



CROSSROAD
VENTURES GROUP

Suds Car Wash & Detail

4620 Post St El Dorado Hills, CA 95762



For Sale

Suds Car Wash & Detail

916.788.9731
crossroadventures.net

Highlights

- Flexible Acquisition Structures Available: Seller will consider business-only acquisition with long-term land lease, seller financing, and creative capital structures for qualified buyers
- Established Full-Service & Express Car Wash with Real Estate Included - Rare opportunity to acquire a premier car wash facility and the underlying fee simple property
- High Six-Figure Annual Earnings - Proven, stabilized operation with strong recurring cash flow
- Premier Location Within El Dorado Hills Town Center - Positioned in the community's dominant retail and lifestyle destination
- Turnkey 105+ Foot Conveyor Tunnel Facility - Fully improved car wash with vacuum systems, detailing infrastructure, and operational systems in place
- Limited Competition & High Barriers to Entry - Supply-constrained market with strong local demand and defensible positioning

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your real estate compass.

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For Sale

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SECTION 1.

Property Information

Suds Car Wash & Detail

4620 Post St El Dorado Hills, CA 95762

For Sale

Suds Car Wash & Detail

Property Summary



Property Description

Crossroad Ventures Group is pleased to present the opportunity to acquire Suds Car Wash & Detail, a high-performing full-service and express car wash located within the El Dorado Hills Town Center. Ownership is offering a rare opportunity to acquire a high-performing full-service and express car wash operation in the affluent El Dorado Hills market. Flexible acquisition structures are available, including fee simple ownership or business acquisition with a long-term absolute NNN land lease. The ±6,640 SF facility sits on approximately 0.92 acres and features a 105+ foot conveyor tunnel, stainless steel wash arches, express and full-service vacuum systems, and full detailing capabilities. The business generated \$1.93M in gross revenue in 2025 with over \$618K in net income, demonstrating strong operational performance in an affluent, supply-constrained market. Seller may also consider structured financing solutions for qualified buyers, creating an attractive opportunity for owner-operators, regional operators, or private investors seeking operational scale in a high-income Northern California market.

Offering Summary

Sale Price:	\$0
Number of Units	2
Lot Size	40,300 SF
Building Size	6,640 SF

Demographics	1 Mile	2.5 Miles	5 Miles
Total Households	2,178	11,276	39,752
Total Population	5,648	31,972	111,025
Average HH Income	\$166,243	\$216,046	\$198,985

Suds Car Wash & Detail

4620 Post St El Dorado Hills, CA 95762

For Sale

Suds Car Wash & Detail

Property Description



Location Description

4620 Post Street is located within the El Dorado Hills Town Center, a ±427,000 square foot lifestyle center that serves as the commercial and social core of the community.

The Town Center features:

- National and regional restaurants
- Grocery and specialty food operators
- Regal Theater
- Hospitality and hotel accommodations
- Fitness and wellness center
- Financial institutions
- Professional offices
- Public amphitheater and event spaces

The property benefits from proximity to Latrobe Road and White Rock Road, with direct access to Highway 50, providing connectivity to Folsom, Sacramento, and the greater Northern California region.

El Dorado Hills is characterized by high home values, strong household incomes, and consistent residential growth. The area's demographic profile supports discretionary spending on vehicle care and premium detailing services.

The combination of affluent residential density, regional traffic exposure, limited competition, and a premier retail location creates a durable long-term operating environment for both business growth and real estate appreciation.

Suds Car Wash & Detail

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Suds Car Wash & Detail

Additional Photos

FULL SERVICE WASHES



Best Value!

THE WORKS

- + INTERIOR DRESSING
- + EXTERIOR DRESSING
- + SHAMPOO 4 FLOOR MATS
- + HAND APPLIED SPRAY WAX

- Full-Service Wash
- Under-Body Wash w/ Rust Inhibitor
- Triple Coat Polish
- Clear Coat Sealant w/ UV Protection
- Wheel Bright (Brake Dust Removal)
- Wheels Hand Wiped
- Towel Dry (Including Trunk & Door Jambs)
- Tire Dressing
- Exterior Trim Dressing
- Air Fragrance of Choice

\$74.99

SUPER SUDS

- + INTERIOR DRESSING
- + EXTERIOR DRESSING

- Full-Service Wash
- Under-Body Wash w/ Rust Inhibitor
- Triple Coat Polish
- Clear Coat Sealant w/ UV Protection
- Wheel Bright (Brake Dust Removal)
- Wheels Hand Wiped
- Towel Dry (Including Trunk & Door Jambs)
- Tire Dressing
- Exterior Trim Dressing
- Air Fragrance of Choice

\$59.99

ULTIMATE WASH

- Full-Service Wash
- Under-Body Wash w/ Rust Inhibitor
- Triple Coat Polish
- Clear Coat Sealant w/ UV Protection
- Wheel Bright (Brake Dust Removal)
- Wheels Hand Wiped
- Towel Dry (Including Trunk & Door Jambs)
- Tire Dressing
- Air Fragrance of Choice

\$47.99

WHEEL DEAL

- Full-Service Wash
- Wheel Bright (Brake Dust Removal)
- Wheels Hand Wiped
- Towel Dry (Including Trunk & Door Jambs)
- Tire Dressing
- Air Fragrance of Choice

\$43.99

EXPRESS SHINE & PROTECT

Bead Maker \$19.99

Hand-applied coating to effectively repel dirt and water across your entire vehicle!

Pro Pack Combo \$14.99

With handwax-like quality. Combine all services below with no extra wait time!

Super Selant \$11.99

Carnauba Wax \$4.99

ADDITIONAL SERVICES

Basic Full-Service Wash	\$37.99
Heavily Soiled Exterior	Quote
Dog Hair Removal	Quote
Interior Dressing	Starting at \$15
Exterior Dressing	Starting at \$10
Tire Dressing	\$4.99
Wheel Cleaning	\$4.99
Detail Rims	Quote
Carpeted Mats	2 for \$15
Rubber Mats	2 for \$7.50
Air Freshener	\$1.50

Monthly Unlimited WASH CLUBS!

FULL SERVICE

Unlimited Wheel Deal **\$79.99 /mo**
 Unlimited Ultimate Wash **\$89.99 /mo**

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For Sale

Suds Car Wash & Detail

Additional Photos



EXTERIOR SERVICES

Best Value!

The WORKS

- + WASH & HAND TOWEL DRY
- + TRIPLE COAT POLISH
- + CLEAR COAT SEALANT
- + UNDERBODY WASH
- + RUST INHIBITOR
- + WHEEL BRIGHT
- + HAND BRAKE DUST REMOVAL
- + UNDERBODY WASH WITH RUST INHIBITOR
- + HAND APPLIED TIRE DRESSING
- + HAND APPLIED BEADMAKER SPRAY WAX TREATMENT

\$27.99

Go Unlimited for \$39.99 /mo



Ultimate SUDS WASH

- + WASH & HAND TOWEL DRY
- + TRIPLE COAT POLISH
- + CLEAR COAT SEALANT
- + UNDERBODY WASH WITH RUST INHIBITOR
- + WHEEL BRIGHT
- + HAND BRAKE DUST REMOVAL
- + HAND APPLIED TIRE DRESSING

\$22.99

Go Unlimited for \$32.99 /mo

WHEEL WASH

- + WASH & HAND TOWEL DRY
- + WHEEL BRIGHT
- + CLEAR COAT SEALANT
- + RUST INHIBITOR
- + HAND BRAKE DUST REMOVAL
- + HAND APPLIED TIRE DRESSING

\$17.99

Go Unlimited for \$27.99 /mo

Basic Express \$12.99 /mo
or Unlimited for \$22.99 /mo



COMPLIMENTARY SELF-SERVE VACUUM WITH EVERY WASH!

EXTRAS

Ozone Treatment \$49.99

This overnight service is a highly effective treatment used for stubborn smoke, odors, and mildew using natural and chemical free ozone.

Complete Car Sanitation Service \$24.99

Eliminates bacterial odor, kills Cold & Flu viruses, EPA Registered to kill COVID-19

a la carte DETAIL SERVICES

CARPETS

Starting at \$99.99*

Express Carpet Cleaning

Shampoo and deep, hot water extraction for the carpets and floor mats in your vehicle.

SEATS

Starting at \$99.99*

Express Seat Cleaning

Shampoo and hot water extraction for your cloth seats. Gentle deep cleaning of your leather seats, followed by a protective high gloss conditioning.

INTERIOR

Starting at \$99.99*

Express Interior Cleaning

This service will deep clean the hard surfaces of your vehicle's interior. We then follow up with a protective conditioning treatment.

FULL INTERIOR & EXTERIOR DETAIL

Starting at \$399*

This service will perform a shampoo extraction on your carpets, clean the hard surfaces of the interior of your vehicle, followed by a deep cleaning of your seats. We will then perform a multi-step paint

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Additional Photos



DETAIL SERVICES

CARPETS

Express Carpet Cleaning

Shampoo and deep, hot water extraction for the carpets and floor mats in your vehicle.

Starting at \$89.99*

SEATS

Express Seat Cleaning

Shampoo and hot water extraction for your cloth seats. Gentle deep cleaning of your leather seats, followed by a protective high gloss conditioning.

Starting at \$89.99*

INTERIOR

Express Interior Cleaning

This service will deep clean the hard surfaces of your vehicle's interior. We then follow up with a protective conditioning treatment.

Starting at \$79.99*

FULL INTERIOR

Complete Interior Cleaning

This package includes all of our best interior details for the our most comprehensive interior detail:

- + Carpet Cleaning
- + Seat Cleaning
- + Interior Cleaning

See Advisor for Quote

PAINT PROTECTION

Hand-Applied Exterior Protection

- + Finishing Wax
Rich blend of polymers, silicone, and carnauba for a high-gloss protection
- + Pro Hybrid Ceramic Sealant
Hybrid Ceramic sealant provides our most durable professional paint sealant providing incredible gloss, slickness, & beading on paint.
- + 1-Step Polish & Protection
Paint, polish & protection. Removes moderate imperfections

See Advisor for Quote

PAINT CORRECTION

Complete Exterior Paint Correction

This service will bring your vehicle's paint to a factory finish removing swirl marks, spider webbing, oxidation, and surface scratches.

- + Water Spot Removal
- + Clay Bar Treatment
- + Cut
- + Compound
- + Polish

See Advisor for Quote

FULL CERAMIC COATING

See Advisor for Quote

Protect your vehicle with the most comprehensive coating technology available! Our expert technicians first start with a multi-step paint correction and cleaning process to fully prepare the surface of your vehicle. We use one of the industry's leading ceramic products: CQuartz UK 3.0 Ultra Pure Ceramic Coating. This high quality coating will produce an extremely deep, rich gloss that repels water, oils, dirt, and contaminants, helping keep your vehicle looking great for years to come!



EXTRAS

Ozone Treatment \$59.99

This overnight service is a highly effective treatment used for stubborn smoke, odors, and mildew using natural and chemical free ozone.

Complete Car Sanitation Service \$39.99

Eliminates bacterial odor, kills Cold & Flu viruses, EPA Registered to kill COVID-19

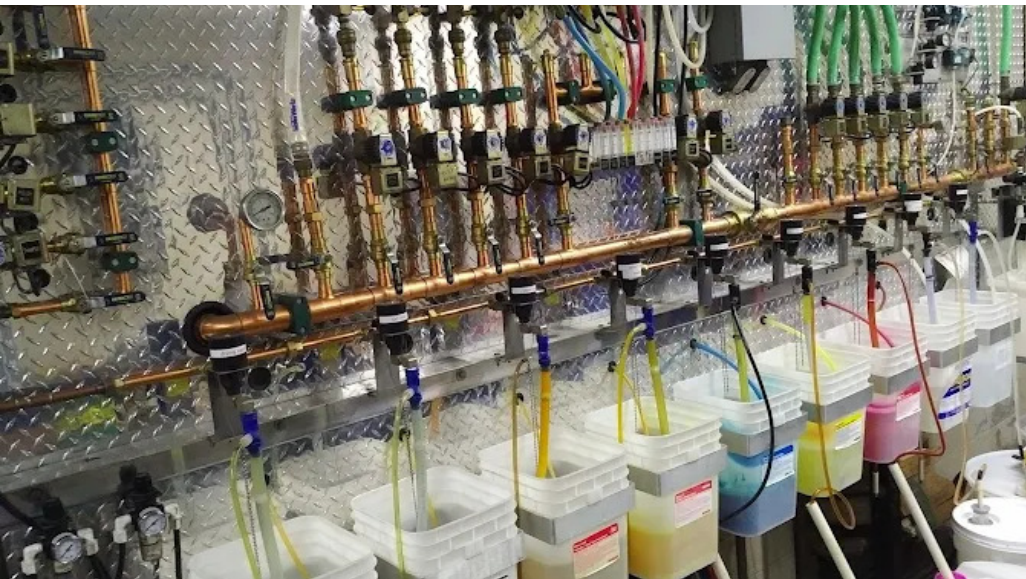
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For Sale

Suds Car Wash & Detail

Complete Highlights



Building Information

Year Built	2005
Last Year Renovated	
Number of Buildings	2
Occupancy	100%
Building Size	6,640
Lot Size	0.92 Acres

Property Highlights

- Established Full-Service & Express Car Wash with Real Estate Included - Rare opportunity to acquire a premier car wash facility and the underlying fee simple property
- High Six-Figure Annual Earnings - Proven, stabilized operation with strong recurring cash flow
- Premier Location Within El Dorado Hills Town Center - Positioned in the community's dominant retail and lifestyle destination
- Turnkey 105+ Foot Conveyor Tunnel with Stainless Steel Arches - Upgraded wash equipment, 5 express vacuum stalls with central system, 6 full-service/detail stations, and DRB management & POS systems included
- Limited Competition & High Barriers to Entry - Supply-constrained market with strong local demand and defensible positioning
- Affluent Trade Area Supporting Premium Vehicle Care - High household incomes and vehicle ownership drive consistent repeat business
- Additional Growth Potential - Expand memberships, premium detailing services, pricing strategies, and local partnerships to increase margins

SECTION 2.

Location Information

Suds Car Wash & Detail

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For Sale

Suds Car Wash & Detail

Retailer Map



Suds Car Wash & Detail

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Suds Car Wash & Detail

Demographics Map & Report

Population	1 Mile	2.5 Miles	5 Miles
Total Population	5,648	31,972	111,025
Average Age	46	42	41
Average Age (Male)	44	41	40
Average Age (Female)	48	43	42

Households & Income	1 Mile	2.5 Miles	5 Miles
Total Households	2,178	11,276	39,752
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$166,243	\$216,046	\$198,985
Average House Value	\$907,015	\$940,508	\$893,599

2020 American Community Survey (ACS)

