



PRICING BREAKDOWN

Building Size	±2,800 SF
Lease Rate / SF	\$5.00 NNN
NNN Rate / SF	\$0.60
Term	5 - 10 year lease or longer

PROPERTY DETAILS

- Freestanding, High-Traffic Drive-Through Express Car Wash in Operation
- Rental Rate Includes Existing Operating Equipment and Furniture
- Includes Entire Car Wash Retail Building
- Includes All Designated Vacuum Parking Spaces
- Outstanding Signage and Street Visibility
- Excellent Access and Ingress/Egress
- Signalized Intersection Location



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

TOM TORABI

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POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	28,702	231,266	446,800
2024 Population	27,203	221,593	430,932
2029 Population Projection	26,250	214,334	417,407
Annual Growth 2020-2024	-1.3%	-1.0%	-0.9%
Annual Growth 2024-2029	-0.7%	-0.7%	-0.6%

TRAFFIC

Collection Street	Cross Street	Traffic Volume	Distance
W Lomita Blvd	Frampton Ave W	47,142	0.04 mi
Lomita Blvd	Western Ave W	35,947	0.06 mi
Normandie Ave	W Lomita Blvd S	17,265	0.06 mi
Normandie Ave	W 251st St S	14,821	0.06 mi
245th St	Normandie Ave W	20,503	0.31 mi



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