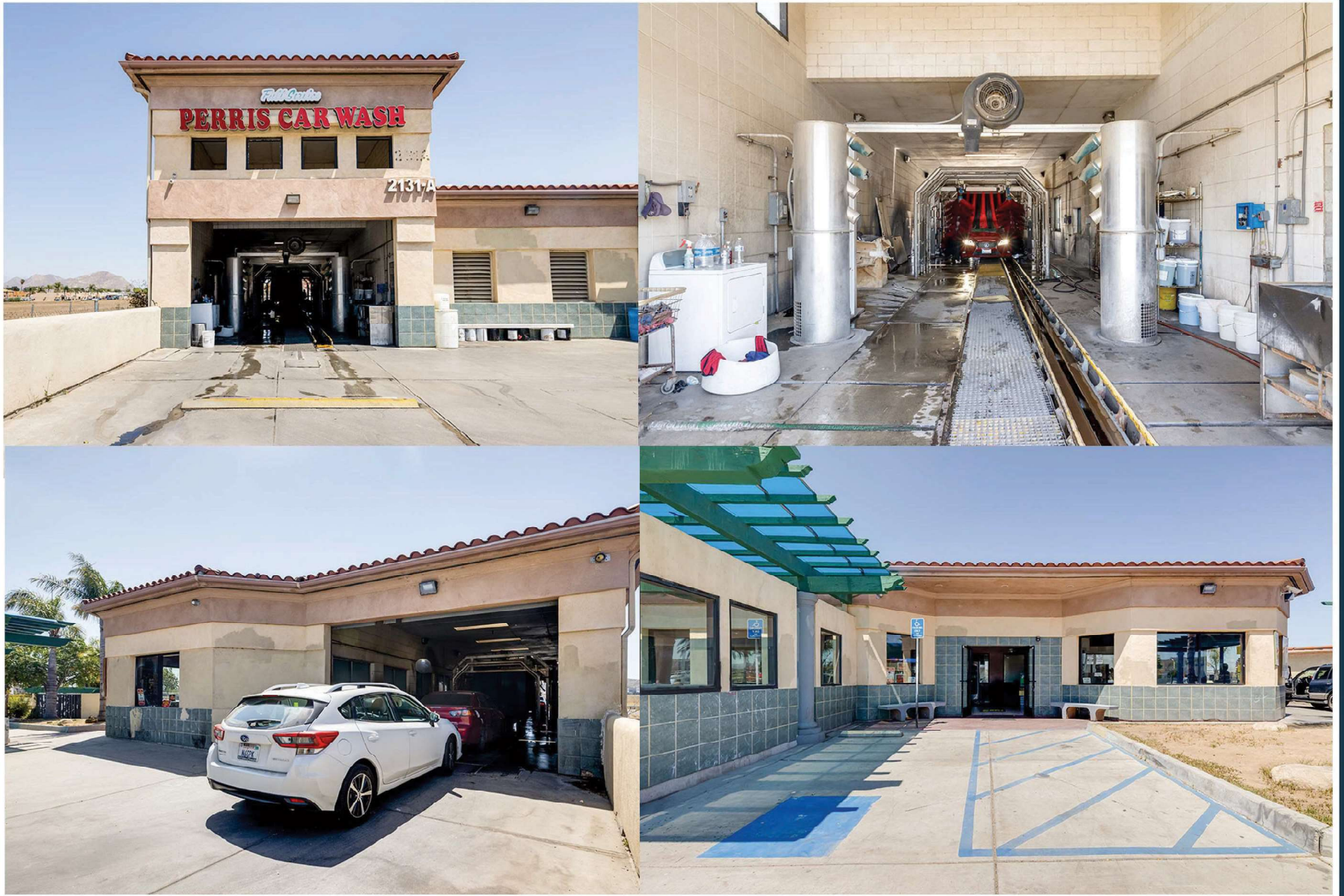
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Perris is a city in Riverside County, California, United States, located 71 miles (114 km) east-southeast of Los Angeles and 81 miles (130 km) north of San Diego. It is known for Lake Perris, which hosts a variety of flora and fauna. The city is most widely recognized for having many choices involving aerial activities, such as skydiving and hot-air ballooning.

Perris is within the Inland Empire metropolitan area of Southern California. The city had a population of 80,067 as of the 2020 census.

Perris is served by Interstate 215 which runs from Murrieta to the south to San Bernardino to the north, and by State Route 74, which serves Lake Elsinore and Orange County to the west, and the San Jacinto and Coachella valleys to the east.

The City covers 30 square miles and has become a regional magnet. Perris has just the right mix in its formula—history, business development, growth, affordable real estate and leisure activities making it a great place to live, WORK and play.

The City of Perris offers excellent career opportunities for its selected team including a stable environment, emphasis on professional development, and an innovative, competitive, and dynamic culture making each day a challenging and rewarding work experience.

The City of Perris also has won many prestigious awards for its innovative programs and projects. From implementing solar panels through the Solar Shine project, to improving the health and fitness of residents with the Live Well program, Perris proves itself to be a great place to live and work.



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