

OFFERING MEMORANDUM

SHINE CITY CAR WASH

401 West Florida Ave, Hemet, CA 92543
Offered At: \$3,200,000



Presented By



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Co-operating brokers should contact us directly for fee information.

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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

INVESTMENT SUMMARY

THE OPPORTUNITY

Progressive Real Estate Partners is pleased to present for sale the Shine City Car Wash, an Express Car Wash located in the City of Hemet that underwent a total renovation in 2021. The $\pm 3,800$ SF building sits on 0.66 AC of land and the car wash features a $\pm 115'$ tunnel, an 18 station Vacutech vacuum area, and a state of the art DRB Point-of-Sale System. The car wash also offers a membership package to ensure loyalty and potentially increase profits. The business sits on West Florida Ave, Hemet's main thoroughfare with over $\pm 32,972$ Cars per Day. Within a 10-minute radius of the property, the population is in excess of 165,726 people with a average household income in excess of \$92,613. Daytime population within 10-minutes is over 29,444 people.

OFFERING SUMMARY

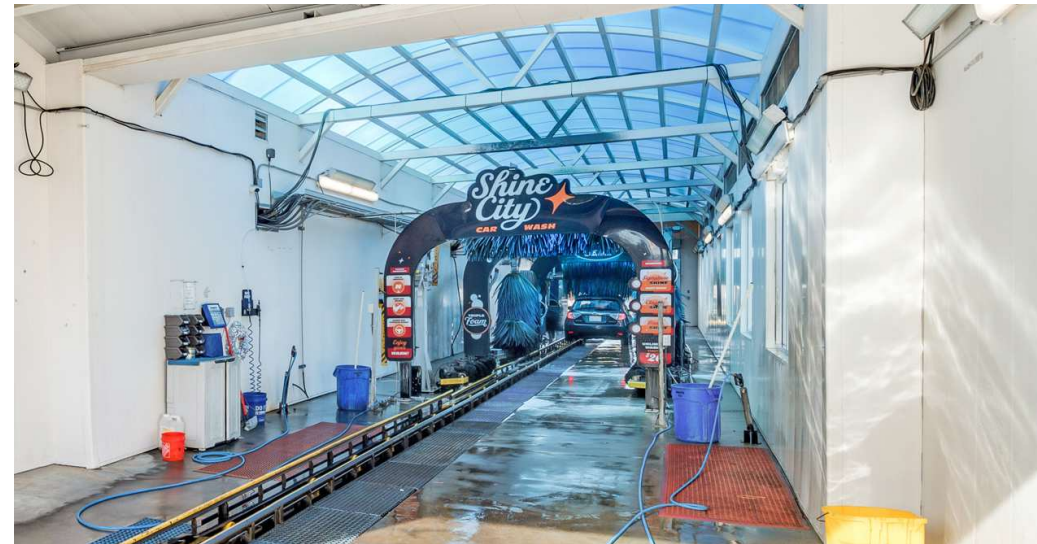
Sale Price:	\$3,200,000
Building Size:	$\pm 3,800$ SF
Lot Size:	0.66 Acres
Year Renovated:	2021
Car Wash Type:	Express Car Wash
Gross Sales:	Contact Broker for Details



PROPERTY OVERVIEW



DRB POS System & Membership Entrances



115' Tunnel

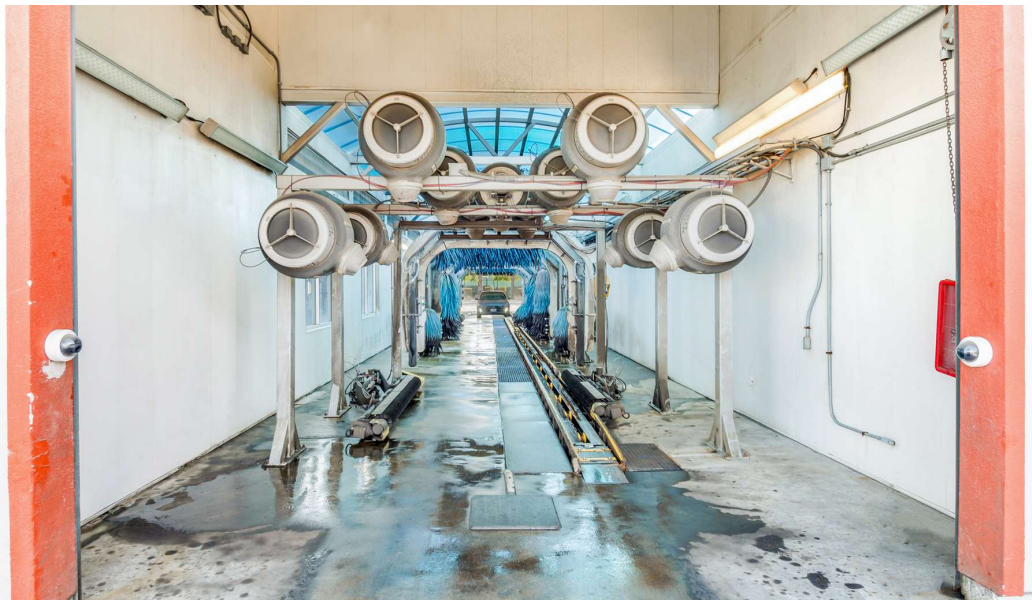
HIGHLIGHTS

- The Express Car Wash features a 115' tunnel, a free use 18 station Vacutech vacuum area, and a state of the art DRB Point-of-Sale System which allows a customer to easily purchase services with no employee assistance. It also boasts the use of all NCS (National Car Wash Solution) equipment.
- The car wash offers a special membership program for customers to purchase an annual pass for unlimited car washes. This aims to ensure customer loyalty and a new revenue stream for profits.
- The property was completely renovated in 2021 and has high visibility on West Florida Ave which is the main thoroughfare in the City of Hemet with excellent nearby retailer activity. There is very limited competition in the area.



Free Use of 18 Vacuum Station Area

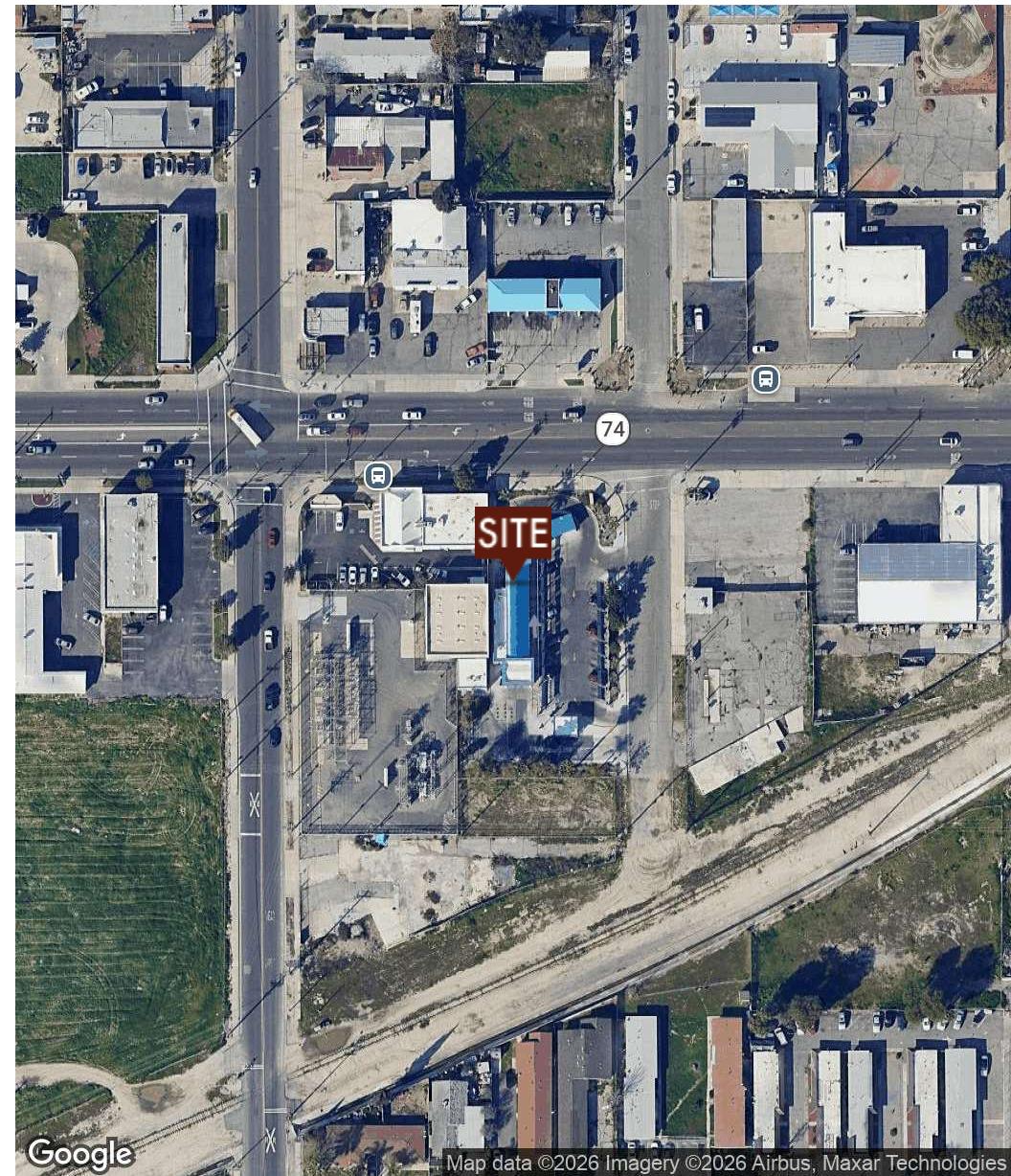
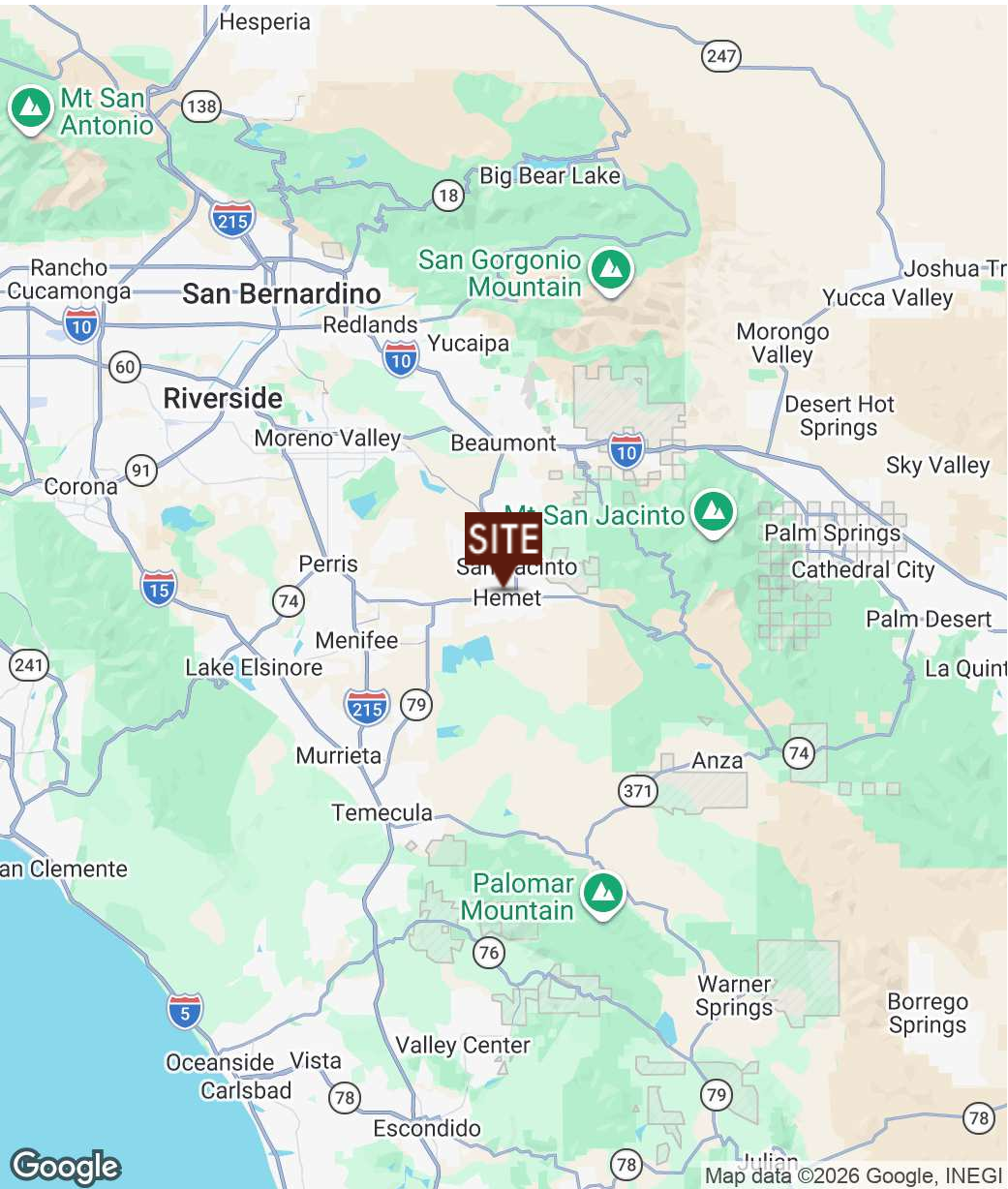
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAPS





TRADE AREA INFORMATION

HEMET, CA

Hemet is a growing community in the San Jacinto Valley of Riverside County and serves as a primary retail and service hub for the surrounding Hemet-San Jacinto market. The city is centered along State Route 74, or Florida Avenue, with State Route 79 providing regional access toward Menifee, Temecula and the I-215 corridor. Hemet has an estimated population of 114,450 across approximately 40,680 households, with an average household income of \$84,550.

Residential growth continues to expand the local consumer base. McSweeny Farms remains one of the city's most significant master-planned communities, encompassing approximately 673 acres and up to 1,640 residential units, with new homes continuing to be developed within the community. Additional residential activity includes Tres Cerritos West, which is planned for 269 homes along with parks and open space.

Florida Avenue functions as Hemet's principal retail corridor and features a strong concentration of national retailers including Target, Walmart, Home Depot, Lowe's, Sprouts Farmers Market, Marshalls, Burlington, Ulta Beauty, PetSmart and WinCo Foods. Hemet Valley Mall is another major retail destination within the trade area, while continued investment along the Florida Avenue corridor is adding new shopping and dining options. Recent retail growth includes Vallarta Supermarkets, which opened a new approximately 53,000-square-foot store at Village West in 2025. Hemet's continued residential expansion, established commercial corridors and role as a regional shopping destination support a growing consumer base throughout the San Jacinto Valley.



114,450

2026 Population

\$84,550

Average Household
Income

40,680

Households

DEMOGRAPHICS

	5 min	10 min	15 min
<u>POPULATION</u>			
2026 Total Population	80,560	165,726	189,946
2026 Median Age	38.0	37.3	37.4
2026 Total Households	29,260	55,799	63,347
2026 Average Household Size	2.7	2.9	3.0
<u>INCOME</u>			
2026 Average Household Income	\$79,161	\$92,613	\$95,645
2026 Median Household Income	\$62,384	\$72,759	\$75,317
2026 Per Capita Income	\$28,903	\$31,285	\$32,041
<u>BUSINESS SUMMARY</u>			
2026 Total Businesses	2,004	3,232	3,523
2026 Total Employees	20,645	29,444	32,452