

RAMONA EXPRESS CAR WASH

Signalized Corner Intersection



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DRE# 01851484

21 COMMERCIAL

OFFERING SUMMARY

Location

Ramona Express Car Wash

10805 Ramona Ave
Montclair CA 91763

Offering Summary

Price	\$6,880,000
Building Size	3,677 SF
Lot Size	38,259 SF
Year Built	2019
Vacuums	17

APN# 1012-141-05-0000

Increase revenues instantly by offering
Flex Car Wash Combo

FULL SERVICE + EXPRESS CAR WASH



INVESTMENT HIGHLIGHTS

PRIME SIGNALIZED CORNER LOCATION

- Ramona Express Car Wash has been serving the community since 2019
- Originally built and operated as Tommy's car wash
- Currently operate as successful independent Express Car Wash
- Highly visible signalized corner lot easy access from 2 streets
- Elite belt drive conveyor system, vehicles ride smoothly on a continues conveyor belt system
- Densley populated area with over 460,000 population within 5 miles radius
- Car Wash is operating as an Express Car Wash
- Possible to increase revenues instantly by offering Flex Car Wash model
- Flex Car Wash models allow owners to adapt to customer preferences - some prefer professional cleaning (Full Service), while others enjoy the convenience and speed of Express options.
- This flexibility attracts a broader customer base and supports upselling opportunities, such as auto detailing, higher value monthly memberships, and add-on services.
- Major Development northwest corner of Mission Blvd & Ramona Ave, near the car wash
- Oakmont Mission Ramona Business Park on 8.45 acres around 187,179 SF
- Part of 8 building master planned industrial park with state of the are features



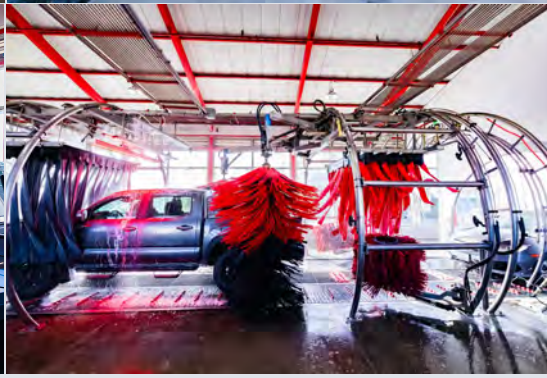
EXTERIOR VIEWS



TUNNEL VIEWS



TUNNEL VIEWS



AERIAL OVERVIEW



AERIAL OVERVIEW



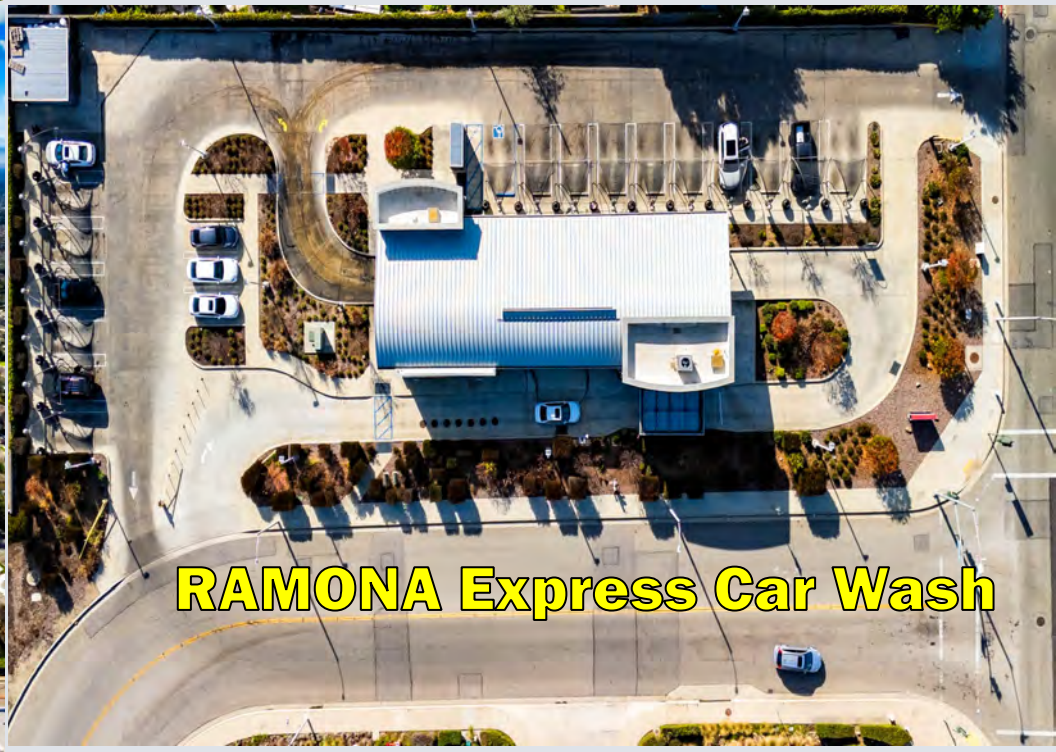
Mission Blvd

Ramona Ave

EXTERIOR VIEWS



AERIAL VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	203,089	461,127	1,020,608
	Median Age	34.6	36.1	37.9
	Bachelors' Degree Higher Education	18%	22%	31%
INCOME				
	Average House Income	\$90,887	\$98,446	\$114,427
HOUSING				
	Median Home Value	\$518,659	\$596,605	\$674,736
	Median Home Year Built	1969	1973	1979
HOUSEHOLDS				
	2024 Households	58,405	137,360	317,522
	Average Household Size	3.3	3.2	3.1
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	54%		
	Renter Occupied Households	46%		
DAYTIME EMPLOYMENT				
	Employees	70,429	174,972	406,101
	Businesses	9,120	22,267	49,365
TRAFFIC				
	Ramona Ave and Merle St N	13,496	2025	
	Holt Blvd and Adobe Ct W	23,990	2025	
	Mission Blvd and Carriage Ave W	21,345	2025	
	Ramona Ave and Mission Blvd S	12,353	2025	

SNAPSHOT



461,127

POPULATION 5 mile



\$98,446

INCOME 5 mile



\$596,605

HOME VALUE 5 mile



13,496

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

MONTCLAIR, POMONA, ONTARIO, CA

Montclair is a city in the Pomona Valley, located in southwestern San Bernardino County, California, approximately 35 miles (56 km) east of downtown Los Angeles.

It is bordered by: **Pomona** to the west, **Claremont and Upland** to the north , **Ontario** to the east, **Chino** to the south

Montclair sits on the Los Angeles County border and is part of both the Pomona Valley and the Inland Empire region. The San Bernardino Freeway (I-10) runs through the northern part of the city, providing easy regional access. The city is also near Ontario International Airport (ONT), one of the nation's major logistics hubs. As of 2021, Ontario Airport ranked as the 9th-busiest cargo airport in the United States, serving as a key freight gateway between the Ports of Los Angeles and Long Beach and the rest of the country.

Things to See & Do In Montclair and Surrounding Cities

Pomona: Offers a unique blend of motorsports, arts, culture, and history, highlighted by several iconic attractions:

- LA County Fair at Fairplex – A major regional destination for festivals, expos, and year-round events
- Auto Club Raceway at Pomona – World-famous drag racing venue
- Wally Parks NHRA Motorsports Museum – Celebrating American drag racing history
- Fox Theater Pomona – Historic downtown theater and live performance venue
- American Museum of Ceramic Art (AMOCA) – Contemporary and historic ceramic art exhibitions
- RailGiants Train Museum – Outdoor rail history museum featuring classic locomotives
- California State Polytechnic University, Pomona (Cal Poly Pomona)
- A public polytechnic research university and the largest of the three polytechnic campuses in the California State University system by enrollment, known for engineering, agriculture, business, and architecture programs.

Ontario Mills: California's largest outlet and value-retail shopping destination, featuring:

- 200+ stores, Dining and entertainment options, Movie theater and family-friendly attractions
- Plan a full day here — shop, dine, relax at sit-down restaurants, or catch a movie for a break from shopping.

Toyota Arena - Ontario: A premier entertainment and sports venue, home to:

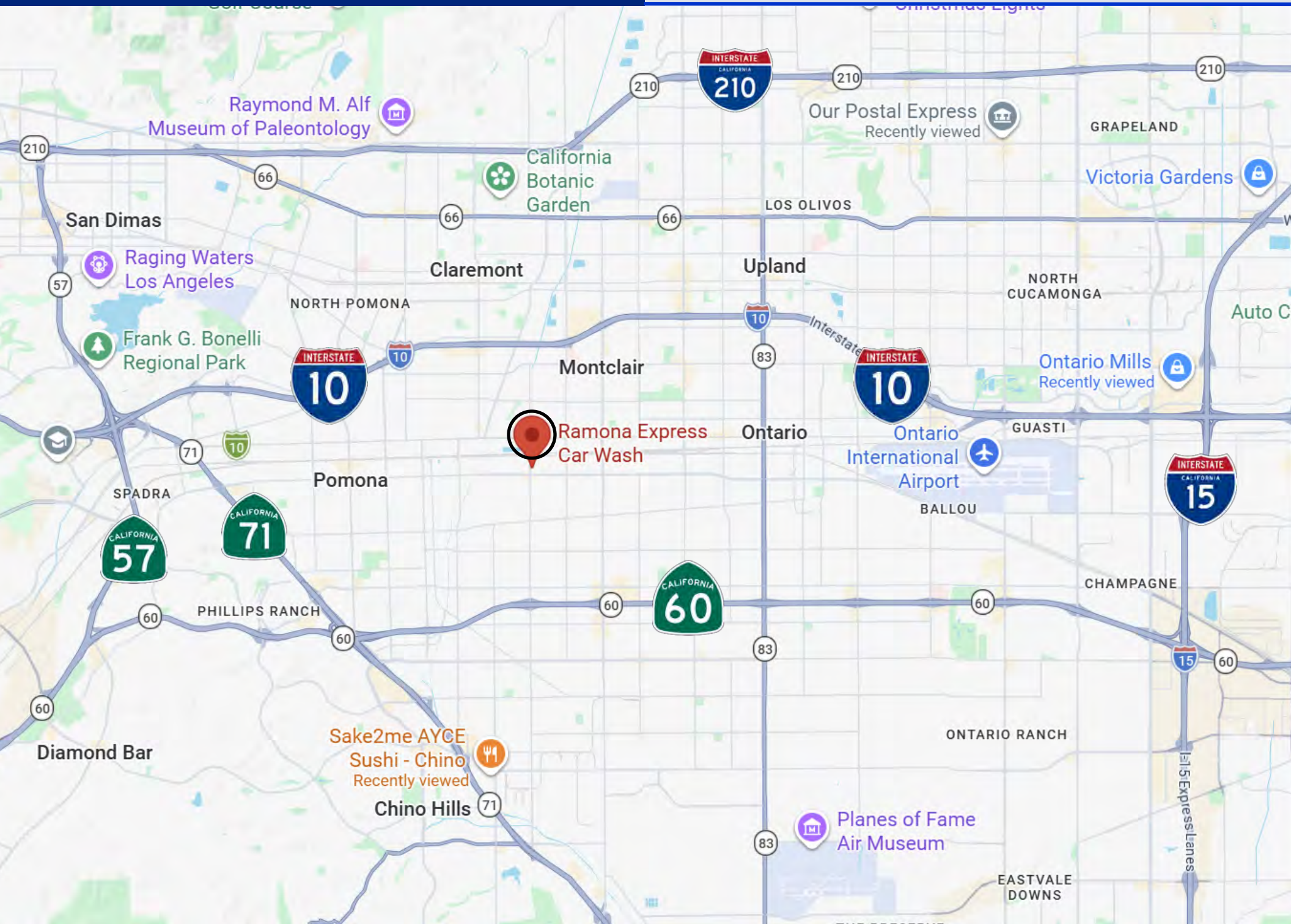
- Ontario Reign (AHL hockey team)
- Major concerts, sporting events, and live performances

Ontario International Airport: Ontario International Airport (ONT) is a major commercial and cargo airport located in Ontario, California — serv-

THINGS TO SEE & DO IN THE CITY AND VACINITY



REGIONAL MAP



Presented By:



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Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. C21 Commercial does not serve as a financial advisor to any party regarding any proposed transaction. Each party is advised to check with authority's all license, permits, DLSE, bond, insurance requirement before the purchase and after close of escrow requirements. Some businesses may require special license and permits.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws



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- Franchise Businesses
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- Service - Technical based Businesses
- Retail Stores, or Any Business that you own



**Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
Built Car Washes with Gas Stations**

*Developed and Turned Closed, NON performing
Car Washes into the Highest and Best Operating
Car Washes in the Car Wash industry*

Member of: ICA, WCA, ICSC NAR, C.A.R., RIAOC, RCAOC



I can help you Sell any Business that you own or help you Purchase the dream business you been waiting for

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