

Full Service Car Wash Multi Profit Centers - Near Major Intersection

Car Wash for Lease \$15,000 per mo - NNN

OIL Change, Tint, Auto Detail or Smog Check



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21 COMMERCIAL

OFFERING SUMMARY

Location

La Puente 100% Hand Car Wash

1027 N Hacienda Blvd
La Puente, CA 91744

Offering Summary

Lease **\$15,000** NNN

Building Size 4,830 SF

Lot Size 22,930 SF

Year Built 2004

Conveyor 80 FT

Term **5 years**

Lease deposit **6 months rent**

Option to purchase During the 5 year period

Multi Profit Center includes:

- Possible to sublease profit centers to help reduce the rent

**Option to purchase \$3,990,000 within 5 years lease term
includes: Business, Real Estate and all improvements.**

- Car Wash is currently closed, due to Seller being out of the country and personal reasons



INVESTMENT HIGHLIGHTS

Prime Location | High Traffic | Strong Demographics

Located on **Hacienda Blvd near a major intersection**, this full-service **hand car wash** benefits from daily traffic of over **62,000 vehicles**. The business is situated in a **densely populated area**, with a population of over **480,000 residents** and an average **household income exceeding \$103,000** within a 5-mile radius. See demographics

Multiple Profit Centers Include:

Property Highlights:

- 100% Hand Car Wash Operation
- NEW Equipment Installed in 2023
- Two (2) Service Bays – Ideal for: Window Tint, Auto Detailing, Smog Check
- Upstairs Spacious Executive Office
- Excellent visibility, High Traffic, near major intersection
- Oil Change Drive-Through with underground service area and storage

Strong Demographics & Traffic:

- ◆ 62,000+ vehicles per day on Hacienda Blvd
- ◆ Over 480,000 residents within a 5-mile radius
- ◆ Densely populated, high-demand market

Additional Upside:

- **Multiple Profit Centers, owner use or sublease**
- Option to Sub-Lease Individual Profit Centers to reduce rent
- Ideal for an owner-operator or operator looking to expand footprint

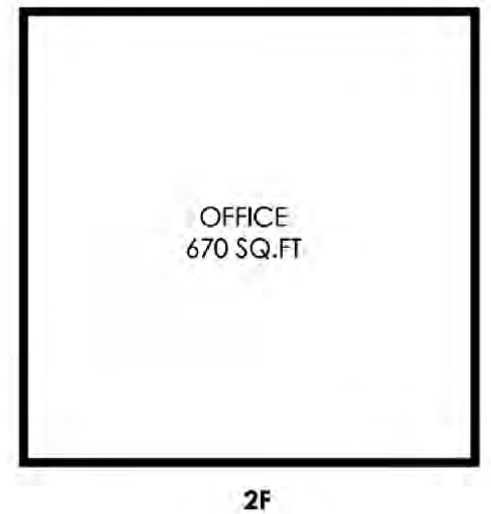
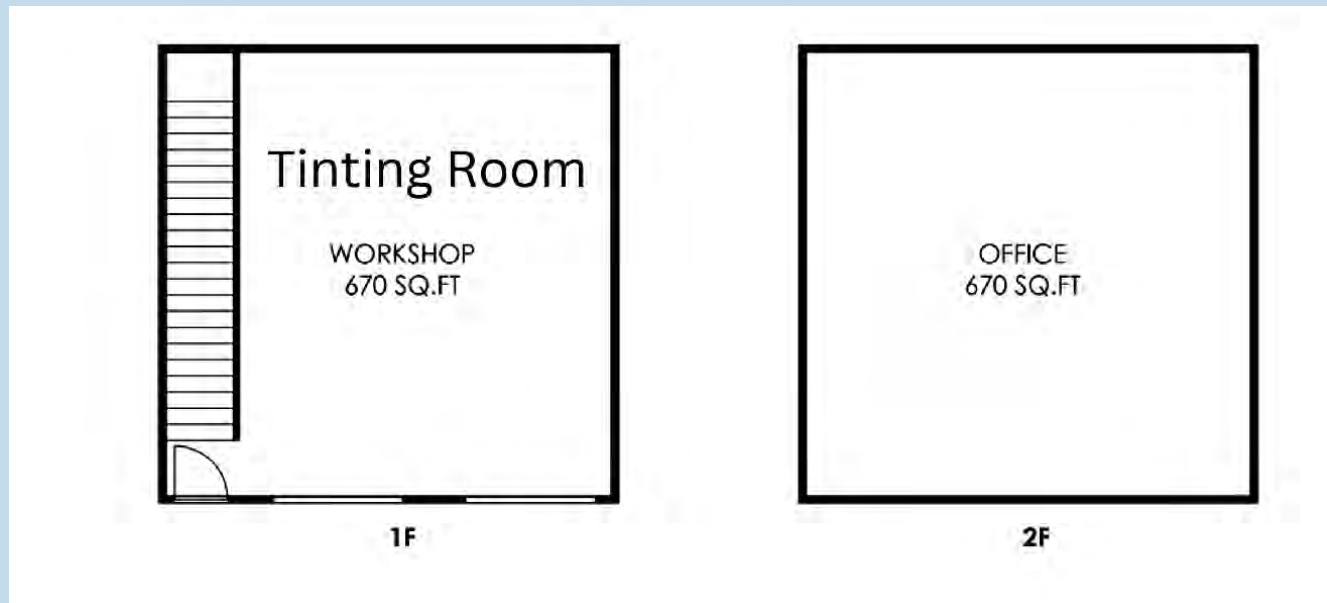
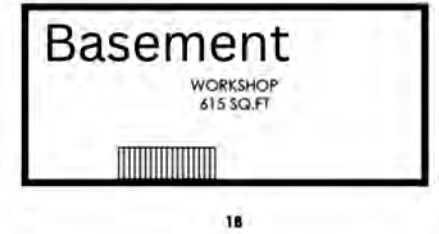
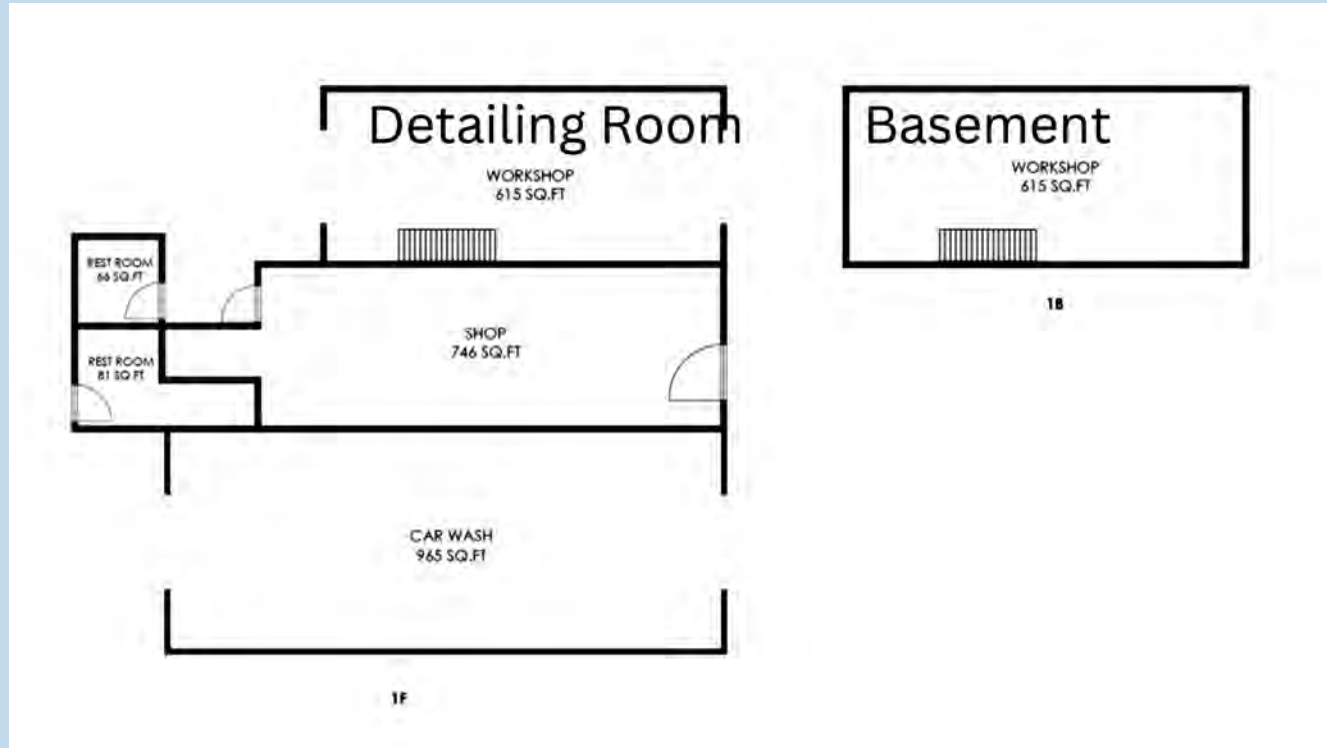
- **Car Wash is currently closed, due to Seller being out of the country and personal reasons**
- **This is a rare leasing opportunity to lease a car wash with Multiple Profit Center, in a high-traffic, high-density trade area with significant operational upside.**

For additional information and leasing terms, please contact us

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FLOOR PLAN VIEWS



AERIAL OVERVIEW



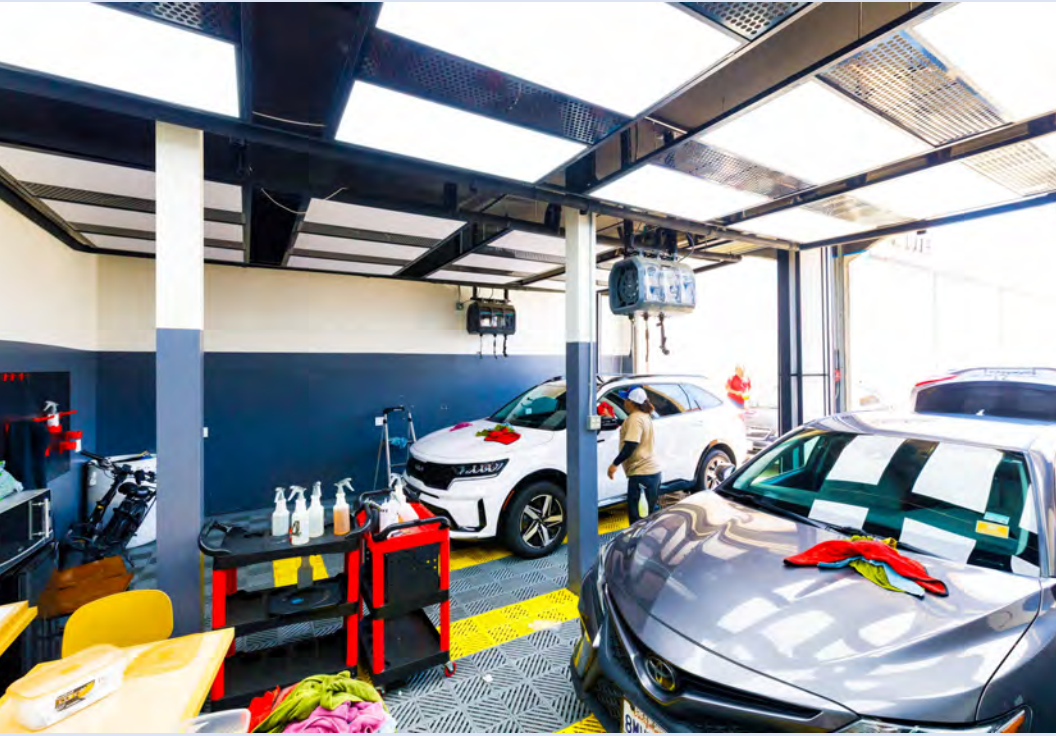
AERIAL OVERVIEW



AERIAL OVERVIEW



EXTERIOR SERVICE BAYS



EXTERIOR-TUNNEL-SERVICE BAYS



INTERIOR VIEWS



AERIAL OVERVIEW



DEMOGRAPHICS

SNAPSHOT

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	190,247	450,394	1,547,676
Median Age	38.6	39.2	40.2
Bachelors' Degree Higher Education	18%	21%	28%
INCOME			
Average House Income	\$106,201	\$103,517	\$109,353
HOUSING			
Median Home Value	\$655,427	\$681,376	\$732,095
Median Home Year Built	1958	1964	1964
HOUSEHOLDS			
2024 Households	49,685	122,973	466,687
Average Household Size	3.7	3.5	3.2
Average Household Vehicles	3	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	61%		
Renter Occupied Households	39%		
DAYTIME EMPLOYMENT			
Employees	75,588	172,086	618,137
Businesses	7,235	17,701	71,650
TRAFFIC			
N Hacienda Blvd and Amar Rd S	30,381	2025	
Amar Rd and N Hacienda Blvd W	31,740	2025	
N Hacienda Blvd and Elliot Ave S	36,117	2025	
Amar Rd and Unruh Ave SE	30,271	2025	



450,394

POPULATION 5 mile



\$103,517

INCOME 5 mile



\$681,376

HOME VALUE 5 mile



30,381

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

LA PUENTE, CA

La Puente (Spanish for "The Bridge") is a city in east Los Angeles County, California, United States. The city had a population of 38,062 at the 2020 census and is approximately 20 miles (32 km) east of downtown Los Angeles.

In 1769, the Spanish Portolá expedition became the first Europeans to see inland portions of Alta California. On July 30, the party camped on the east side of the San Gabriel River, in today's unincorporated area of Bassett. Father Juan Crespi wrote in his diary that, the next day, they had to build a bridge (Spanish "puente") to cross the miry San Gabriel River.

With the establishment of Mission San Gabriel, the area encompassing Awingna and what is now the city of La Puente became part of Rancho La Puente, established as a mission outpost and ranch. The rancho was visited by the Jedediah Smith party in November 1826, the first Americans to travel overland to California.

Following secularization of the missions in the 1830s, former mission ranchos passed into private ownership. In 1842, John Rowland and William Workman were granted the 48,000-acre (190 km²) Rancho La Puente. In 1884, the area was named *Puente* (*bridge* in Spanish; in old Spanish the noun was often feminine, as opposed to modern Spanish *el puente*). In Crespi's diary, it was written as "la puente", and that spelling has persisted.

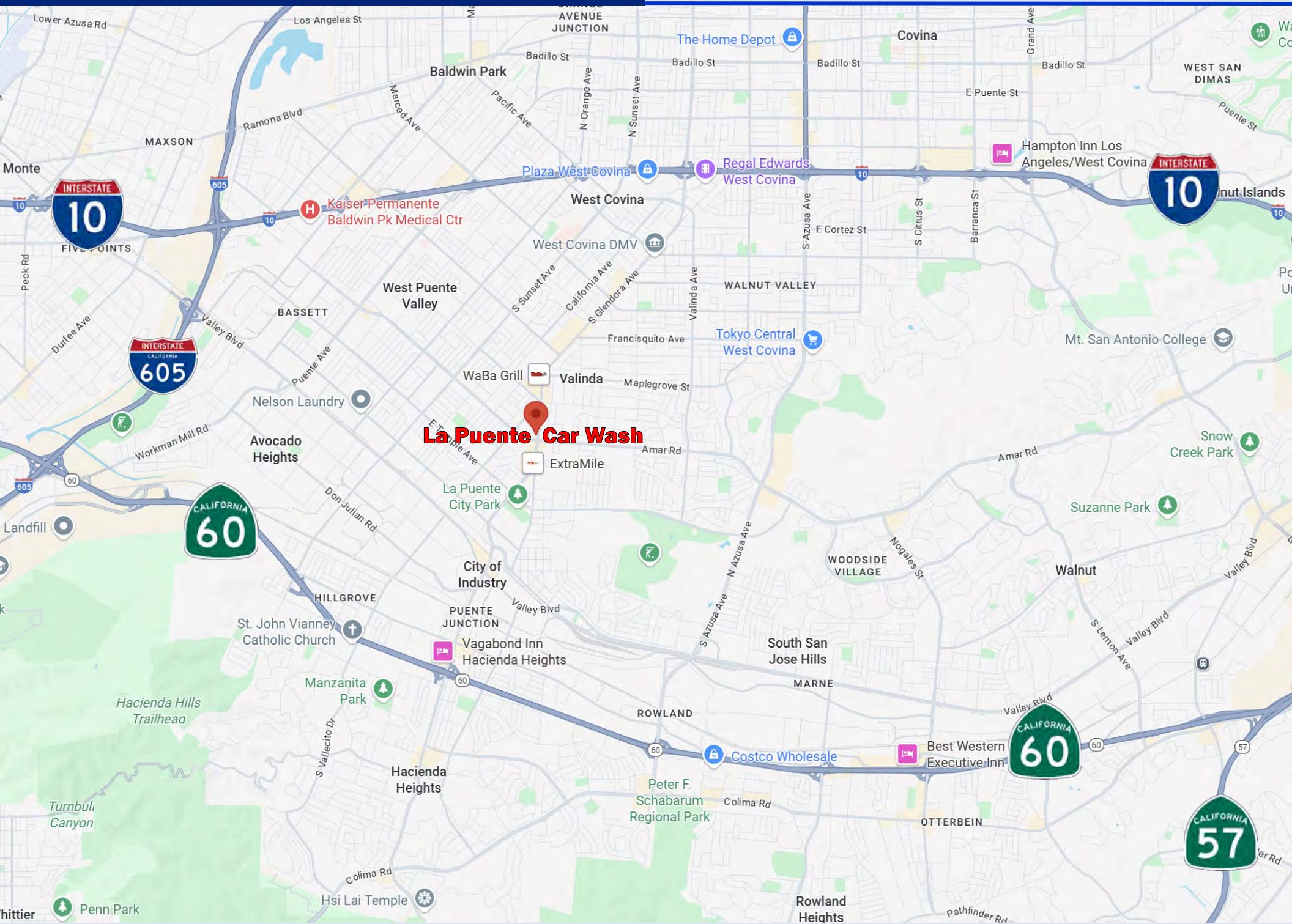
The area was known for its fruit and walnut groves during the 1930s. The city was even home to the world's largest walnut packing plant. A small airport called the 'Skyranch' operated in La Puente from 1944 to 1951 before it was closed and developed for housing. Today, the city is heavily urbanized, but the area still has some historical landmarks from its founding days nearby, for instance, the Workman and Temple Family Homestead Museum in neighboring City of Industry.

Redevelopment of the business districts in La Puente have been ongoing. However, the local government has been relatively unsuccessful in its attempts to attract big-box retailers and restaurant chains. La Puente retains many aging 1950s-era strip malls.

THINGS TO SEE & DO IN LA PUENTE AND VACINITY



REGINAL MAP



Confidentiality & Disclaimer

Presented By:



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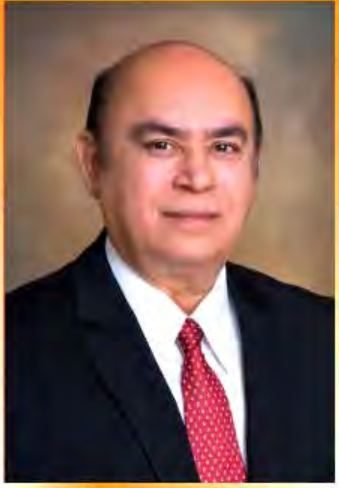
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