

AVAILABLE FOR SALE OR LEASE

GOOD TIME CAR WASH

BUSINESS AND REAL ESTATE INCLUDED IN SALE

24055 Sunnymead Blvd, Moreno Valley, CA 92553

Offered At: \$2,900,000

Lease Rate: Contact Broker

MOTIVATED SELLER



Presented By



VICTOR BUENDIA
Senior VP, Car Wash & Gas Station Sales
T 909.230.4500 | C 714.863.5650
Victor@ProgressiveREP.com
CalDRE #01869089



9471 Haven Avenue Suite 110
Rancho Cucamonga, CA 91730

BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

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

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. 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 Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

Neither Progressive Real Estate Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Progressive Real Estate Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

AERIAL



INVESTMENT SUMMARY

THE OPPORTUNITY

Progressive Real Estate Partners is pleased to present for sale Good Time Car Wash, a full service car wash business featuring a recent renovation. The property consists of a $\pm 5,400$ SF building situated on 0.88 acres, highlighted by a newly constructed 130-foot tunnel. The building includes a customer waiting area and an on-site convenience store offering snacks, beverages, and car care products. Strategically located across the street from a Superior Grocers anchored shopping center, the property benefits from strong co-tenancy with such as Harbor Freight Tools and Office Depot, helping drive consistent traffic and enhance overall visibility. Within a 10-minute drive, the property is supported by a dense population of over 188,519 residents with an average household income of \$107,274. The daytime population exceeds 34,200, further reinforcing strong demand fundamentals.

OFFERING SUMMARY

Sale Price:	\$2,900,000
Building Size:	$\pm 5,400$ SF
Lot Size:	0.88 AC
Tunnel Length:	130 Feet
Year Built / Renovated:	1987 / 2026
Car Wash Type:	Full Service

[TEMPORARILY CLOSED]

Motivated Seller Will Carry with 50% Financing



PROPERTY HIGHLIGHTS



HIGHLIGHTS

- **The Business and Real Estate is included in the sale**
- **Car Wash:** The business operates as a full service car wash, with vehicles washed and dried by hand to ensure high quality results. The property features a fully renovated approximately 130 foot tunnel and presents a strong opportunity for conversion to an express model.
- **Boutique Lounge:** The ±5,400 SF building provides a comfortable customer waiting area, complemented by a retail component offering snacks, beverages, and auto care products for added convenience.
- **Excellent Opportunity for Success:** The car wash underwent a complete renovation in 2026 and has recently reopened, presenting a turnkey opportunity for a new owner. The seller is motivated to sell due to other out-of-state business interests.
- **Ideal Location:** The site is strategically positioned just seconds from the 60 Freeway on and off ramps, with traffic counts exceeding 110,900 cars per day. The property is adjacent to Moreno Valley Plaza, which attracts approximately 3.7 million annual visitors (Placer.ai), and is anchored by Superior Grocers alongside national co-tenants including Office Depot, Harbor Freight Tools, Big 5, and others.
- **Prime Demographics:** The property benefits from a strong consumer base, with approximately 34,200 employees and a total population of 188,519 within a 10-minute drive. The average household income of \$107,274 further supports consistent demand for retail and service-oriented uses.

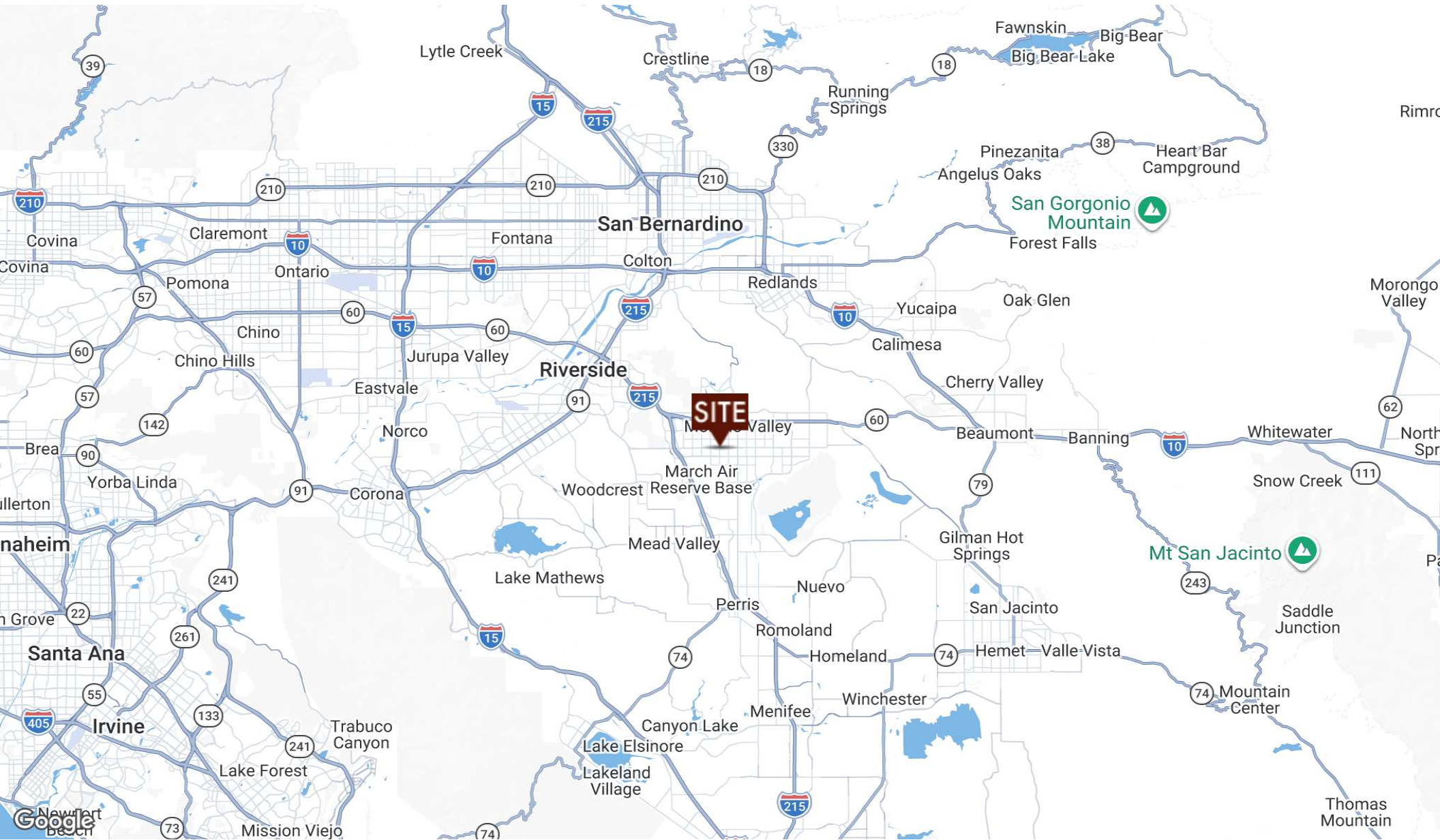
AERIAL



RETAILER MAP



REGIONAL MAP





TRADE AREA INFORMATION

MORENO VALLEY, CA

Moreno Valley is a growing city located in Riverside County along the heavily traveled SR-60 corridor between Riverside and Beaumont. The city's 2026 population is estimated at 216,447 residents, reinforcing its position as the second largest city in Riverside County and a primary growth market within the Inland Empire.

Moreno Valley continues to demonstrate steady and measurable expansion. The city is currently the second largest in Riverside County, with a population of approximately 216,440 residents, and has grown by approximately 10.6% since 2010. This sustained long term growth reflects ongoing residential demand, household formation, and continued inward migration within the Inland Empire. Consistent population expansion supports strong retail fundamentals and provides a stable and growing consumer base.

Citywide average household income is approximately \$110,119, representing an approximate 28% increase from \$86,000 in 2020 and reflecting meaningful growth in consumer purchasing power. This income growth supports discretionary retail, dining, and service uses, while ongoing housing development throughout eastern and northern Moreno Valley continues to introduce new rooftops, further strengthening the local consumer base.

A major economic catalyst is the planned 40 million square foot World Logistics Center, one of the largest logistics developments in the United States. Moreno Valley already serves as a key distribution hub within the Inland Empire, with major operators such as Amazon, Skechers, and Aldi maintaining significant facilities locally. This concentration of logistics and warehouse employment generates a strong daytime population and consistent retail spending patterns.

Retail growth continues to align with both residential expansion and employment density. The Moreno Valley Mall anchors the regional retail corridor, supported by national tenants including Costco, Target, Sprouts, and Home Depot throughout the city. Continued commercial development along Alessandro Boulevard and the SR-60 corridor positions Moreno Valley as a high growth and supply constrained retail trade area.



City of
Moreno Valley

216,440

Population of City of
Moreno Valley

#2 Largest

City within Riverside
County

\$110,119

Average Household
Income of City of
Moreno Valley

DEMOGRAPHICS

	5 min	10 min	15 min
<u>POPULATION</u>			
2025 Total Population	85,087	188,519	267,468
2025 Median Age	31.9	32.2	32.3
2025 Total Households	23,469	52,576	76,354
2025 Average Household Size	3.6	3.6	3.4
<u>INCOME</u>			
2025 Average Household Income	\$99,843	\$107,274	\$114,270
2025 Median Household Income	\$85,112	\$91,460	\$94,994
2025 Per Capita Income	\$27,608	\$29,989	\$32,894
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	2,011	4,152	6,759
2025 Total Employees	13,983	34,249	55,496