

ATLANTIC EXPRESS CARWASH

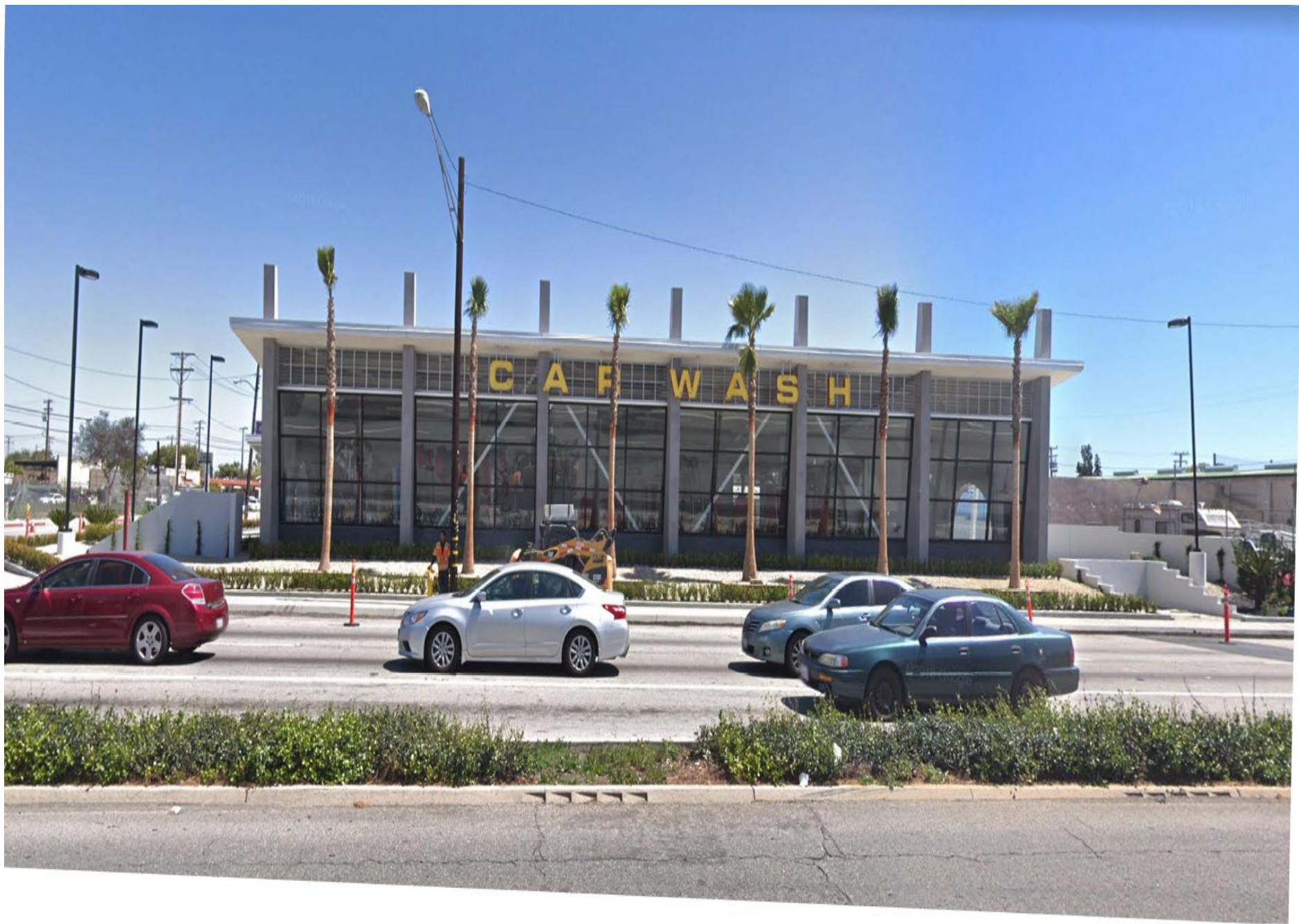
Express Carwash Opportunity (Business & Property)



7700 ATLANTIC AVE., CUDAHY (LOS ANGELES) CA 90201

Signalized Corner of Atlantic Blvd & Clara St in City of Cudahy, West of 710 Freeway







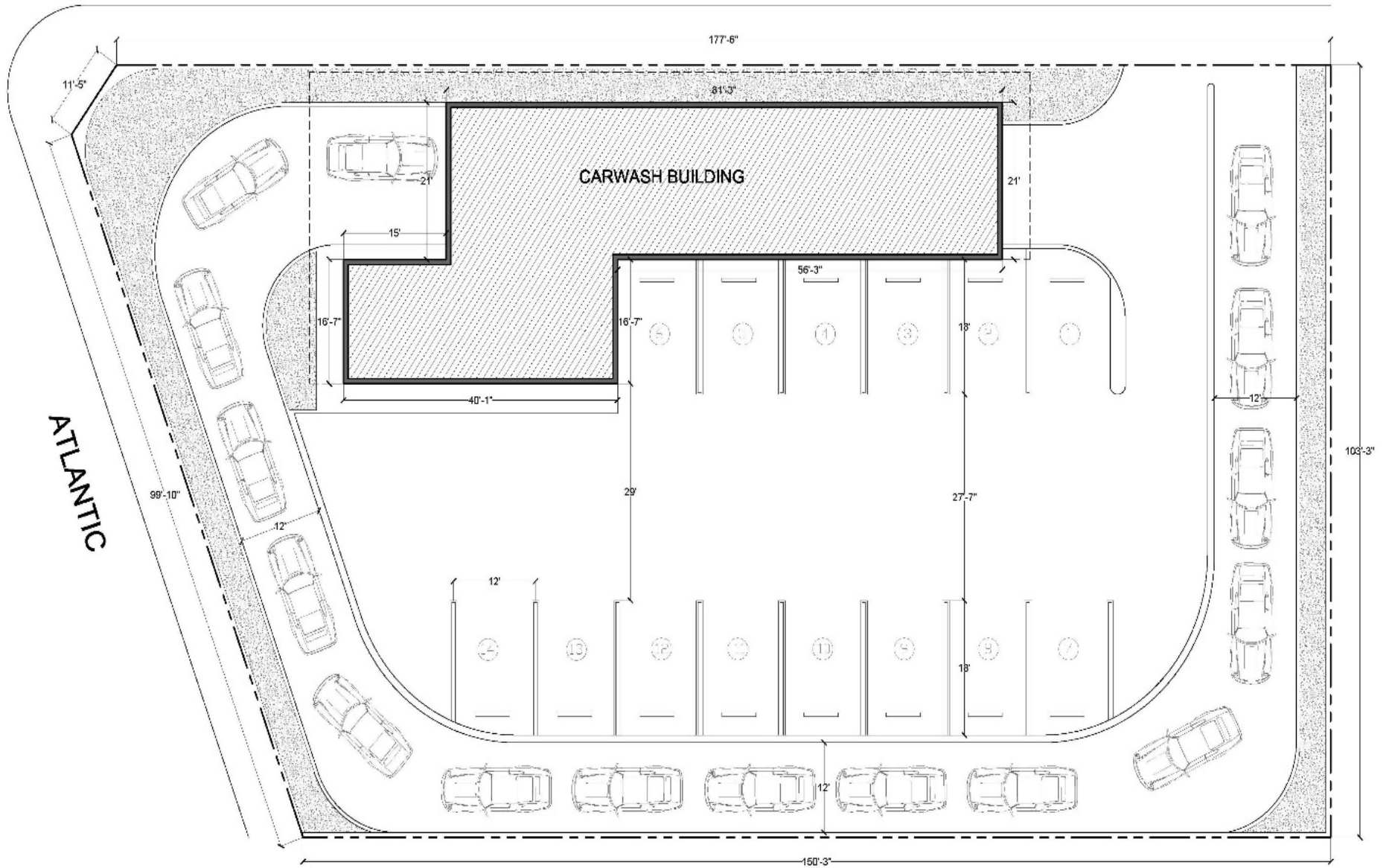


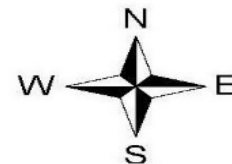
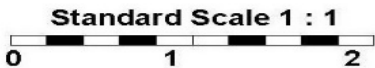






CLARA





6
ATLANTIC

F.M. 11

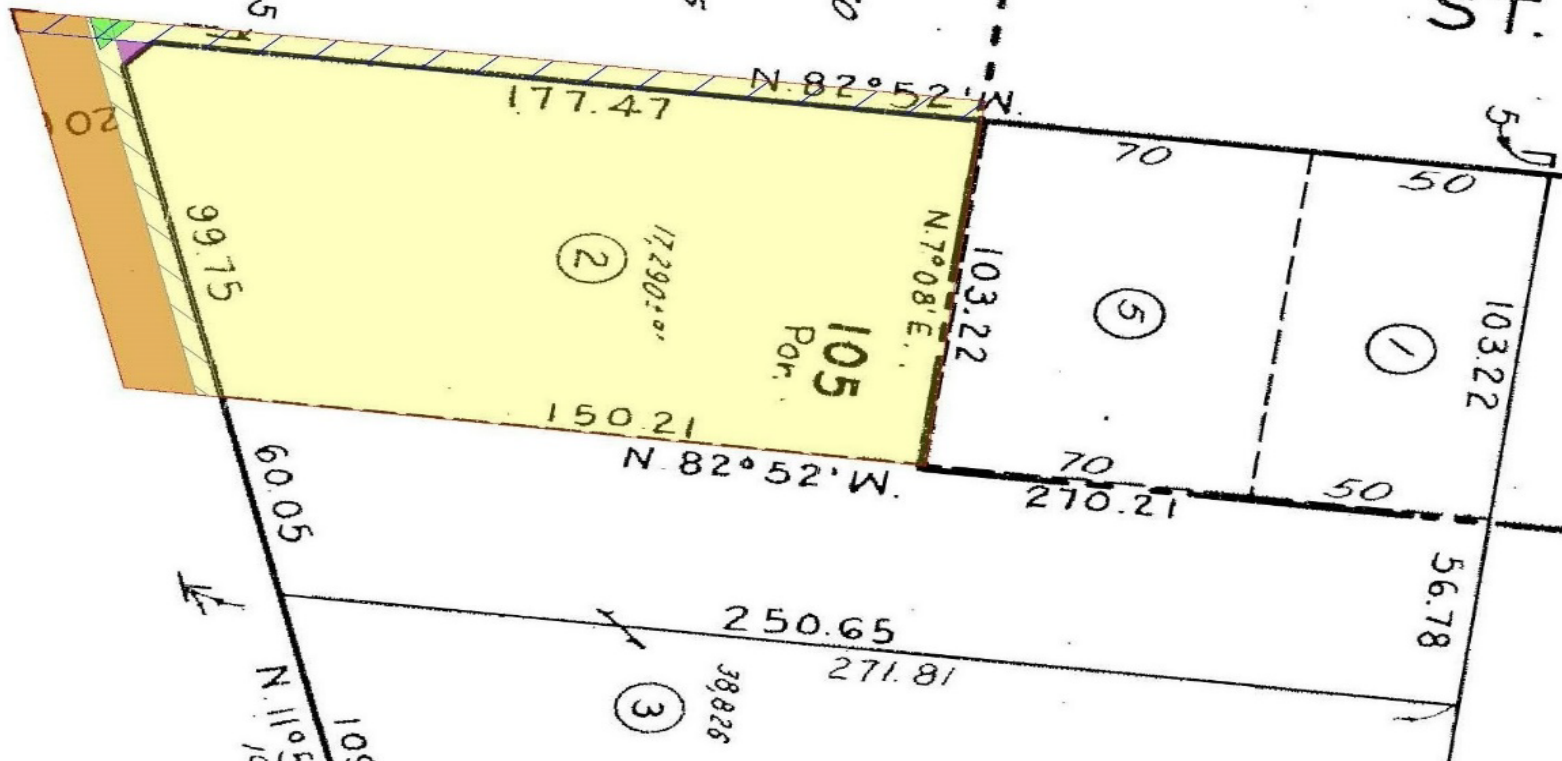
CLARA

CODE 639

CODE 634

C.S.B. 1319-3

ST.



TWO (2) RADIUS MILES COMPETITION

ADDRESS	NAME	DISTANCE	PROPERTY
7700 Atlantic Blvd, Cudahy 90201	Atlantic Express	Subject	Corner Lot / Traffic Light
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

7660 ATLANTIC AVE / CITY - OWEND PROPERTY/ READY for DEVELOPMENT

NE Corner of Atlantic Blvd & Clara St

Across from Subject Property

APN(S): 6226-022-904; 905; 906; 907; 908; 909; 910; 911

Property Size: 72,532 SF (1.66 acres).

Mixed-Use Commercial up to 6 Stories High

Commercial Mixed-Use (CMU) up to 4 Stories High

City of Cudahy is 10th in the Nation, and 2nd in California as the most densely populated city. The analysis indicates there are approximately 16.18 acres of vacant or underutilized land that can support 632 housing units at various income levels. There are multiple residential apartments in development stages; manufacturing; retail; entertainment; and multiple city -owned opportunity sites.

PROPERTY DESCRIPTION and CITY of CUDAHY

Signalized Corner of Atlantic Blvd & Clara St, West of 710 Freeway.

Traffic Light at SE Corner of Atlantic Blvd. & Clara St. was installed by City of Cudahy in 2022.

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

Cudahy has one of the highest population densities of any incorporated city in the United States.

City of Cudahy is part of the Gateway Cities region.

Fee Simple Interest + Building + Express Car Wash Business.

Monthly Subscription membership program.

Included in the sale are Business of Atlantic Express Carwash, State-of-the-art Carwash Equipment, and Real Property.

Suitable for an owner-user, or investor.

Easy to Manage, State-of-the-art Automated operating software system.

PROPERTY INFORMATION

Signalized corner of Atlantic Blvd & Clara St, and West of 710 Freeway

One story building of +/- 2,360 SqFt, 1 office, 2 baths, 1 storage room & 1 mechanical room

Lot size of 17,290+/- SF

APN: 6226-023-002

Express wash equipment is SONNYS

80 Feet long tunnel; 13 Vacuums; 2 Automated pay stations

135 Solar panels by Phono Solar Twin 59 KW DC - system is paid off

800 AMP, 3 Ph, 480 V Power - SCE

Built on July 01, 2021

42,000 +/- Daily traffic

TRANSACTION SERVICES

Escrow and Title are Chicago Title in Glendale / Taline Bagdassarian 818.548-0222; talineb@CTT.com

Pre-Qualification with Bobby Broukhim / New Plan Capital 818.439-6555; 310.284-8401; bobbyb@newplancap.com

SALES REPORTS & FINANCIALS

SALES REPORTS

\$ Income	# Cars	Year
487,927	45,717	Jan-July2026
1,187,140	111,536	2025
1,305,577	124,799	2024
1,249,275	113,493	2023
1,215,677	105,610	2022

FINANCIALS

Price: \$ 5,600,000

Seller will NOT carry, All Cash or Cash to New Loan

Existing loan of +/- \$ 2,400,000 may be assumed 1%

One of Sellers' yearly incomes is \$70,000

Financials will be released ONLY to qualified Buyer

OPERATION

Daily Hours of Operation 7:00 AM – 8:00 PM

Average Ticket Price \$7.00 - \$19.00

One Manager + 7 Employees / 2 Shifts

Average Salary \$18.00 - \$ 20.00 / Hour

One of the sellers' yearly incomes is \$70,000

Monthly Subscriptions +/-1,000

Owner absentee

DRIVE BY ONLY, DO NOT DISTURB ANY EMPLOYEES

Hazar Chircorian **HCREB - CA DRE Broker License # 01026461- 818.548-4449; hazar@hcreb.com**

Important disclosures will be made ONLY to pre-qualified Buyer(s)

Bobby Broukhim **Mortgage Broker/ New Plan Capital- 818.439-6555; 310.284-8401; bobbyb@newplancap.com**

2022/2023/2024/2025/2026-to Present FED & CA Taxes, POS, Expenses and other documents will be released ONLY to Potential Buyer (s) pre-qualified by New Plan Capital

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 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.