

For Sale Express Carwash - Business & Property
Atlantic Express Car Wash - 7700 Atlantic Ave. Los Angeles (Cudahy), CA 90201



Signalized SE Corner of Atlantic Blvd. & Clara St.

Cudahy is a city located in Southeastern Los Angeles County, California.

Cudahy has one of the highest population densities of any incorporated city in the United States. It is part of the Gateway Cities region.

Traffic lights at SE corner of Atlantic Blvd. & Clara St. were installed in 2022.

<u>Location</u>	Signalized Corner of Atlantic Blvd. & Clara St. in City of Cudahy, West of 710 Freeway.
<u>Building</u>	One Story Structure of +/- 2,360 SqFt; 1- Office, 2 -Bathrooms, 1- Mechanical room and 1 -Storage room.
<u>Equipment</u>	SONNYS
<u>Tunnel</u>	80 Feet
<u>Vacuums</u>	13
<u>Solar</u>	130 Roof Solar Panels; System is paid off

<u>Power</u>	800 AMP, 3 Ph, 480 V
<u>Pay Stations</u>	2
<u>ADP</u>	Payroll System
<u>Year Built</u>	July 01, 2021
<u>Lot Size</u>	17,290+/- SqFt
<u>APN</u>	6226-023-002
<u>Traffic</u>	42,000 +/- (2019 Average Daily Traffic Count)

<u>111,536</u>	2025 Total Cars
<u>\$1,187,140</u>	2025 Gross Income
<u>\$5,499,000</u>	Purchase Price

POSs, I&E and Other documents will be provided ONLY to Qualified Recipients. Seller's Choice of Services.

Conventional Loan

Real Estate Loan

65% of the real estate value (whichever is less)
5-Year / SOFR + Bank Spread of 2.75%

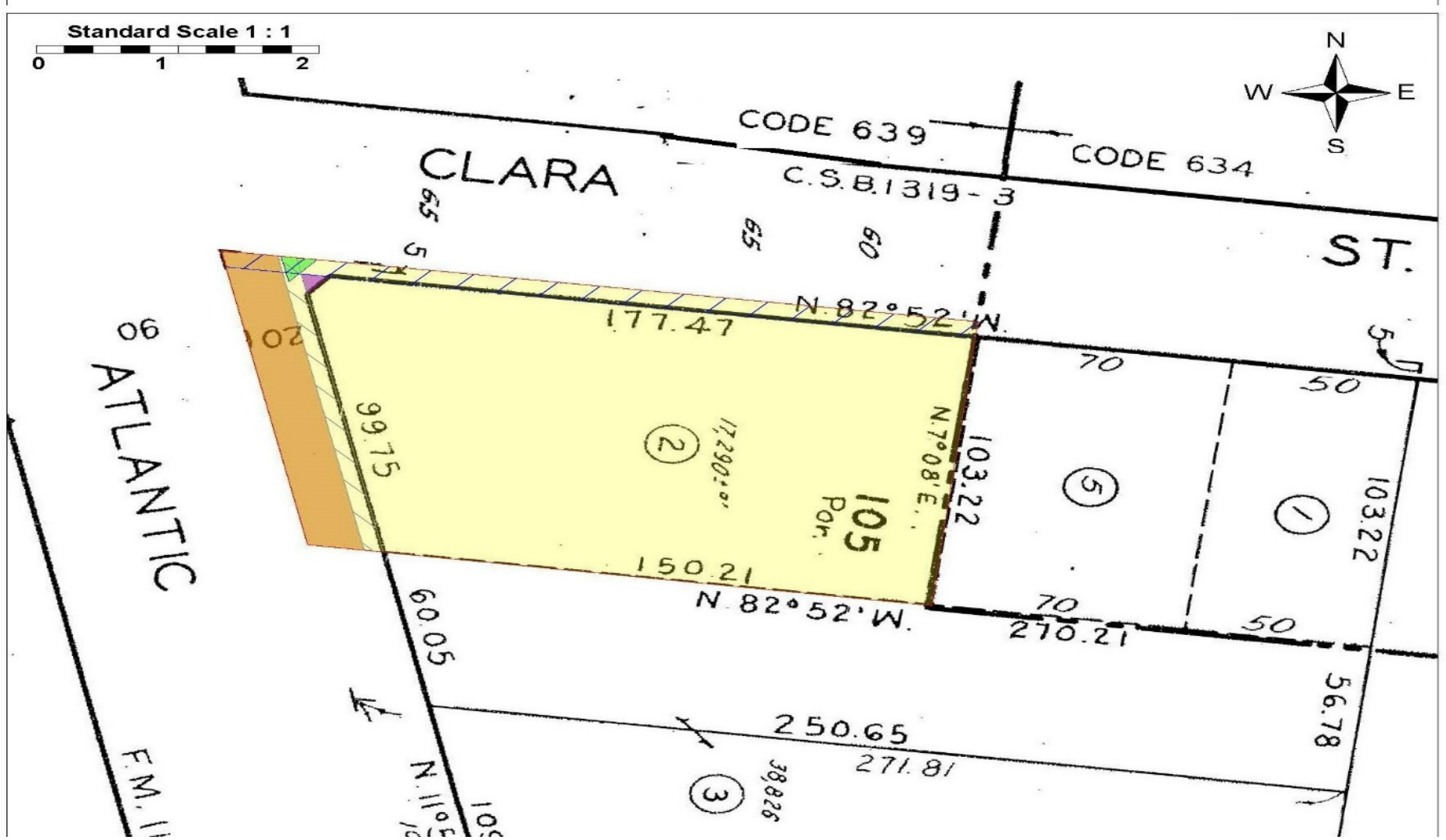
Business Loan

50% business value (whichever is less)
WSJ Prime + 0.75%

SBA 7(a) Loan

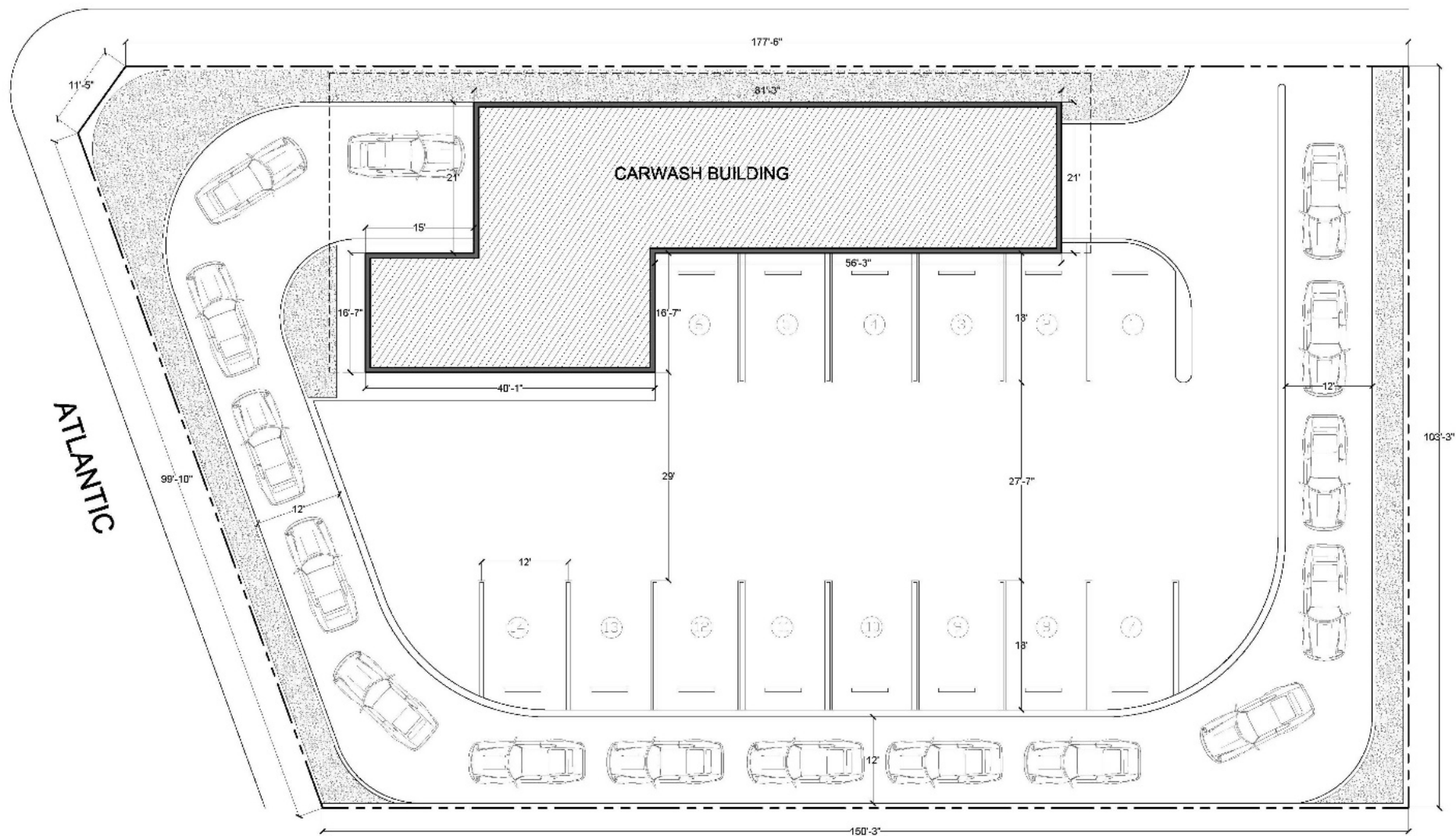
15% Downpayment
WSJ Prime + 1.00% to 1.25% (for property and business)

Property Easement Map



Car Wash Plot Map

CLARA



Car Wash Pictures





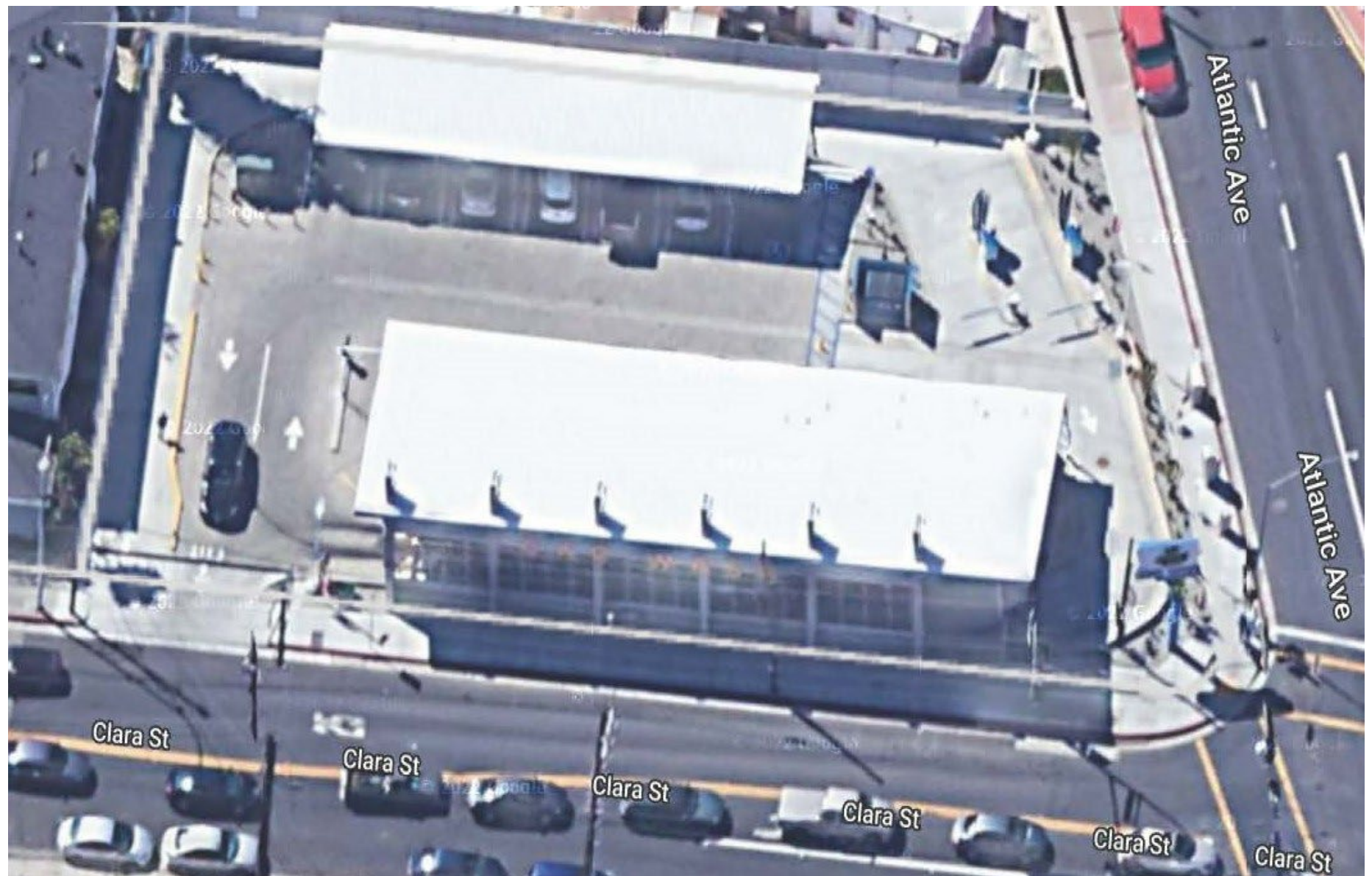






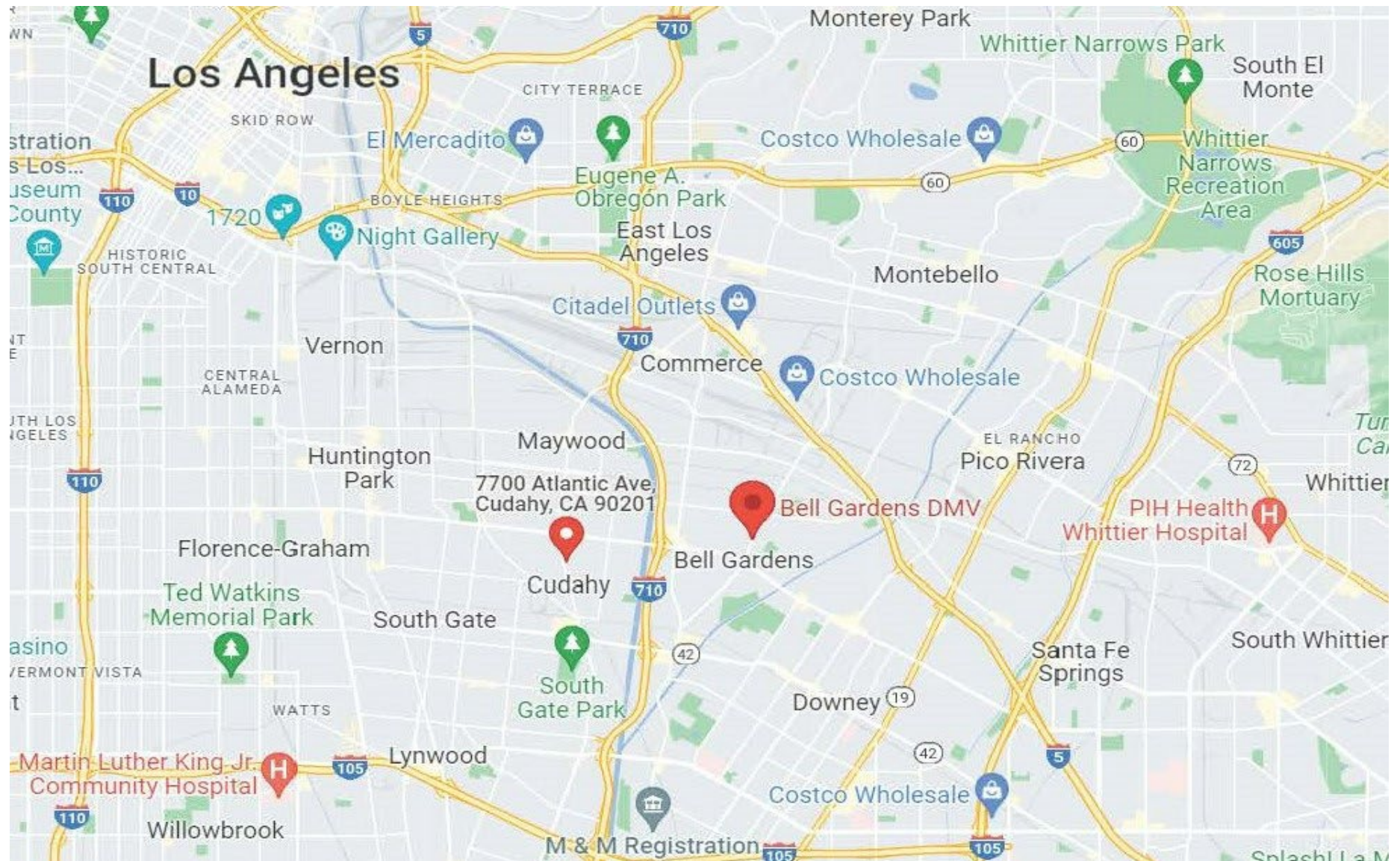


Aerial Photos





Location Map



List of Carwashes within 2 Miles Radius

<u>ADDRESS</u>	<u>NAME</u>	<u>DISTANCE</u>	<u>PROPERTY</u>
<u>*7700 Atlantic Blvd, Cudahy 90201</u>	<u>Atlantic Express</u>	<u>Subject</u>	<u>Corner Lot / Traffic Light</u>
4535 Slauson Ave, Maywood 90270	Maywood Carwash / Chevron	1.7 Miles	Interior Lot
4950 Slauson Ave, Maywood 90270	Hand Express Carwash	2.1 Miles	Interior Lot
6357 Eastern Ave, Bell Gardens 90201	Lightning Express	1.5 Miles	Interior Lot adjacent to 76/Circle
4676 Gage Ave, Bell, 90201	Pacific Carwash / Self Wash	1.1 Miles	Interior Lot
4121 E. Florence #C, Bell 90201	El Plebe / Self Wash	1.2 Miles	Interior Lot
7030 Atlantic Ave, Bell 90201	Jack's Carwash / Hand Wash	0.5 Mile	Corner Lot
4846 Florence Ave, Bell 90201	Quick Clean Express Wash	0.8 Mile	Interior Lot

CITY-OWNED PROPERTIES

NE Corner of Atlantic Blvd & Clara St - Property is city-owned - CITY VISION.

Across from Subject Property-Atlantic Express Carwash.

APN(S): 6226-022-904; 905; 906; 907; 908; 909; 910; 911; Property Size:72,532 sq. ft. (1.66 acres).

Mixed-Use Commercial; Commercial Mixed-Use (CMU) Zoned. Mixed-Use Height Limit: 6 Stories.

There are multiple residential apartments; manufacturing; retail; entertainment in developing stages and multiple city-owned opportunity sites.

Sprouts Market and Starbucks opened recently.

DRIVE BY ONLY, DO NOT DISTURB ANY EMPLOYEES

For More Information Contact:

Hazar Chircorian / HCREB

CA DRE Broker License # 01026461

818.548-4449; HAZAR@HCREB.COM

Confidentiality, Non-Endorsement, and Information Notice

Hazar Chircorian, a Real Estate Broker Licensed in State of California and the Owner of the property referenced herein (“Property”) present this Confidential Offering Memorandum (“Memorandum”) to assist the Recipient(s) (“You “and or “your client “Buyer”) in evaluating the Property. This Memorandum contains a summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, the information has not been verified it and neither Owner nor I and / or my agents make any guaranty, warranty, or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein. All assumptions, projections, estimates and /or opinions expressed or implied in this Memorandum are provided as examples only, and all information is subject to change, error, omissions and /or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage, concepts, designs calculations, descriptions, financials are approximations only and should be independently verified by Recipient. The Recipient should conduct his own investigations and due diligence of the Property, including environmental and physical condition inspections without limitations and reach his own conclusions regarding the suitability of the Property. Owner and its agents assume no responsibility for the accuracy of any information contained in this Memorandum, and Owner expressly disclaims any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall Owner, and its officers, brokers, agents, affiliates, or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential, or incidental damages. The Recipient shall consult his / her legal accounting advisers.

The use of this INFORMATION is only for informational purposes.