

FULL SERVICE CAR WASH

750 N ESCONDIDO BLVD, CA 92105



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

CALIFORNIA
PROPERTIES

OFFERING MEMORANDUM

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- Option to convert car wash into an express operation and adding a customer membership program.
- Capitalize on the growing demand for convenient car care services by expanding operating hours or introducing loyalty programs.
- Situated in a high-traffic area with excellent visibility, this car wash is perfectly positioned to attract a steady flow of customers
- Four high-tech car wash bays equipped to deliver premium cleaning services
- Consider leasing the lobby for a restaurant, coffee shop, or retail establishment, creating an attractive destination for both car wash customers and the local community.
- Explore the potential for a restaurant or cafe setup, transforming the lobby into a welcoming space for customers to relax while their vehicles receive top-notch service.

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\$799,000 (Business Only)
\$22k+NNN Lease

Total Building Area:
27,112 SQ.FT

Year Built:
1990

**4 Detail Bays +
Small Office**

**100 FT Tunnel
/opt to be reversed
w/conversion**

Lobby Interior
1,500 SQ.FT

Usage:
**Owner user
or Franchise / Chain**

**10+ Car Stack
Double /Triple Lane**

**14 Vacuums W/opt
for more**









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