

Seller Financing Available



OFFERING SUMMARY

Location

Opal Car Wash

3898 Opal St
Jurupa Valley CA 92509

Offering Summary

Price **\$990,000**

Building Size 4,705 SF

Lot Size 27,878 SF

Year Built 1992

Lease Term

Lease Term 35 years

Rent \$8,500 NNN

Seller Financing Available

\$390,000 Cash down payment
Seller financing available

Property Available for Sale



EXECUTIVE SUMMARY

GREAT LOCATION, GROWING AREA, ABSENTEE OWNERSHIP, ROOM TO ADD TINT SHOP OR SMOG CHECK

- **Executive Summary**

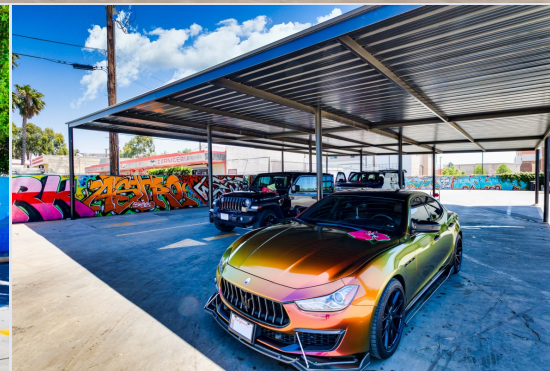
Opal Car Wash presents a rare opportunity to acquire an established car wash operation in the growing and high-demand market of **Jurupa Valley**, located within California. Positioned in a densely populated trade area with strong commuter traffic, the property benefits from excellent visibility, convenient ingress/egress, and proximity to major residential communities and retail corridors.

This offering provides an investor or owner-operator the opportunity to capitalize on:

- Strong population growth in the Inland Empire
 - High daily traffic counts
 - Recurring revenue from wash packages and auto detailing
 - Upside through improved management and marketing
 - Potential to add or expand profit centers, window tinting, smog check, premium auto detailing
- **Facility & Equipment**
 - Car Wash is equipped with fully automated Pico Equipment
 - Seller has added a large canopy to allow vehicles to dry under shaded conditions, along with numerous additional capital improvements to the property.
 - **Location Overview**
 - Jurupa Valley is one of Riverside County's fastest-growing communities, strategically located between Riverside, Eastvale, and Mira Loma.
 - The area benefits from: Strong residential expansion. Proximity to major logistics and industrial employers
 - Access to I-15, SR-60, and SR-91 corridors. High commuter traffic patterns
 - The Inland Empire continues to experience sustained population and housing growth, supporting long-term demand for automotive services including



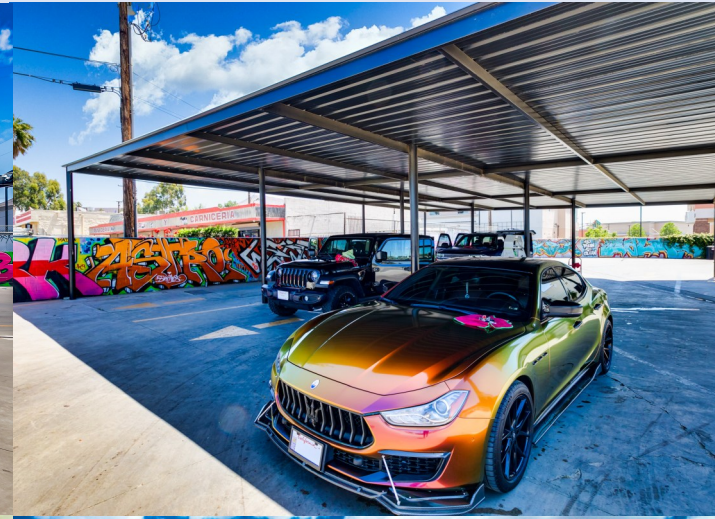
INTERIOR VIEWS



INTERIOR - EXTERIOR VIEWS



TUNNEL VIEWS



AERIAL OVERVIEW



Mission Blvd

Opal St

AERIAL OVERVIEW



Mission Blvd

Opal St

AERIAL OVERVIEW



DEMOGRAPHICS

SNAPSHOT

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	71,410	258,213	1,052,345
Median Age	34.4	34	34
Bachelors' Degree Higher Education	16%	15%	20%
INCOME			
Average House Income	\$101,279	\$92,634	\$102,084
HOUSING			
Median Home Value	\$454,344	\$435,365	\$468,526
Median Home Year Built	1977	1974	1982
HOUSEHOLDS			
2024 Households	19,845	74,080	297,220
Average Household Size	3.5	3.4	3.4
Average Household Vehicles	3	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	58%		
Renter Occupied Households	42%		
DAYTIME EMPLOYMENT			
Employees	17,797	121,195	396,043
Businesses	1,763	13,963	45,738
TRAFFIC			
Mission Blvd and Opal St SE	17,540	2025	
Mission Blvd and Pacific Ave NW	15,236	2018	
Mission Blvd and Canal St NW	13,925	2018	



258,213

POPULATION 5 mile



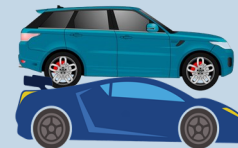
\$92,634

INCOME 5 mile



\$435,365

HOME VALUE 5 mile



17,540

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

JURUPA VALLEY

Jurupa Valley (Serrano: *Hurumpa*) is a city in the northwest corner of Riverside County, California, United States. It was the location of one of the earliest non-native settlements in the county, Rancho Jurupa. The Rancho was initially an outpost of the Mission San Gabriel Arcángel, then a Mexican land grant in 1838. The name is derived from a Native American village that existed in the area prior to the arrival of Europeans.

On March 8, 2011, voters approved a ballot measure, Measure A, to incorporate and form the city of *Jurupa Valley*. The effective date of incorporation was July 1, 2011. Residents of the area had previously voted on incorporation in 1992, but rejected that measure, along with a competing ballot measure that would have incorporated Mira Loma. Jurupa Valley was the latest city in the state of California to incorporate until 2024 when Mountain House incorporated in San Joaquin County.

The city of Jurupa Valley covers approximately 43.5 square miles (113 km²), and had a population of 105,053 as of the 2020 census. It is bordered by the cities of Eastvale, Norco, and Riverside in Riverside County and the cities of Ontario, Fontana, Rialto, Bloomington and Colton in neighboring San Bernardino County.

CULTRURAL, SPORTS & RECREATION

- Notable sites include:
- Galleano Winery
 - The Cove Waterpark
 - Jensen Alvarado Ranch
 - Jurupa Mountains Discovery Center
 - Rancho Jurupa Regional Park
- Golf facilities:
- Goose Creek Golf Club
 - Oak Quarry Golf Club
 - Indian Hills Country Club
 - Jurupa Hills Country Club

THINGS TO SEE & DO IN THE CITY AND VACINITY



REGINAL MAP



Confidentiality & Disclaimer

Presented By:



Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

C21 Commercial Director:

Business Sales and Commercial Real Estate

15335 Fairfield Ranch Rd, Suite 100, Chino Hills CA 91709

Direct: 951-269-3000 | BashirTariq@msn.com



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.

C21 Professional and any and all persons and entities associated and affiliated with C21 Professional make no warranties, express or implied, regarding the accuracy and completeness of the information provided, whether written or verbal. No warranties, express or implied, are made regarding the current or future performance of the business and/or property in terms of income, expenses, sales, value, and overall current or future physical and financial health. No warranties are made regarding compliance to any and all Federal, State, and local regulations, requirements, and permits. No warranties are made regarding the physical condition of the premises. No warranties are made regarding any tenants, if present, or continued occupancy of the premises. Under no circumstances will KW Professional and any and all of its affiliates be liable for anything or have any legal obligation or commitment of any kind whatsoever by reason of this Offering Memorandum or any other communication related to this Offering Memorandum, written or verbal.

This Offering Memorandum does not indicate any changes that may have transpired since it was prepared. All information contained herein are subject to change without notice. Additional information will be made available to qualified buyers, along with arrangements to inspect the business and/or property. All communication must be kept limited to the assigned agent representing C21 Professional, and only to the agent. Buyer must not communicate with the owner, staff, employees, or the management in reference to the sale of the business and/or property, while visiting or prior to purchasing.

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



BASHIR TARIQ

951-269-3000

BashirTariq@msn.com

DIRECTOR

Business Sales and Commercial Real Estate

C 21 Commercial | Masters

CA-DRE# 01851484

15335 Fairfield Ranch Rd, Suite 100, Chino Hills, CA 91709

BUY - SELL - LEASE - INVEST

Call now for Consultation and Professional Representation

All types of Business Sales, Purchases, Commercial Properties, Investments and Leases

- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any Business that you own

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

C 21 GRAND CENTURIAN AWARD Winner ● **KW: THE MILLION DOLLAR CLUB, Southern CA Regional, Top Market and Multiple other Awards Winner** ● **RE/MAX Platinum Club Award Winner**



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

