

For Sale

Car Wash W Land

3208 S Ave 8, Yuma, Arizona



Contact : Roger A. Pencek - BROKER

- Fully Operational Automatic + 5 vacs
- Established 2019 NEW IBA 2024
- 2025 Gross Sales 758K Absentee owner
- Free vac's open 24/7 Unitech Portal for pay station
- Employees: 1 manager 1 PT NDA Strictly enforced



Branch Offices** USA

\$2.1M

Contact: Roger A. Pencek - Broker



Car Wash Brokers, Inc., aka Acquisitions Businesses & Investments LLC
11408 N. Blackheath Rd., Scottsdale, AZ 85254
Tel: 602-787-1100 Fax: 480-483-1116 Email: roger@carwashbrokers.com
Visit us online at www.carwashbrokers.com

Branch Offices:USA
roger@abibiz.com
www.abibiz.com
www.gsbUSA.biz
www.carwashbrokers.com



Corporate Office:
 Office: (602) 787-1100
 Fax: (480) 483-1116
 Mobile: (602) 770-4040
 Roger A. Pencek/Broker

Acquisitions, Businesses & Investments, L.L.C
 (aka) Car Wash Brokers, Inc.
 11408 N. Blackheath Rd., Scottsdale, Az 85254



TYPE OF BUSINESS: car wash 1 auto IBA w 5 vacs
 Listing Agent: RAP & JM
 Bus. Name: Tropic Car Wash
 Address: 3208 S Ave 8 E
 City: Yuma State: AZ Zip: 85364
 Yrs. in Operation: 2019 By Seller: Present
 Reason for Sale: Other interests

FINANCIAL DATA
 Purchase Price: \$2.1M
 Down Payment: cash
 Balance: _____

OWNERS TERMS:
 Terms/Yrs.: _____ Int Rate: _____
 Monthly Payment : _____
 Other: _____

LEASE INFORMATION
 Bldg. Size: 2300+ sq. ft. Lot Size: 0.48 Mo Rent: na
 Major Cross St: 8th Ave and E
 Lease Period: NA Options: NA Deposits: NA

REAL ESTATE (if applicable)
 Sale Price: _____ \$0
 Int % _____ # Years _____

GENERAL INFORMATION
 Days/hrs. open: 7 days Mon-Sunday
 Seller's Duties/hrs. worked: 10 pw
 Family/Partners work hours: 1
 Number of employees: 2 Full Time 2 Part Time
 License Requirements: _____
 Type of Sale: _____ Stock X Asset
 Seller Train Buyer @ N/C: yes
 How Long?: 1 week

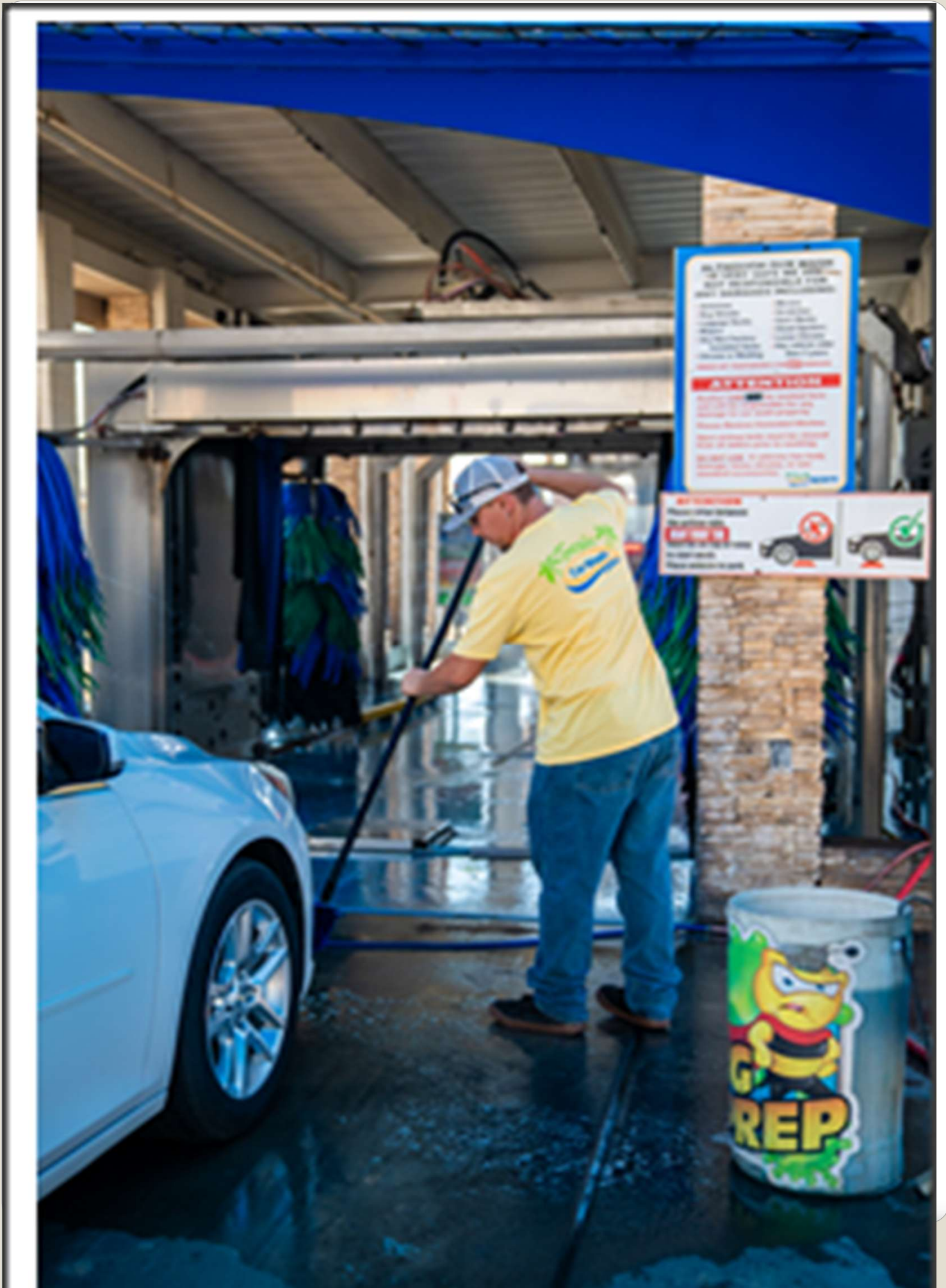
SELLERS ESTIMATE OF MARKET VALUE
 Equip/Fix: \$500K
 Work in Process: \$0
 Inventory: \$0
 Tenant Improvements \$0
 Cov. Not to Compete: \$0
 Business Name: \$0
 Goodwill: _____
 Contracts: \$0
 Franchise/License: \$0
 Other: (Land) \$800K
 Other: (Bldg.) \$800K
TOTAL: \$2.1M

COMMENTS:
 Directions: _____
Additional lot next to wash 1.36 acre \$600K
IBA wash with very loyal customers ALL LED Lights
 new IBA in 2024 Unitech Pay Station **5 vacs always FREE**, open 24/7 365 days per year !! Manger seasoned for 2 years !!
OWNERS other wash in San Luis ARIZONA; will advise price(2 IBA one not operational) w 4 vacs and land Vacs FREE
 NO Memberships YET !!

BUSINESS FINANCIAL INFORMATION FOR THE PERIOD	Gross Sales			
	2026	2025	2024	2023
Total Sales: (+ -)	\$700K +-	\$758K	\$731K	\$784K
Ave Ticket				
Cars per year				
Benefits & Income: (+ -) est				

DISCLAIMER: The information contained herein is provided by the Seller and has not been audited, nor investigated by ABI L.L.C. (Broker) and is subject prior to sale. A prospective Buyer is expected to fully investigate the business to his/her satisfaction before purchasing.





ALL INFORMATION SUBJECT TO CHANGE
NO GUARANTEE OF RESULTS
WE ARE NOT RESPONSIBLE FOR
ANY DAMAGE TO YOUR VEHICLE

Washing	Waxing
Interior Detailing	Exterior Detailing
Paint Correction	Headlight Restoration
Window Tinting	Wheel Alignment
Brake & Tire Service	Oil Change

ANYTHING IS POSSIBLE

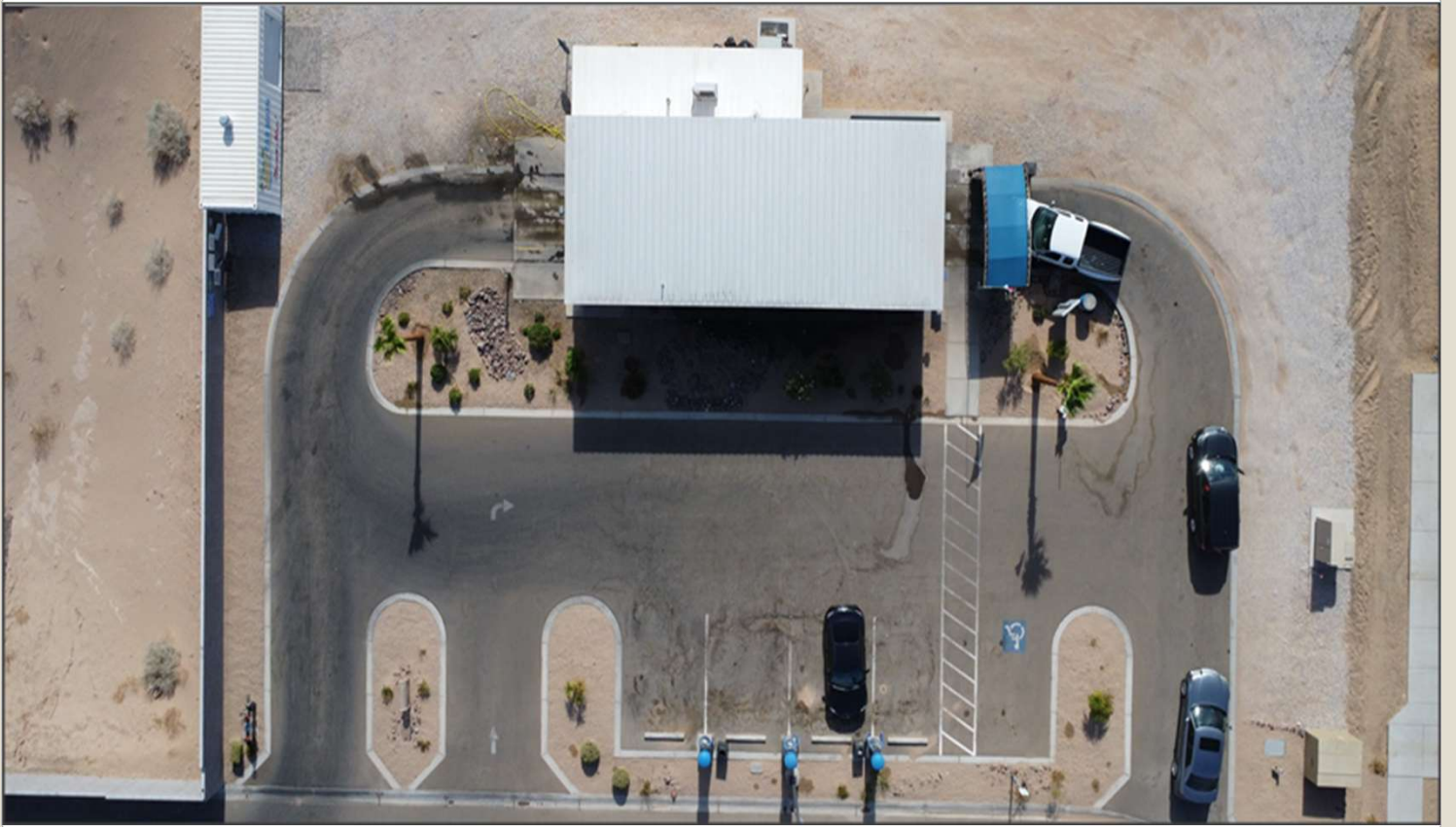
At GOREP, we are committed to providing the highest quality car wash service. We are proud to offer a variety of services to meet your needs. Please contact us for more information.

WE WANT YOU TO ENJOY THE DRIVE. WE WANT YOU TO ENJOY THE DRIVE. WE WANT YOU TO ENJOY THE DRIVE.

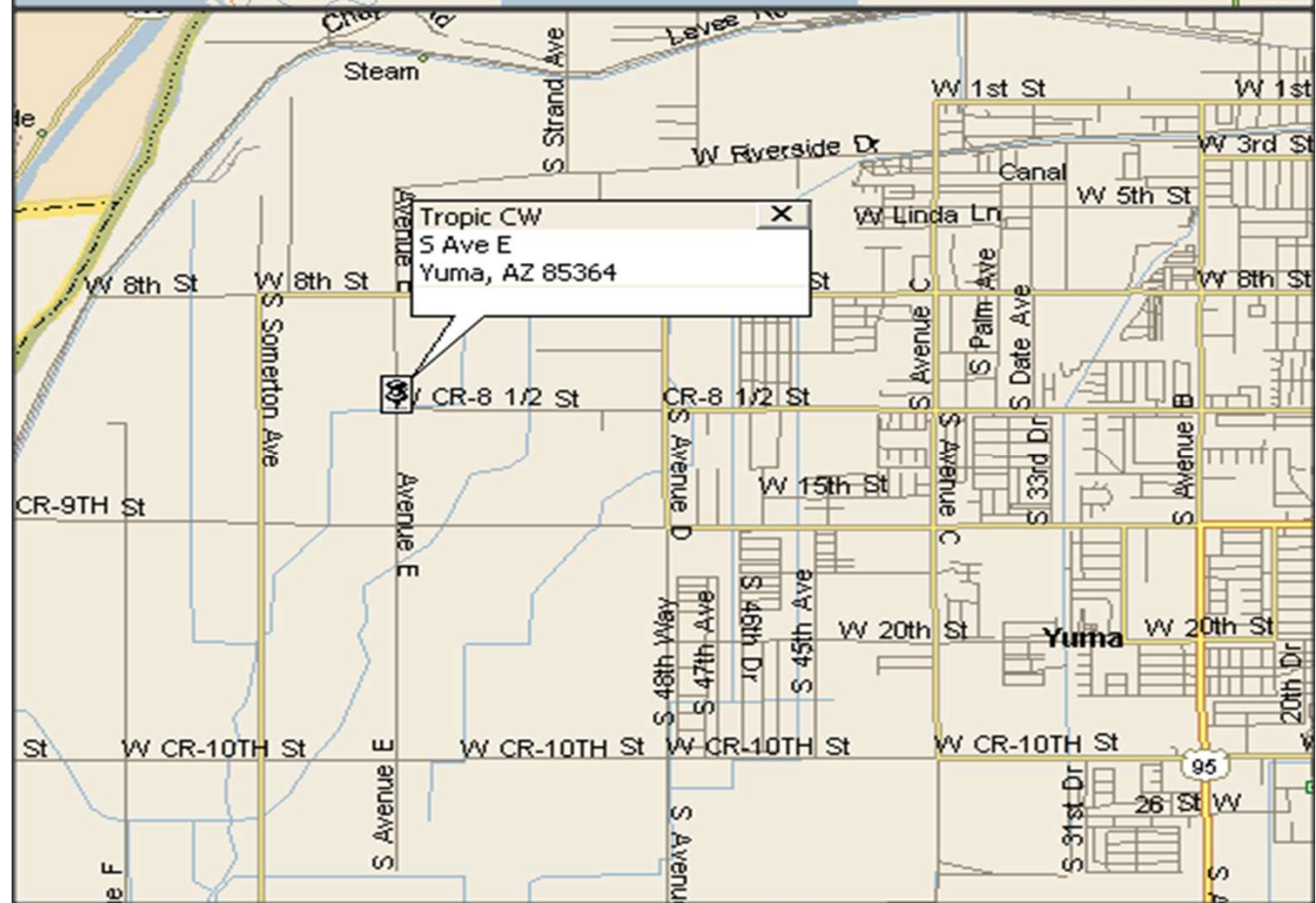
NO **NO**

YES **YES**









Results

Share

Quick N Clean Car Wash

4.7 (266)

Car wash · 3202 S Ave 8 E

Open · Closes 8 PM ·

(480) 707-3531



Website

Directions

"Jose took care of us and got us a free car wash for our first time 10/10"

Tropic Car Wash Yuma

4.4 (492)

Car wash · 3208 S Ave 8 E

Open 24 hours · (931) 358-0754



Website

Directions

"Sure gets the car clean.. a reasonable price 6\$ for a basic"

Oasis Express Car Wash

4.0 (40)

Car wash · 11384 S Fortuna Rd

Open · Closes 7 PM ·

(928) 919-7018



Website

Directions

"The attendants are professional, mindful, and incredibly thorough."

Premier Detailing LLC

5.0 (3)

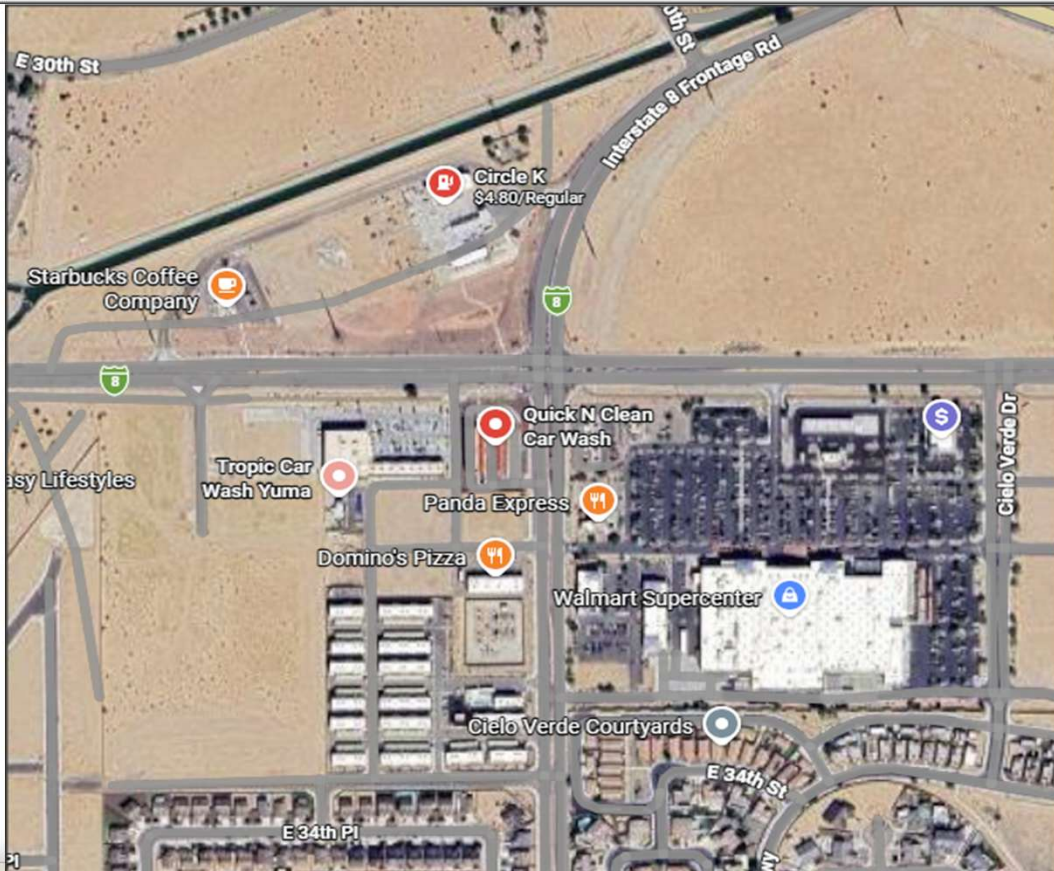
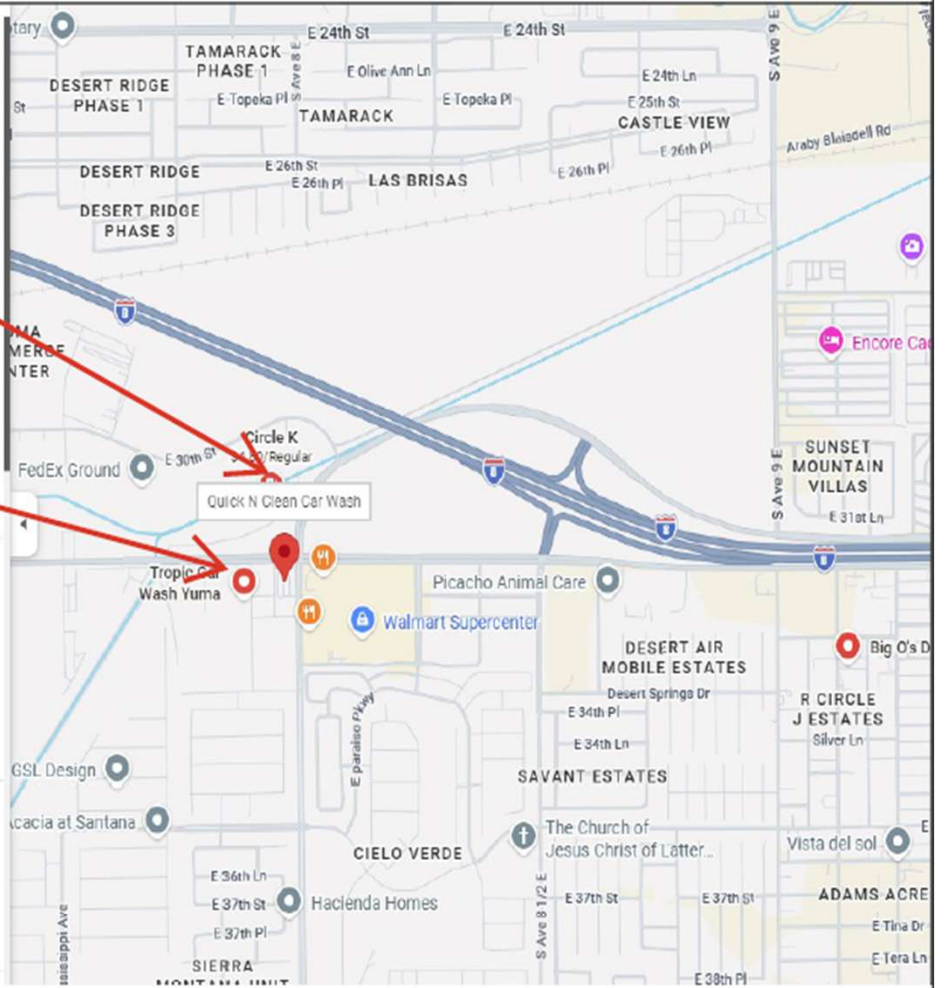
Car detailing service · 6740 E 32nd St

Open · Closes 5 PM · (928) 580-7334



Directions

"My car was spotless!"



Branch Offices: USA
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"CONFIDENTIALITY AGREEMENT REGISTRATION FORM"

It is agreed _____ and _____
 Acquisitions, Businesses & Investments, LLC (ABI) and its duly authorized agent and Roger A. Pencek
 (Together referred to as "Broker") that, in exchange for broker disclosing certain information regarding the business listed and described below (hereinafter referred to as the "Business") to potential buyer who warrants their signature below is their identity.:

1. Potential Buyer will not interview employees or representatives of the business without the express, written consent of broker;
2. Potential Buyer will treat forms used by and information received from broker as CONFIDENTIAL and will not disclose them or permit them to be used by anyone not specifically authorized by broker;
3. For each business listing provided by ABI buyer agrees to utilize the brokerage services of ABI on the business as introduced to buyer. If buyer violates this condition, buyer agrees to pay ABI sellers pre-negotiated commission in full, directly to ABI. This agreement will survive for one year from the date below.
4. Seller has provided all information contained on this form, BROKER HAS NOT AUDITED, VERIFIED OR INVESTIGATED any of the information. Potential buyer should investigate and verify all representations regarding the business with seller. Potential buyer understands that broker is acting as agent for seller and that this offering is subject to prior sale.
5. The undersigned also states that the reason for their inquiry is their interest in purchasing the business and not to gain information for other competitors or an assigns for the Department of Internal Revenue Services.
6. It is further agreed that in the event of any breach or threatened breach of this agreement, broker may, in addition to any other remedies it may have, obtain an injunction restraining potential buyer and any of its agents or employees from disclosing or using any information or knowledge obtained from broker pursuant to this agreement. Potential buyer hereby consents to the jurisdiction of the Superior Court of the state is authorized, for such purposes and for the determination of all other remedies under this agreement.
7. The undersigned potential Buyer acknowledges the responsibility to perform a due diligence review at his own cost and expense prior to any acquisition with ABI, and will deal exclusively with ABI in any acquisition ABI has registered below with potential buyer within 1 (one) year of the date hereof.
8. In the event agent listed below is eligible for a fee from Buyer's lender, this is disclosure of the same.
9. Recipient and Recipient's Broker agree not to circumvent, go around, or otherwise exclude Seller's Broker, ABI / CWB in any discussions direct with Owner / Seller regarding the potential acquisition of the Property mentioned herein.

Note: Any co-broke or referral fees for buyers agents are to be disclosed, noted on this form, upon authorization below. None

I the undersigned "Buyer" have read all of the terms and conditions above. I fully understand the information that I have read and understand what my responsibilities are. I also understand that legal actions will be taken against me in the case of a breach or threat to breach this contract with ABI.


 ABI / CWB Authorized Broker, Roger Pencek

Potential Buyer: _____ **6/11/2026**
 Email: _____ **Date**
 Phone/Fax: _____

Please authorize and scan back

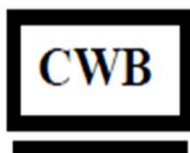
Must register buyer

5-1 26 _____
 Date
 Potential Buyer: _____ **ADD BUYER**
 Email: _____
 Phone/Fax: _____ **Date**

Name of Business	Address	Payment	Sale Price	Terms
Tropic Car Wash	3208 S Ave 8E, Yuma, AZ	cash	\$2.1M	1 IBA w 5 vacs
Tropic CW LAND Yuma, AZ	(room for 20 vacs) above 1.5 acre	cash	\$600K	Land next to above
Tropical Car wash	201 N Ave E, San Luis, Az	Cash	\$3.25M	2 IBA w 2 SS 10 V

Roger A. Pencek
Designated Broker
President, M.B.A.

Web Page
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www.abibiz.com



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Roger A. Pencek – MBA, Owner, Founder, Pres.
Car Wash Broker / Expert Witness / Consultant

Recognized in Federal and Civil court system as accomplished Real Estate Broker, Consultant, Expert Witness testimony / opine, regarding car wash failures including loan workouts; only car wash related cases. Additionally, past instructor at Arizona School of Real Estate (Scottsdale, AZ) teaching Standard of Care, privately engaged for over 20 court proceedings. Every case is evaluated, selected, on 'no conflict of interest', integrity / merit of the complaint, before mutual decision is commenced.

Molded his early Merger and Acquisitions career, after Military duty, in management capacity at General Motors Corporation and International Harvester; specializing in M&A throughout the USA and Canada, buying and selling manufacturing companies. Has been Real Estate licensed in as many of 14 states as a Broker, selling, marketing and consulting in the Car Wash Business since 1985. Founded and owns ABI L.L.C. (Acquisitions, Businesses & Investments L.L.C.) which specializes in the sale of businesses in the \$900K - \$25M. Additionally, for the last 43+ years, has gained the reputation of "Car Wash Broker", specializing in personally transacting 800+ confirmed car wash closings in the Pacific Southwest (AZ, CA, WA, GA, IL, CO, NV, FL, and TX.) and Europe. Currently, a revered public speaker, seminars, consultant, pod cast guest and pro bono author's articles for Car Wash Associations and magazines. Simultaneously, in 1985 to his credit, founded and owns "Car Wash Brokers, Inc.," (CWB, Inc.), a national company solely specializing in the sale of Full Service, Express and Self Service car wash businesses.

CWB Inc., Mission Statement: CWB Inc., national network of licensed agents marketing existing car washes to the public and PE's, in ethical / professional manner, recognized as experts in the car wash space.
Education: Western Illinois University 1974 BS Business degree / law minor, MBA
Military: US Army Veteran 1972-1978.
Expert witness & Consultant Fees: Retainer required, hourly fees, engagement agreement upon request; mutually agreed contractually under separate cover.

www.carwashbrokers.com

www.abibiz.com

Roger@carwashbrokers.com



Car Wash Brokers, Inc.

11408 North Blackheath Road, Scottsdale, AZ 85254



We Sell Car Washes!

Full Service • Express • Self-Service



- Largest Car Wash Brokerage In U.S.A. (Est. 1985)
- Car Wash and Gas Station Brokers & Consultants



www.carwashbrokers.com

Roger A. Pencek - President, Broker, Consultant
 602-787-1100
 Roger@carwashbrokers.com



Est. 1985



ROGER A. PENCEK
 DESIGNATED BROKER
 PRESIDENT/M.B.A.



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(aka) Acquisitions, Business, & Inv. LLC
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 Scottsdale, AZ 85254

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