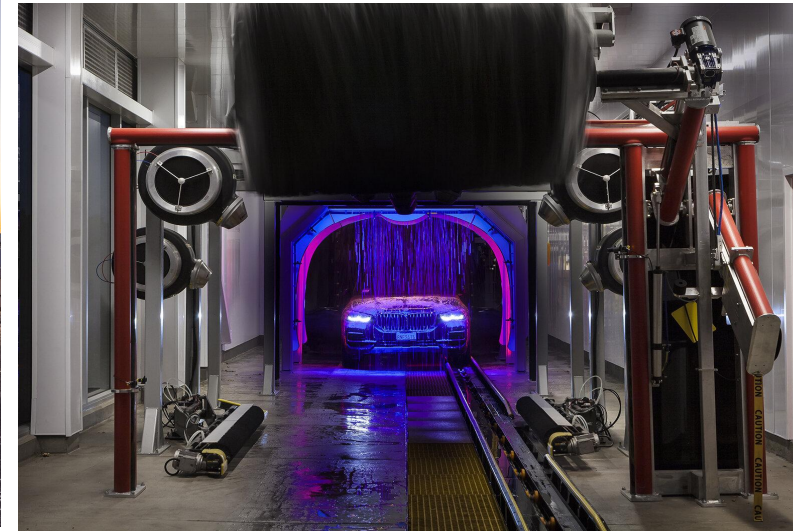


FOR SALE
\$5,250,000



RIVERSIDE COUNTY
ULTRA EXPRESS CAR WASH (Bank REO)
6458 Van Buren Boulevard, Riverside, CA 92503

STRICTLY PRIVATE & CONFIDENTIAL



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OFFERING HIGHLIGHTS

ULTRA EXPRESS CAR WASH

- Extremely rare opportunity to purchase a fully outfitted, operating express carwash, complete with all equipment, land and improvements **priced well below replacement cost**
- Featuring a **160' conveyor**, **3 pay lanes**, and **32 vacuum stations** situated on **2.19 acres**, providing an excellent foundation for a high-performing express operation
- Attractive, **eye-catching architecture** with strong visibility and curb appeal
- Achieved **\$2.6 million in annual revenue in 2022**, providing a benchmark for the site's potential when property managed
- Located on Van Buren Boulevard, a **heavily trafficked retail corridor**, and in close proximity to numerous national and regional retailers
- The site features a **1,000 SF detailing center**, making it an attractive candidate for conversion to a flex-service carwash model
- **Oversized parcel** allows for the potential to add additional profit centers such as a polishing tunnel, creating a meaningful competitive advantage
- Eligible for **bonus depreciation** resulting in significant tax benefits for ownership



TRADE AREA OVERVIEW



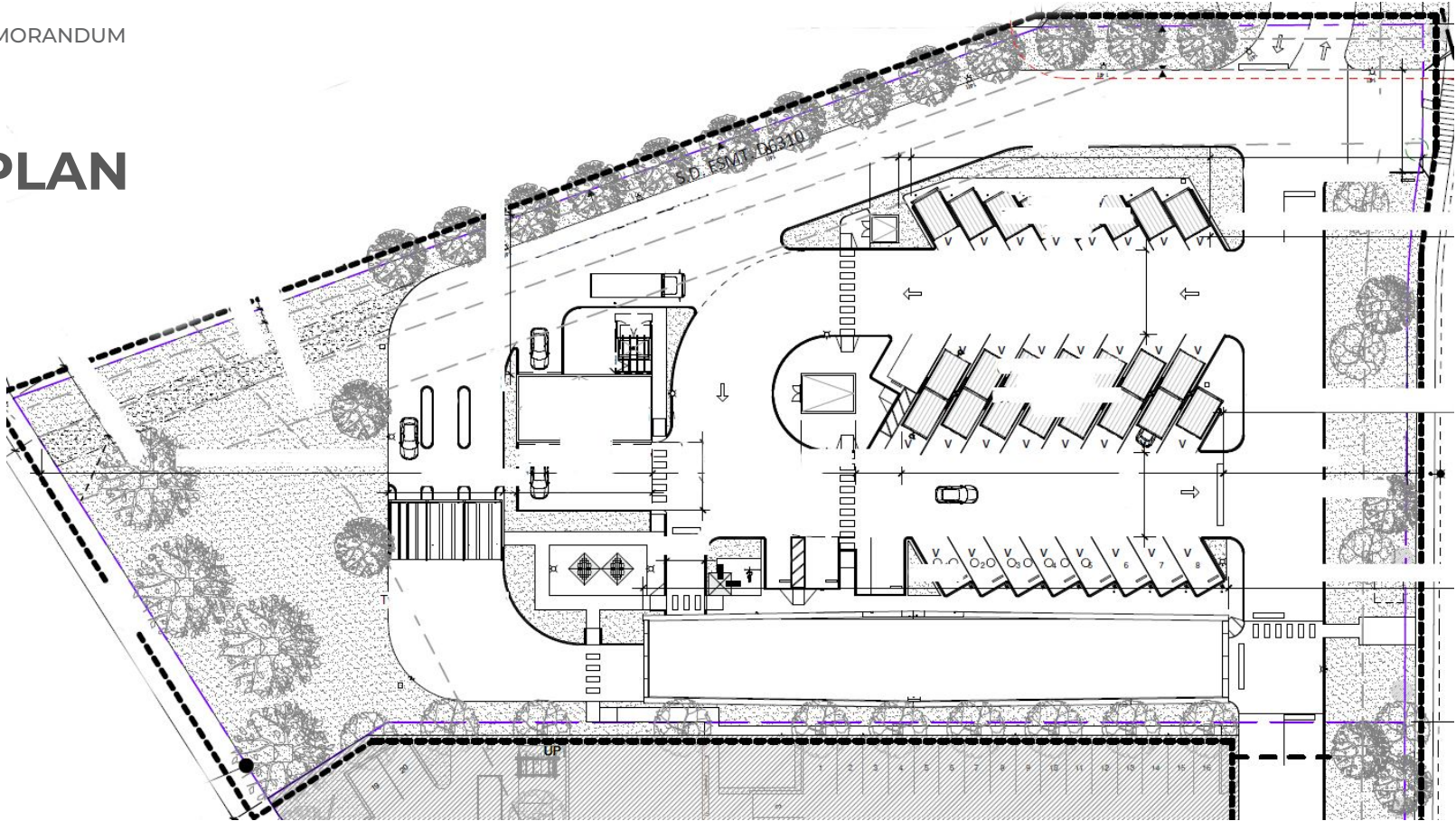
ARLINGTON AVE (22,089 ADT)

VAN BUREN BLVD. (46,984 ADT)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population 2024	17,275	136,535	292,891
Households 2024	4,704	38,083	81,995
Median HH Income	\$67,225	\$85,031	\$91,128
Employees	4,642	31,166	79,167
Proj. Pop Growth '24-'29	+0.4%	+0.5%	+0.4%

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SITE PLAN



PROPERTY INFORMATION

Address:	6458 Van Buren Boulevard, Riverside, CA 92503
APN:	155-290-062
Lot Size:	95,301 SF
Building Size:	7,087 SF
Built:	2020

FEATURING

Conveyor	160'
Pay Lanes	3
Vacuums	32



CONFIDENTIALITY AND DISCLAIMER

The information contained herein is proprietary and strictly confidential. The purpose of this Memorandum is to provide unverified information to prospective buyers in order to establish a preliminary level of interest in the property. All prospective buyers are urged to perform a thorough due diligence investigation and rely solely upon their investigation as well as consult their own attorneys, brokers, consultants or other relevant professionals. The information contained herein is not a substitute for said investigation. The information contained herein was obtained from sources believed to be reliable, however, PetroCal Associates and ParaSell Inc have not verified and will not verify any of the information contained herein. PetroCal Associates and ParaSell Inc make no guarantees, warranties or representations as to the completeness or accuracy of the information contained herein. PetroCal Associates and ParaSell Inc have not made any investigation, and makes no warranty or representation, including but not limited to with respect to the income or expenses for the subject property, the expected future financial performance of the property, the size and square footage of the property and improvements, the physical condition of the improvements, the presence or absence of hazardous materials or substances, compliance with State and Federal regulations, or suitability of the property for its current and/or any other use or development. The presentation of this property is submitted subject to errors, omissions, withdrawal, change of price or conditions and is not intended to be an offer subject of acceptance by any prospective buyer and shall not create or be able to create any binding obligation of any party, unless and until a formal offer/acceptance executed by the seller(s) and buyer(s) which may or may not contain any of the terms referenced or mentioned herein. Financing availability, terms, and conditions are subject to lenders' credit policies; no guaranty or representation is made herein regarding the availability, terms, conditions, or nature of any financing. This Memorandum includes certain statements, estimates and projections provided by each of the respective Companies' management with respect to the anticipated performance of each of the Companies. Such statements, estimates and projections reflect various assumptions made by the respective Company's management concerning anticipated results and assumptions that may or may not prove to be correct. No representations are made as to the accuracy of such assumptions, statements, estimates or projections. Such estimates, projections and other forward-looking statements are not to be viewed as factual and should not be relied upon in any manner. The only information that will have any legal effect will be that specifically represented in the definitive agreement. In no event will such definitive agreement contain any representation with respect to projections. This is for informational purposes only and does not constitute a legal offer. PetroCal Associates and ParaSell Inc represent only the offeror(s) and absent fully executed written agreement in compliance with all laws will not represent the recipient of this Memorandum.

ABOUT PETROCAL

PetroCal Associates is a boutique real estate financing and brokerage firm serving entrepreneurs seeking to launch, grow, and sell carwash, gas station, and c-store businesses. As commercial mortgage brokers, we arrange loans exceeding \$1 million through our trusted national network of lenders to help operators through the process of funding, acquiring, building, renovating, or refinancing. As real estate brokers and M&A advisors, we help operators acquire, secure, lease, or sell the perfect site or portfolio. We are the trusted partner every operator needs by their side.

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