



Downtown Sacramento Investment Opportunity

Successful Car Wash + Two Adjacent Properties + Mixed Use Development Potential + 4 Bays/Automatic/Vacs

ORBIT WASH
2000 9th Street



ADJACENT HOME
816 T Street



INCOME + ACCESS PARCEL
821 Tomato Alley



A rare opportunity to control an entire corner site in downtown Sacramento—combining immediate cash flow with long-term development potential.

- 3-property assemblage in downtown core
- Rare grandfathered automotive use
- Strong existing income + upside
- Future mixed-use development potential

TOTAL ASKING PRICE
\$4,000,000

LANE LEACH

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Owning all three properties creates a significantly more valuable and flexible investment—both operationally and for future redevelopment.



SCAN THE QR FOR A CAR WASH VIDEO!

EXISTING BUSINESS PERFORMANCE

Gross Revenue: **\$420,000** (2025)
Net Income: **\$300,000**
Pro Forma Net: **\$320,000**



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Why the Adjacent Properties Matter

VALUE & UPSIDE

Short-Term

- Add vending revenue
- Optimize pricing
- Lease unused space (Barbershop?)

816 T Street

- Directly adjacent to car wash exit
- Protects operations (noise/control)
- Estimated rent: \$3,300/month

821 Tomato Alley

- Currently leased: \$2,445/month
- Enables improved access (ingress/egress)
- Critical for future site expansion

Long-Term

- Assemble full development site
- Mixed-use potential (retail + residential)
- Increased site flexibility and value