

# EXPRESS CAR WASH + PROPERTY Near Major Intersection

## Express Car Wash • Solar Panels



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# OFFERING SUMMARY

## Location

### Bubble Zone Express Car Wash

318 W Shannon Pkwy  
Visalia CA 93291

## Offering Summary

**Price**                      **\$6,500,000**

Building Size              4,500 SF

Lot Size                      30,056 SF .69 acres

Year Built                    2022

Tunnel                        100 FT

Vacuums                     14

Blow Dryers                13 - 15hp each

2 DRB Dual Lane Patheon System w/License Plate Recognition

Solar Panels 37.80 KW Grid, Structure Mount Solar Panels

**Property included**      **APN# 079-071-036-000**

- MOBIL CAR WASH and Mobil Auto Detail Included
- FLEX CAR WASH AND DETAILING OPTION AVAILABLE:  
FULL SERVICE AND EXPRESS CAR WASH COMBINATION
- SOLAR PANELS



# INVESTMENT HIGHLIGHTS

## PRIME LOCATION, NEAR MAJOR INTERSECTION ACROSS FROM COMMUNITY SHOPPING CENTER

### Investment Highlights

- Bubble Zone Express Car Wash was developed from the ground up in late 2022 and features premium equipment manufactured by NCS (formerly McNeil Systems)
- Excellent opportunity to transition into a **Flex Car Wash Model by combining Express and Full-Service offerings**  
Flex Car Wash Model by offering, multiple service levels, premium packages with auto detail offerings, maximize revenue streams, higher average ticket per car and customer retention.
- A Hands-On Owner/Operator can further increase profitability by actively managing operations, controlling labor costs, improving service quality and expanding monthly membership subscriptions through direct customer engagement and local marketing initiatives.
- The property's infrastructure provides a strong foundation for a Flex Car Wash operation, creating significant upside for an experienced owner seeking to increase sales, customer retentions and over all overall cash flow
- The current owner resides more than 200 miles from the business and has been unable to provide the day-to-day oversight and hands-on management necessary to maximize the car wash's performance. This presents a significant opportunity for an owner-operator with local management team to improve operations, offer Flex Car Wash Services, increase revenues, membership, enhance customer service, and increase overall profitability.
- Previously Car Wash offered Mobile Washing and Detailing Services. Currently Mobile Wash is inactive and presents an immediate opportunity for a hands-on operator to reactivate and expand revenue streams
- Located in a rapidly growing market with ongoing residential development, multiple new housing projects by D.R Horton, Lennar, Trumark, Woodside and many other developers. New Retail and Commercial Centers and Industrial expansions
- The real property was appraised in September 2022 at approximately \$5,890,000. Seller estimates the value of the business operations, equipment, and goodwill at approximately \$2,100,000
- Strong demographics support long-term growth, with a population exceeding 146,000 residents within a 5-mile radius and approximately 55,830 daytime employees

### Value-Add Opportunities

- Expand monthly membership programs. Reactivate Mobile Wash Services
- Improve local management and customer engagement
- Capitalize on increasing employment from industrial developments
- Bubble Zone Express Car Wash presents a rare opportunity to acquire a modern, ground-up developed express wash facility in a rapidly expanding Central Valley market with substantial upside through active ownership, membership growth, mobile services, and operational enhancements
- Introducing Full-Service/Flex Car Wash operations
- Leverage continued residential and commercial growth
- Add detailing, fleet accounts, and corporate washing programs

### Industrial Expansion

- One of the most significant economic developments in the region is the CapRock Central Point project in northwest Visalia
- Master-planned industrial park designed to deliver millions of square feet of warehouse and distribution space. Includes a planned 1.27 million square-foot distribution facility
- Expected to generate substantial employment opportunities and increased economic activity throughout the region
- Representing one of the largest industrial developments currently underway in California's Central Valley

### Retail, Commercial & Residential Expansion

- Visalia continues to experience strong residential, commercial, and economic growth, making it one of California's emerging Central Valley markets  
The city remains relatively affordable compared to many coastal California communities, attracting new residents, businesses, and investment
- Several national retailers and restaurants have recently opened or announced locations in the Visalia market, including: CarMax, ALDI, Les Schwab Tire Centers, Tractor Supply Company, Grocery Outlet, Burlington, Hilton Garden Inn
- Major commercial developments currently moving forward a Sam's Club with around 172,000 SF warehouse and 28 fuel station

# EXTERIOR VIEWS



# EXTERIOR - SOLAR PANEL VIEWS



# ENTRANCE AND TUNNEL VIEWS



# EXTERIOR - SOLAR PANEL VIEWS



Grand opening picture 08/2022

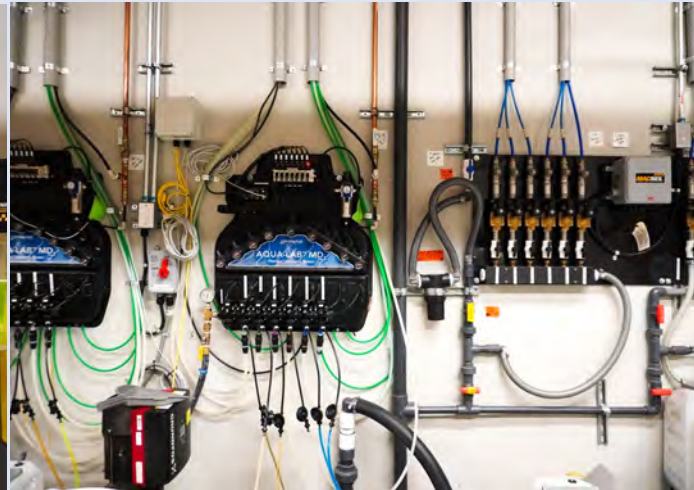
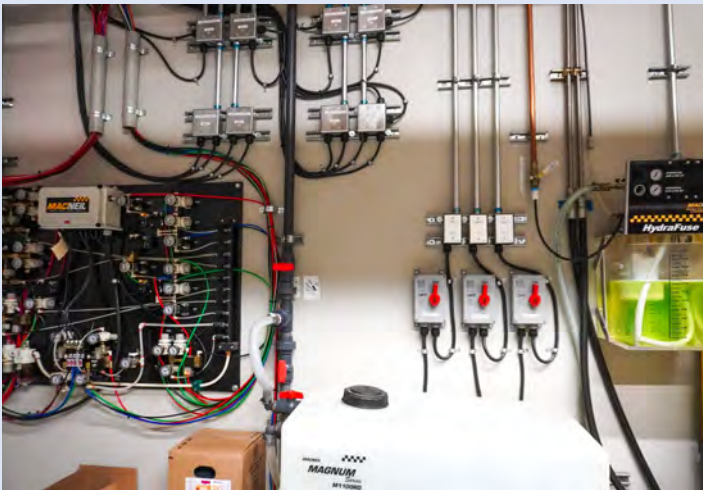
# SOLAR PANELS AND TUNNEL VIEWS



# MOBIL CAR WASH - MOBIL DETAIL



# EQUIPMENT AND TECH ROOM



# NIGHT VIEWS



# DEMOGRAPHICS

## SNAPSHOT

	3 miles	5 miles	10 miles
<b>POPULATION</b>			
2024 Population	68,541	146,226	202,537
Median Age	32.6	34.3	34.2
Bachelors' Degree Higher Education	20%	22%	20%
<b>INCOME</b>			
Average House Income	\$86,518	\$92,010	\$91,643
<b>HOUSING</b>			
Median Home Value	\$303,748	\$295,506	\$295,071
Median Home Year Built	1987	1986	1987
<b>HOUSEHOLDS</b>			
2024 Households	21,237	47,852	65,099
Average Household Size	3.1	3	3
Average Household Vehicles	2	2	2
<b>HOUSING OCCUPANCY</b>			
Owner Occupied Households	61%		
Renter Occupied Households	39%		
<b>DAYTIME EMPLOYMENT</b>			
Employees	27,894	55,830	78,697
Businesses	3,771	7,182	9,538
<b>TRAFFIC</b>			
W Riggin Ave and n Conyer St W	12,249	2025	
W Rigger Ave and M Giddings Ave W	11,325	2025	
E Riggin Ave and W Riggin Ave W	7,304	2025	



146,226

POPULATION 5 mile



\$92,010

INCOME 5 mile



\$295,506

HOME VALUE 5 mile



12,249

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

## VISALIA, CA

**Visalia** (/ˈvaɪˈseɪljə, vɪ-vy-saɪl-yə, vɪh-<sup>[9]</sup><sup>[10]</sup>) is a city in the agricultural San Joaquin Valley of California. The population was 141,384 as per the 2020 census. Visalia is the fifth-most populous city in the San Joaquin Valley, the 38th most populous in California, and 183rd in the United States.<sup>[14]</sup> As the county seat of Tulare County, Visalia serves as the economic and governmental center to one of the most productive agricultural counties in the country.

The highest point in the Visalia–Porterville area is Mount Whitney.<sup>[28]</sup> Located at the far reaches of the Sierra Nevada roughly 58 mi (93 km) east of the city, it reaches a height of 14,505 ft (4,421 m), and was long famous as the highest mountain in the lower 48 states. The hilliest parts of the Visalia area are the Venice Hills and the entire Sierra Nevada foothills east of the city. Four main streams run through the city. The major stream is the St. John's River, which begins at the diversion dam in the Kaweah River and is largely seasonal. The others are Mill Creek, Cameron Creek, and Packwood Creek. Many smaller creeks also flow through the city. The Friant-Kern Canal runs just east of the city along the western edge of the Sierra Nevada foothills.

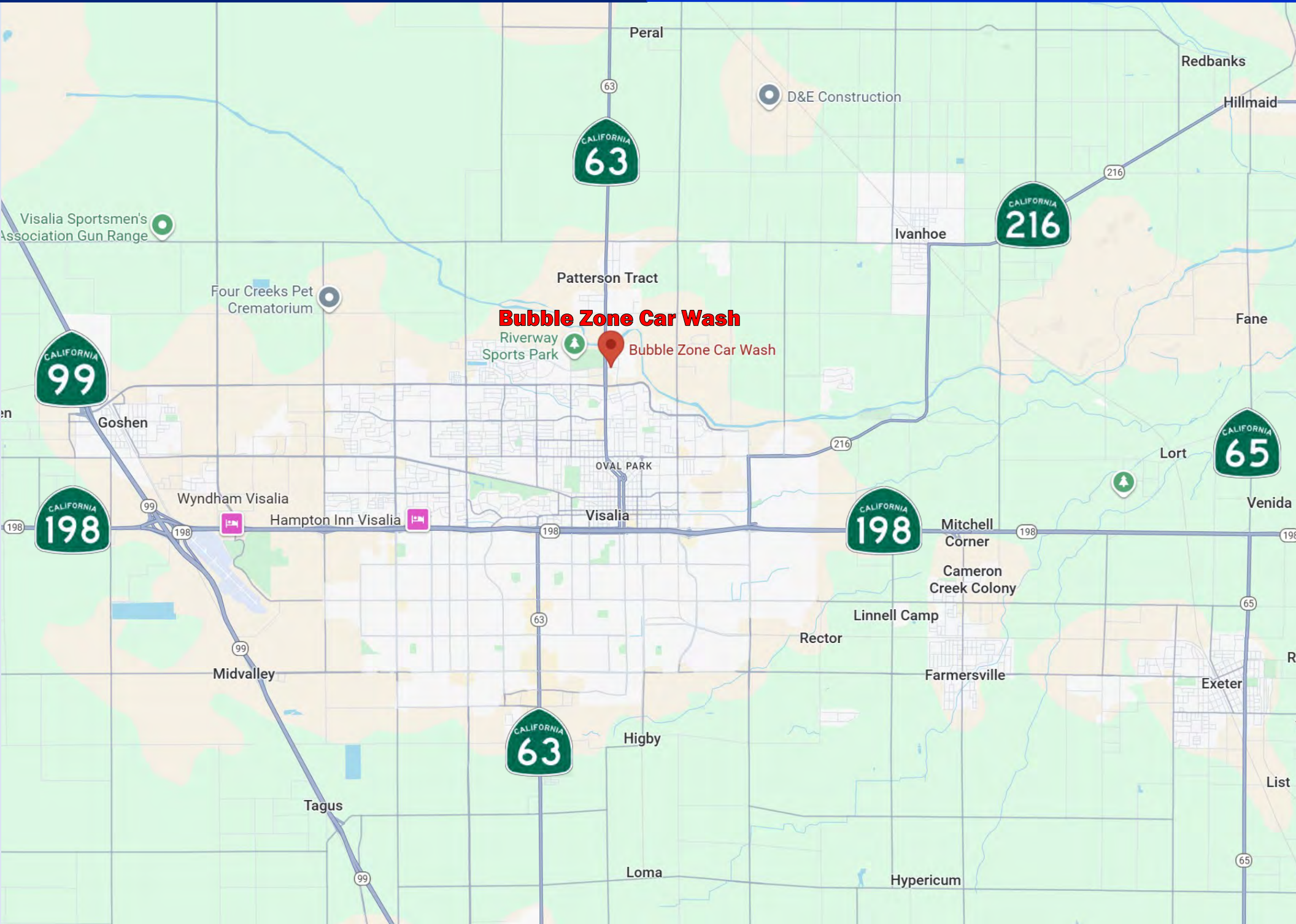
The city is divided into neighborhoods, some of which were incorporated places or communities. Also, several independent cities around Visalia are popularly grouped with the city of Visalia, due to its immediate vicinity. Generally, the city is divided into these areas: Downtown Visalia, North Visalia, the Eastside, Southwest Visalia, the Industrial Area, Mooney, and the Westside.

The economy of Visalia is driven by agriculture (especially grapes, olives, cotton, citrus, and nursery products), livestock, and distribution and manufacturing facilities (electronics and paper products are significant manufacturing sectors). Light manufacturing and industrial/commercial distribution represent the fastest growing portion of Visalia's employer base.

## THINGS TO SEE & DO IN VISALIA AND VICINITY



# REGINAL MAP



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### Presented By:



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

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