

BUSINESS &  
REAL ESTATE FOR SALE



# FOOTHILL EXPRESS CAR WASH



OPERATING SINCE 2018 | NEW STATE OF THE ART EQUIPMENT | OWNER-USER ASSET

OFFERING MEMORANDUM

16345 Foothill Blvd,  
Fontana, CA 92335

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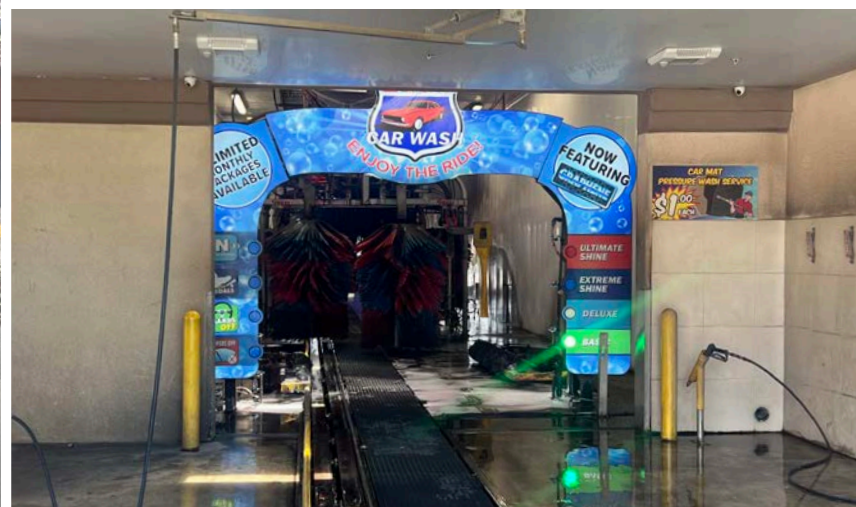
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**beta.**



**Play Now**

For Drive-Thru Experience



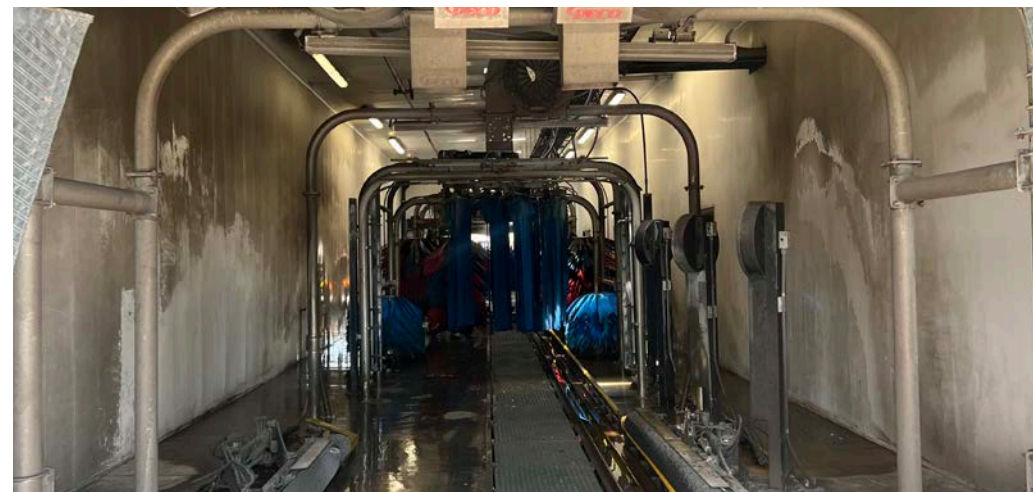
# OFFERING SUMMARY

## LOCATION

16345 Foothill Blvd.  
Fontana, CA 92335

## PROPERTY SUMMARY

<b>Price:</b>	<b>\$5,600,000</b>
APN Number:	0191-051-13, 0191-051-16, 0191-051-14, 0191-051-15, 0191-051-17
Buidling Size:	3,693 SF (Not including (2) vacuum canopy structures)
Parcel Size:	39,480 SF   0.91 AC
Zoning:	FBC - Form Based
Number of Vacuums:	25
Tunnel Length:	120'
Parking Spaces:	27 (25 are Vacuums)
Frontage along Foothill Blvd:	277'
Equipment:	Tunnel is PECO Vacuums are Vacutech
Year Built:	2018



# INVESTMENT HIGHLIGHTS

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Beta Agency, as exclusive sales advisor, is pleased to present for sale Foothill Express Car Wash. Both the business and the real estate are included in the sale offering. Foothill Express Car Wash is located at 16345 Foothill Blvd., Fontana, CA. Foothill Blvd. is a major corridor (33,000+ VPD) running through the central part of the city and the property benefits from 277 feet of frontage. The property was constructed in 2018 along with the installation of new car wash equipment. The subject property is situated on 0.91 acres of land and is comprised of 3,693 SF of Building not including the canopy area for vacuums. The tunnel size of the car wash is 120 feet long. There are 25 self-serve vacuums equipped on the property. There are two separate automated pay stations that accept both cash and credit card. The car wash is equipped with PECO equipment. For security and maintenance monitoring there are two separate camera systems installed throughout the property. The building is equipped with a 440 Volt power system.

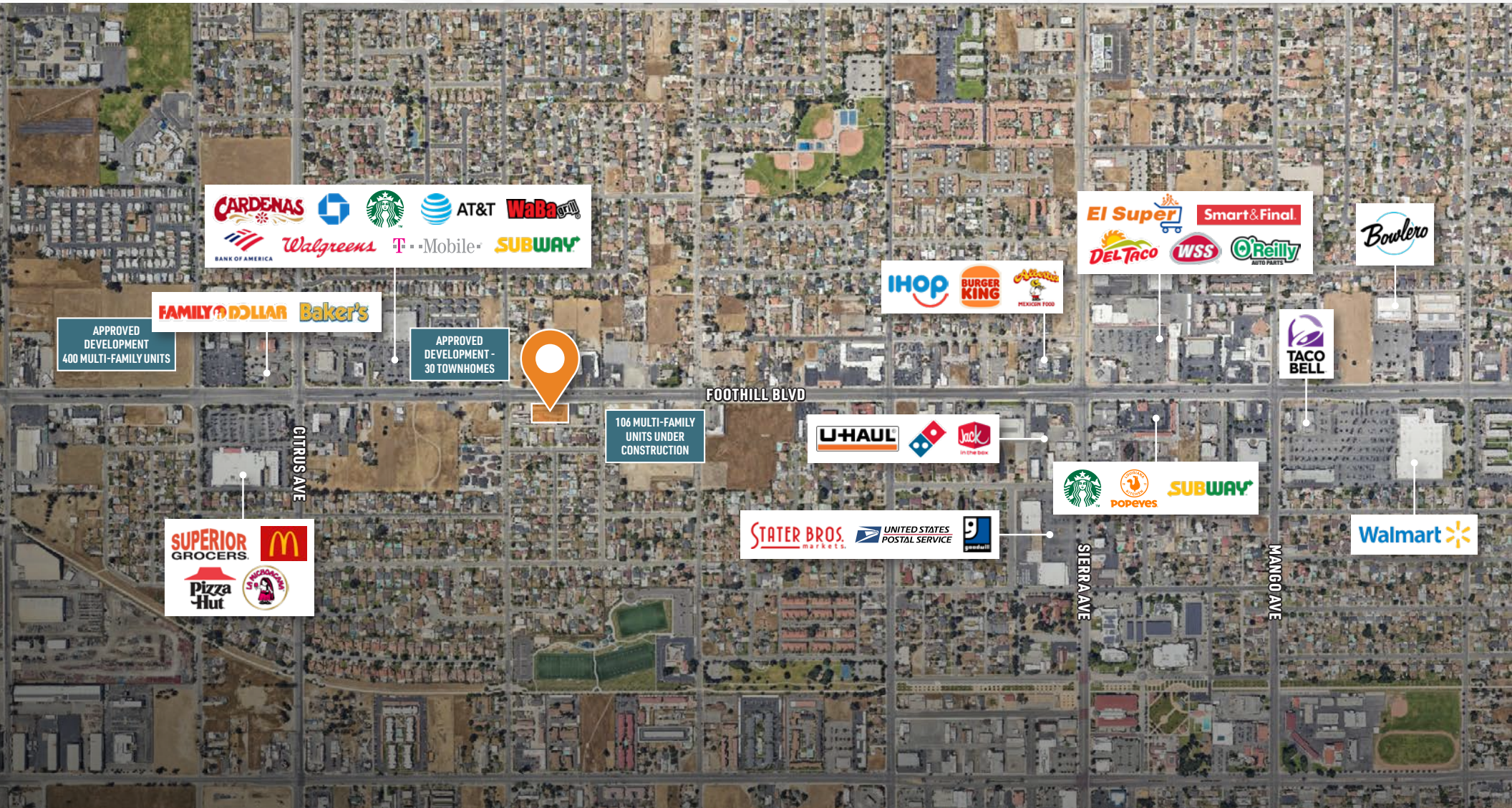
## INVESTMENT HIGHLIGHTS:

- Opportunity to Acquire Both the Business and the Real Estate (Owner-User)
- Business Has Been Operating Since 2018
- Newly Installed State of the Art Car Wash Equipment
- Automated Payment Systems
- Strong Monthly Membership Numbers
- Consistent Annual Sales Volumes
- 277 Feet of Frontage along Foothill Blvd
- 0.94 Acre Lot Size
- 120 Foot Tunnel
- 25 Vacuum Stations
- Express Car Wash Tunnel and Two Additional Canopy Buildings for Car Wash Equipment

# AERIAL OVERVIEW



# SURROUNDING RETAIL



# TENANT OVERVIEW

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Foothill Express Car Wash is a new, state-of-the-art, express car wash that specializes in accommodating your busy lifestyle with a Quick, Quality, and Friendly car wash experience.

Foothill Express Car Wash features an innovative car washing system that is efficient and environmentally friendly with use of water recycling and green products. Wash packages start at just \$8 and include free self-service vacuums with the purchase of any wash. Foothill Express offers monthly club memberships to save you time and money.

Foothill Express is open 7 days a week from 7am to 8pm. There are four separate car wash packages offered ranging from \$8 to \$18. Three Monthly membership options are also offered ranging from \$18.99 per month up to \$29.99 per month.

Foothill Express Car Wash is a family owned and operated business. They have over 40 years of experience in building and operating car washes in Southern California. Foothill Express is dedicated to providing fast, friendly, and quality experiences for all of their customers and they take pride in the quality of their services.

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Website: [www.foothillexpresscarwash.com](http://www.foothillexpresscarwash.com)



# AREA OVERVIEW

## Fontana, CA

Fontana, CA, is a dynamic and thriving city located in the heart of Southern California's Inland Empire. Known for its strategic location and robust economic growth, Fontana offers excellent access to major transportation corridors, including Interstates 10 and 15, making it a hub for commerce and industry. The city is home to a diverse population and boasts a rich cultural heritage, with a vibrant community spirit and a commitment to sustainable development.

Fontana provides an attractive business environment with competitive occupancy costs and a large, skilled labor force. The city's ongoing development initiatives focus on enhancing quality of life and fostering economic opportunities. Notable among these is the Fontana Downtown Revitalization Plan, which aims to transform the city center into a bustling area with new commercial spaces, residential units, and recreational amenities.

The city is also recognized for its commitment to environmental sustainability and community well-being. The development of the Sierra Lakes Golf Course community and the Fontana Park Aquatic Center are examples of projects that blend leisure and lifestyle amenities with ecological considerations.

Fontana's educational institutions, healthcare facilities, and parks provide a well-rounded living environment for families. With a mix of affordable housing options and high-quality public services, Fontana continues to attract new residents and businesses, making it a key player in the region's economic landscape.





# AREA OVERVIEW

## San Bernardino County

- 20,160 square miles which makes this the largest county in the contiguous United States
- 24 Incorporated cities in the county
- 82% land area is vacant and 13% of land is for military use
- 3 out of 4 residents living within one mile of a local park or within 5 miles of a regional, state or national park
- Population: 2.1 million people with a 16% projected growth between 2020 and 2045

## ECONOMY

The economy of San Bernardino County, CA employs 927k people. The largest industries in San Bernardino County, CA are Health Care & Social Assistance (120,015 people), Retail Trade (118,793 people), and Transportation & Warehousing (88,686 people), and the highest paying industries are Utilities (\$80,062), Mining, Quarrying, & Oil & Gas Extraction (\$71,936), and Public Administration (\$63,707).

From 2019 to 2020, employment in San Bernardino County, CA grew at a rate of 1.35%, from 915k employees to 927k employees.

The most common job groups, by number of people living in San Bernardino County, CA, are Office & Administrative Support Occupations (114,173 people), Sales & Related Occupations (97,318 people), and Material Moving Occupations (74,243 people). This chart illustrates the share breakdown of the primary jobs held by residents of San Bernardino County, CA.



# AREA OVERVIEW

## EMPLOYMENT

- From 2019 to 2020, employment in San Bernardino County, CA grew at a rate of 1.35%, from 915k employees to 927k employees
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## TRANSPORTATION

- I-215 and I-15 carry passengers and cargo north and south; I-10 runs east-west through the county
- **Ontario International Airport** — A public airport with 15 airlines; 5,740,593 passengers and 851,924 tons of cargo traveled through the airport in 2022
- Metrolink has 8 stations within the county; Arrow service extends Metrolink's San Bernardino Line by nine miles and includes four new stations

## TOURISM

- San Bernardino County, welcomes travelers from all corners of the world eager to explore everything from the floor of the Mojave Desert Basin to the alpine villages of Lake Arrowhead and Big Bear.
- The region also offers outlet shopping, wine tasting, apple picking and an array of eclectic outdoor art installations

## EDUCATION

- In 2021, universities in San Bernardino County, CA awarded 29,325 degrees
- The student population of San Bernardino County, CA in 2021 is skewed towards women, with 70,566 male students and 110,650 female students
- Most students graduating from Universities in San Bernardino County, CA are Hispanic or Latino (14,935 and 52%), followed by White (6,113 and 21.3%), Asian (2,211 and 7.7%), and Black or African American (1,923 and 6.7%)

## San Bernardino — Quick Stats

655K+

Households

63K+

Businesses

\$86K

Ave. Household  
Income

\$30B+

Taxable  
Sales

3 

Major Airports

2 

Major Railways

950K+

Labor Force

20,160

Square Miles

# DEMOGRAPHICS

POPULATION	2-MILE	5-MILE	10-MILE
2029 Projection	96,953	348,546	933,275
2024 Estimate	97,971	349,008	929,203
2020 Census	102,266	356,736	940,094
Average Household Income	\$105,502	\$121,743	\$113,809

## HOUSEHOLDS

2029 Projection	25,264	92,026	271,090
2024 Estimate	25,146	90,537	264,743
2020 Census	25,724	92,065	265,827
Average Home Value	\$507,253	\$526,639	\$527,945

## RACE AND ETHNICITY

White	24.8%
Hispanic or Latino	72.8%
Black or African American	8.7%
Asian	7.0%
American Indian or Alaska Native	2.2%
Hawaiian or Pacific Islander	0.2%
Other Race	40.9%



**349,008**

Population (5-Mile)



**79,534**

College Graduates (10-Mile)



**\$105,502**

Avg. Household Income (2-Mile)

**beta.**

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