



FOR SALE

# Escalante Self Serve Car Wash

8033 E Escalante, Tucson, AZ 85370

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

**Michelle Pauley**

480.442.2447

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# FOR SALE | Table of Contents

8033 E Escalante, Tucson, AZ 85370

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief 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, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
LOCATION INFORMATION	7	
SALE COMPARABLES	11	
DEMOGRAPHICS	19	

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eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim 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 eXp or Owner(s), and its and their respective 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.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

**Michelle Pauley**

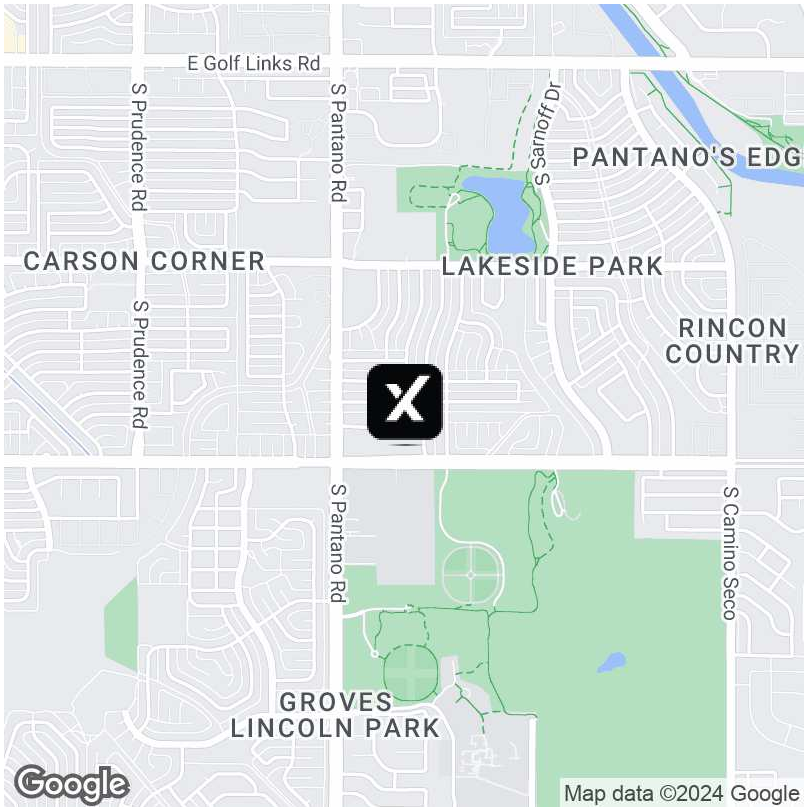
480.442.2447

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FOR SALE | Executive Summary

8033 E Escalante, Tucson, AZ 85370



Offering Summary

Sale Price:	\$410,000
Building Size:	2,165 SF
Available SF:	
Lot Size:	0.54 Acres
Price / SF:	\$189.38
Year Built:	1973
Zoning:	C-1
Market:	Tucson
Submarket:	Southeast Tucson

Property Overview

Discover a lucrative opportunity in East Tucson, Arizona, with this self-serve car wash boasting four spacious wash bays. Equipped with a cutting-edge card reader featuring crypto capability and tap-to-pay options, modern convenience meets efficiency. Positioned strategically across from a picturesque park and close to Davis Monthan Air Force Base, this location offers prime visibility and accessibility. With ample room for advertising and marketing initiatives, there's untapped potential to enhance cash flow. Impeccably maintained and well-lit, this car wash promises a seamless experience for both patrons and potential investors alike, presenting an enticing prospect in the thriving Tucson market.

Property Highlights

- 4 wash bays
- High pressure soap
- Engine degreaser
- Wheel and tire cleaner
- Tripple Foam
- Tap and swipe crypto credit
- Prime location
- Cooled equipment room

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# FOR SALE | Property Description

8033 E Escalante, Tucson, AZ 85370



## Property Description

Discover a lucrative opportunity in East Tucson, Arizona, with this self-serve car wash boasting four spacious wash bays. Equipped with a cutting-edge card reader featuring crypto capability and tap-to-pay options, modern convenience meets efficiency. Positioned strategically across from a picturesque park and close to Davis Monthan Air Force Base, this location offers prime visibility and accessibility. With ample room for advertising and marketing initiatives, there's untapped potential to enhance cash flow. Impeccably maintained and well-lit, this car wash promises a seamless experience for both patrons and potential investors alike, presenting an enticing prospect in the thriving Tucson market.

## Location Description

Tucson, AZ offers a vibrant commercial real estate landscape with a mix of urban amenities and beautiful natural surroundings. The city supports a thriving business community, excellent transportation infrastructure, and a diverse workforce. The region is home to notable attractions such as the University of Arizona, Sabino Canyon, the Pima Air Museum, and the Arizona-Sonora Desert Museum. With its dynamic blend of business and leisure opportunities, and its proximity to Davis-Monthan Air Force Base, this property presents an ideal environment for investors seeking a prime location for their next venture.

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# FOR SALE | Complete Highlights

8033 E Escalante, Tucson, AZ 85370



## Property Highlights

- 4 wash bays
- High pressure soap
- Engine degreaser
- Wheel and tire cleaner
- Tripple Foam
- Tap and swipe crypto credit
- Prime location
- Cooled equipment room
- Refrigerated vending Machine
- 2 new Hamilton bill changers
- 3 JE Adam vacuums
- Leverage advertising and marketing tactics for increased cash flow
- Clean property
- Promises a seamless experience for customers and potential investors

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# 2

## LOCATION INFORMATION

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

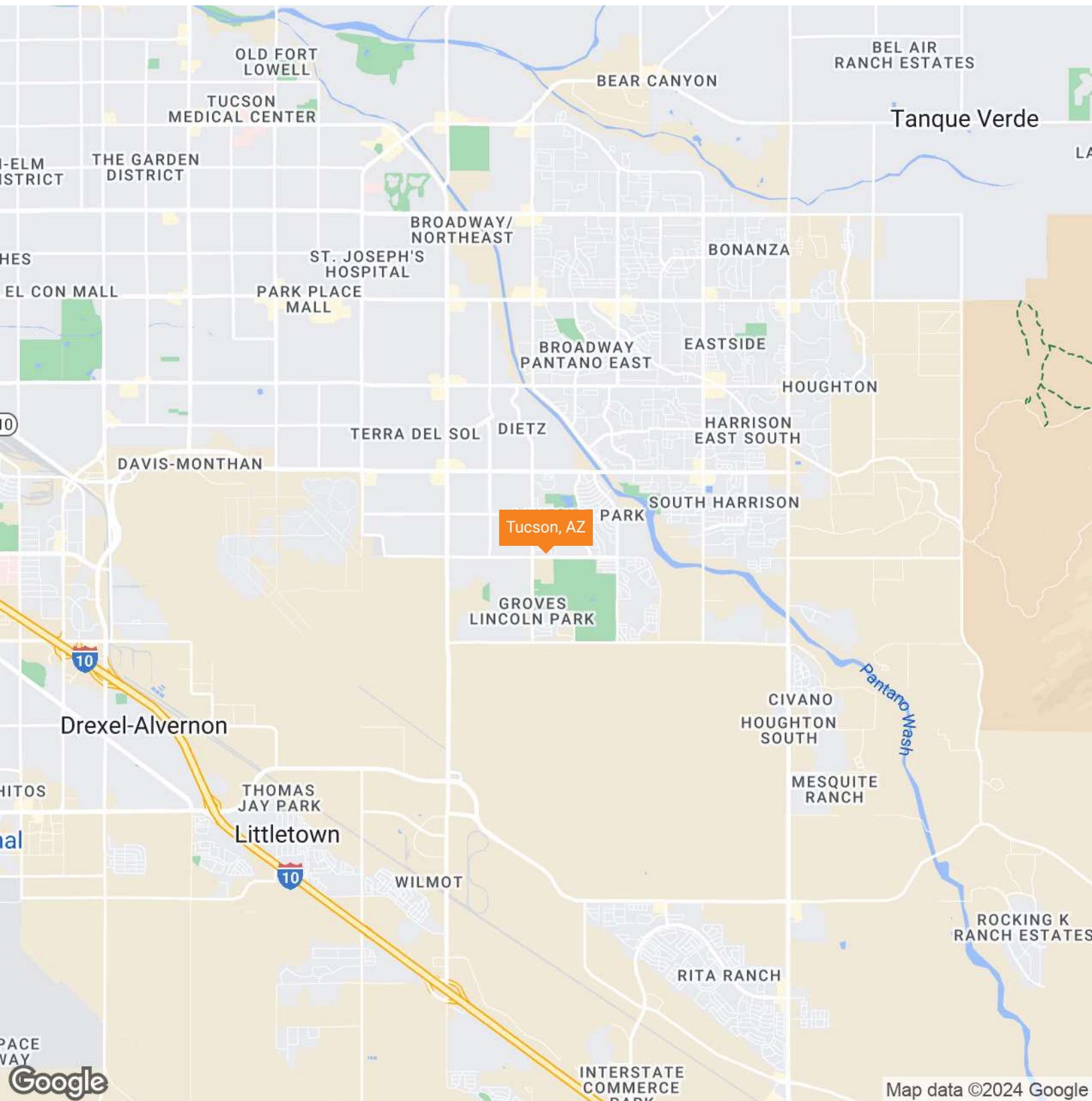
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# FOR SALE | Regional Map

8033 E Escalante, Tucson, AZ 85370



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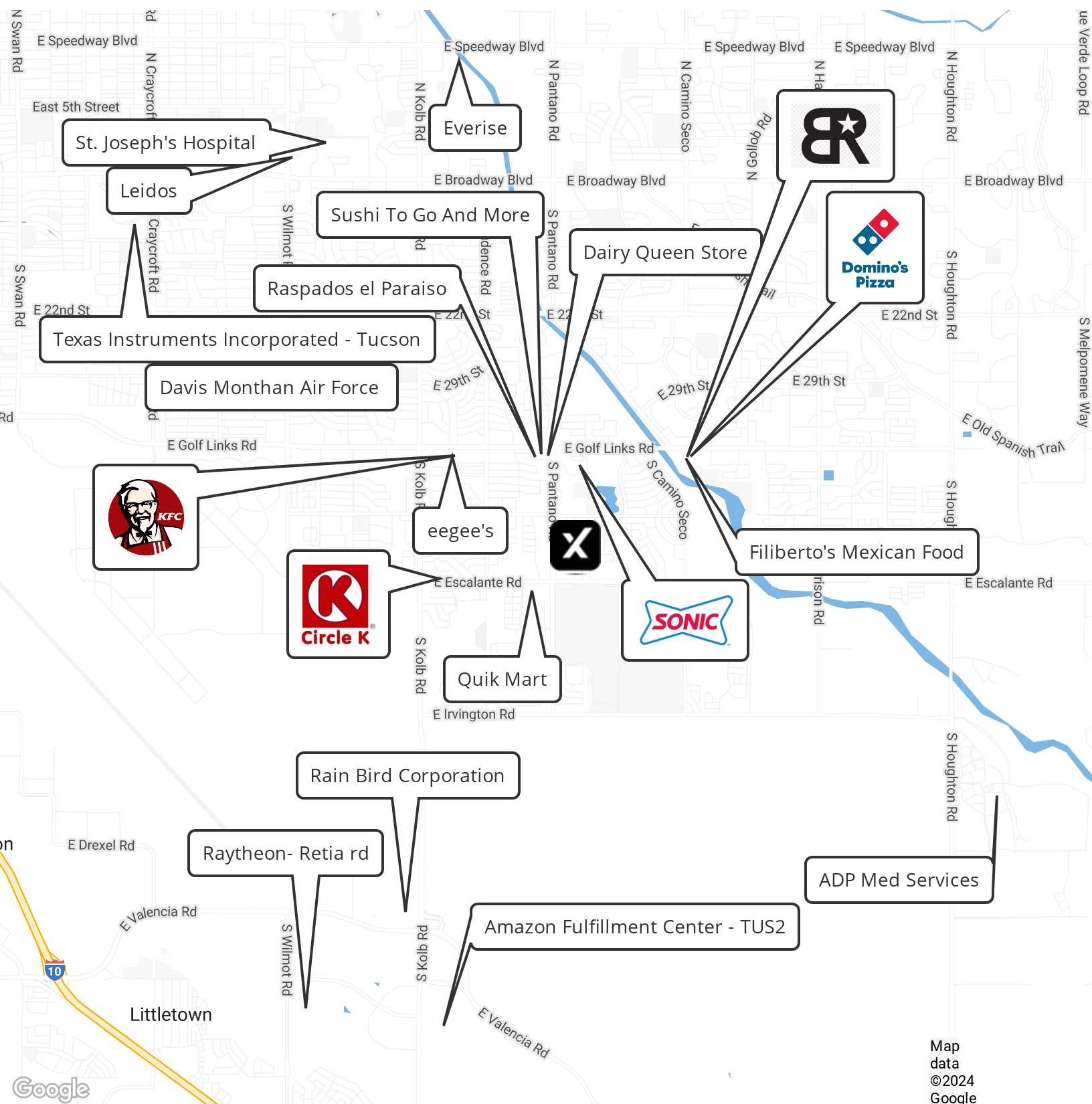
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# FOR SALE | Location Map

8033 E Escalante, Tucson, AZ 85370



Map  
data  
©2024  
Google

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# FOR SALE | Aerial Map

8033 E Escalante, Tucson, AZ 85370



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3

## SALE COMPARABLES

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# SOLD | Sale Comps

8033 E Escalante, Tucson, AZ 85370

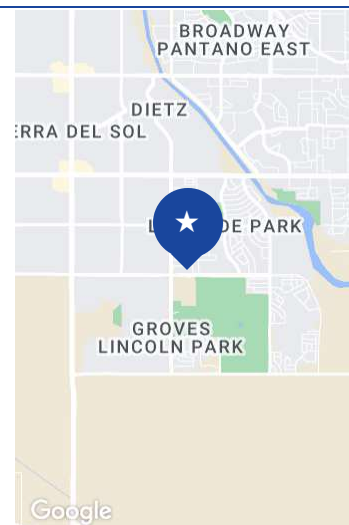


## Escalante Self Serve Car Wash

8033 E Escalante, Tucson, AZ 85370

### Subject Property

Price:	\$410,000	Bldg Size:	2,165 SF
Lot Size:	0.54 Acres	Year Built:	1973

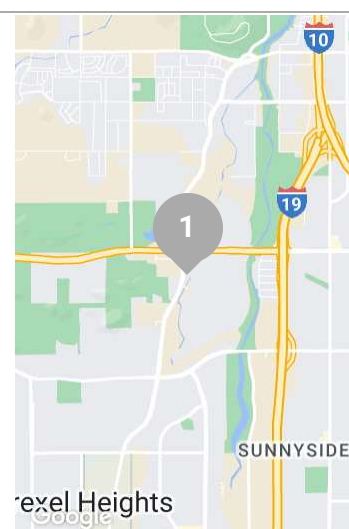


## Magic Frog Car Wash

4101 S. Mission Rd. , Tucson, AZ 85746

Sold 11/22/2023

Price:	\$400,000	Bldg Size:	3,078 SF
Lot Size:	0.56 Acres	Year Built:	1989

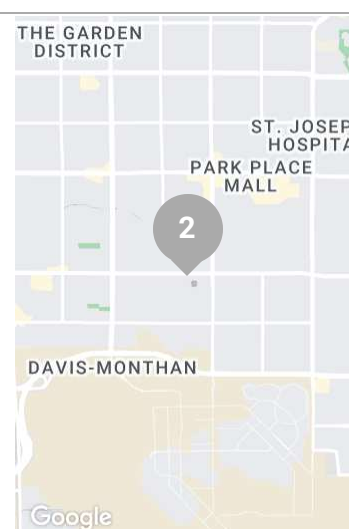


## 5260 E. 22nd Street

Tucson, AZ 85711

Sold 8/22/2023

Price:	\$525,000	Bldg Size:	12,912 SF
Lot Size:	1.27 Acres	Year Built:	1971



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# SOLD | Sale Comps

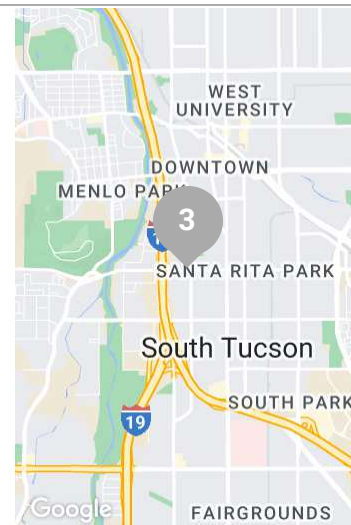
8033 E Escalante, Tucson, AZ 85370



**420 W 22nd Street**  
Tucson, AZ 85713

Sold

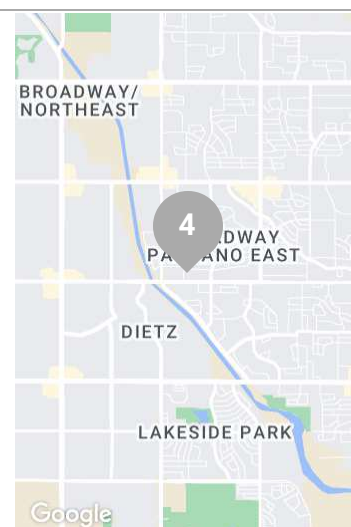
Price:	\$480,000	Bldg Size:	5,161 SF
Lot Size	0.35 Acres	Year Built:	1962



**8125 E 22nd Street**  
Tucson, AZ 85710

Sold

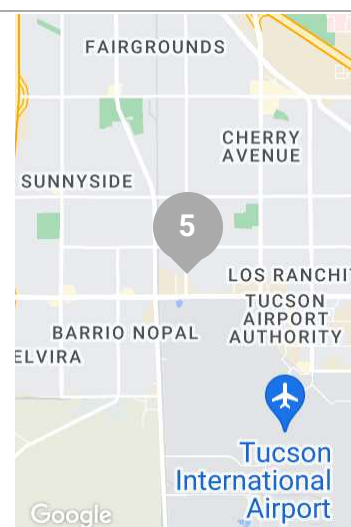
Price:	\$425,000	Bldg Size:	2,500 SF
Lot Size	0.55 Acres	Year Built:	1923



**Park Avenue Car Wash**  
6321 S Park Ave., Tucson, AZ 85706

Sold 2/16/2023

Price:	\$200,000	Bldg Size:	2,392 SF
Lot Size	0.29 Acres	Year Built:	1973



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# SOLD | Sale Comps

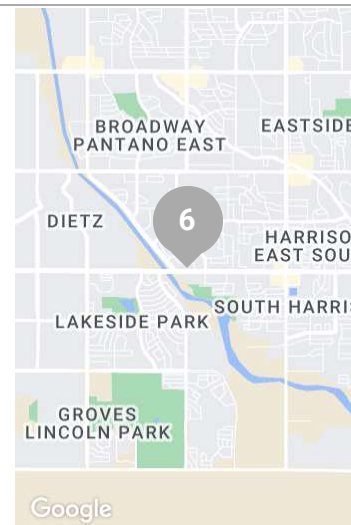
8033 E Escalante, Tucson, AZ 85370



**8687 E Golf Links Rd**  
Tucson, AZ 85730

Sold 9/8/2022

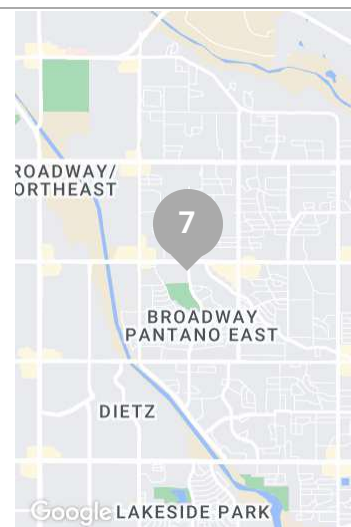
Price:	\$550,000	Bldg Size:	2,178 SF
Lot Size	0.46 Acres	Year Built:	1967



**160 S. Sarnoff Dr.**  
Tucson, AZ 85710

Sold 5/25/2022

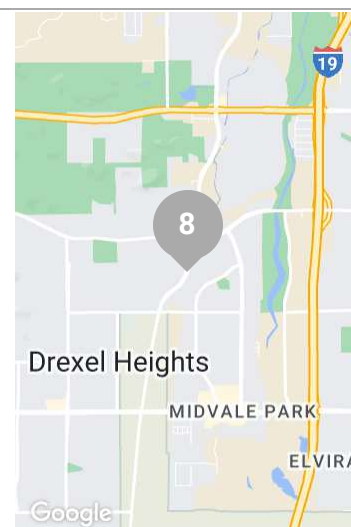
Price:	\$260,000	Bldg Size:	3,038 SF
Lot Size	0.49 Acres	Year Built:	1923



**5327 S Mission Rd.**  
Tucson, AZ 85746

Sold 5/11/2022

Price:	\$625,000	Bldg Size:	2,958 SF
Lot Size	1.51 Acres	Year Built:	2002



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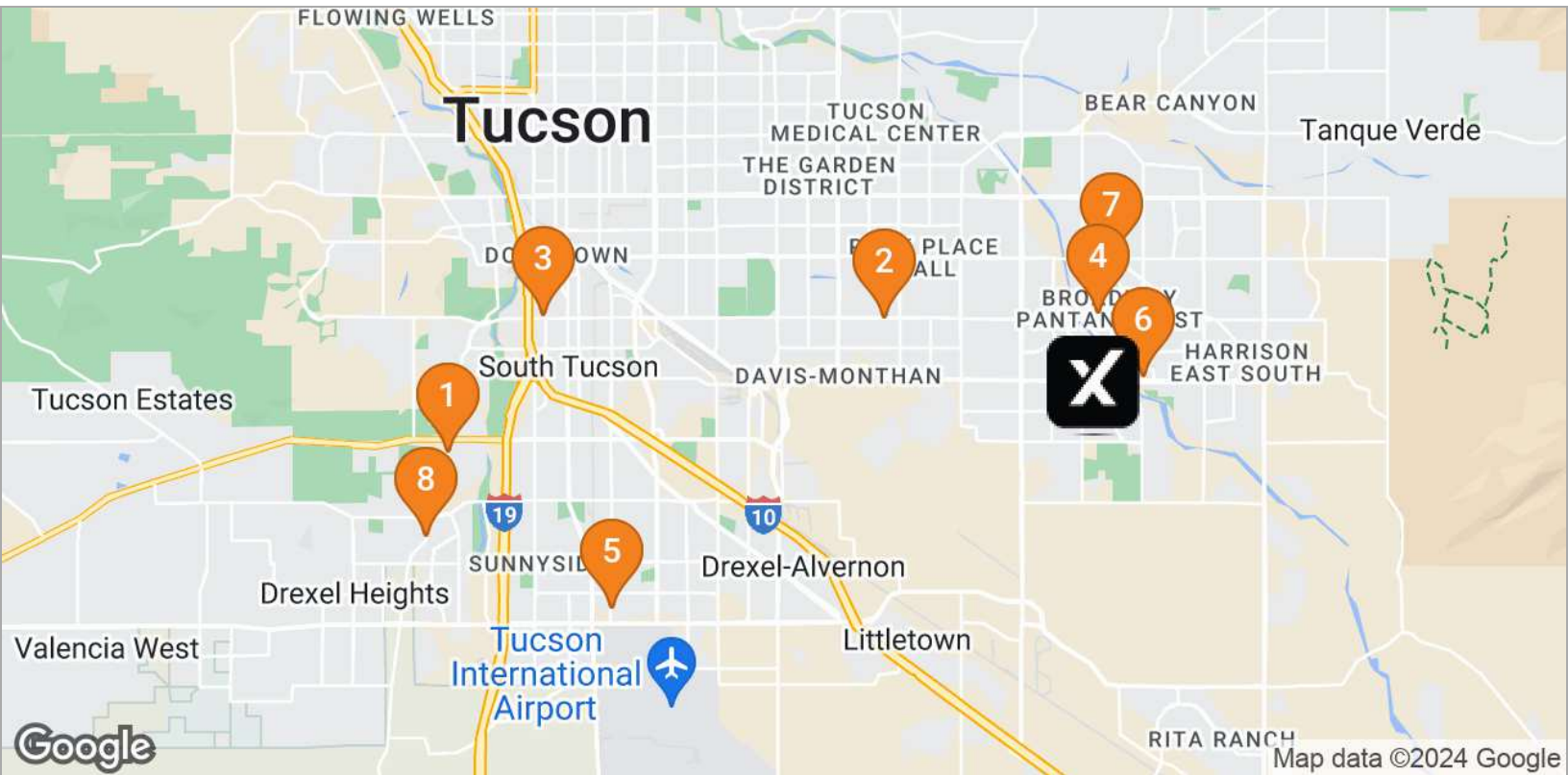
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# SOLD | Sale Comps Map & Summary

8033 E Escalante, Tucson, AZ 85370



	Name/Address	Price	Bldg Size	Lot Size
★	<b>Escalante Self Serve Car Wash</b> 8033 E Escalante Tucson, AZ	\$410,000	2,165 SF	0.54 Acres
1	<b>Magic Frog Car Wash</b> 4101 S. Mission Rd. Tucson, AZ	\$400,000	3,078 SF	0.56 Acres
2	<b>5260 E. 22nd Street</b> Tucson, AZ	\$525,000	12,912 SF	1.27 Acres
3	<b>420 W 22nd Street</b> Tucson, AZ	\$480,000	5,161 SF	0.35 Acres
4	<b>8125 E 22nd Street</b> Tucson, AZ	\$425,000	2,500 SF	0.55 Acres
5	<b>Park Avenue Car Wash</b> 6321 S Park Ave. Tucson, AZ	\$200,000	2,392 SF	0.29 Acres
6	<b>8687 E Golf Links Rd</b> Tucson, AZ	\$550,000	2,178 SF	0.46 Acres
7	<b>160 S. Sarnoff Dr.</b> Tucson, AZ	\$260,000	3,038 SF	0.49 Acres

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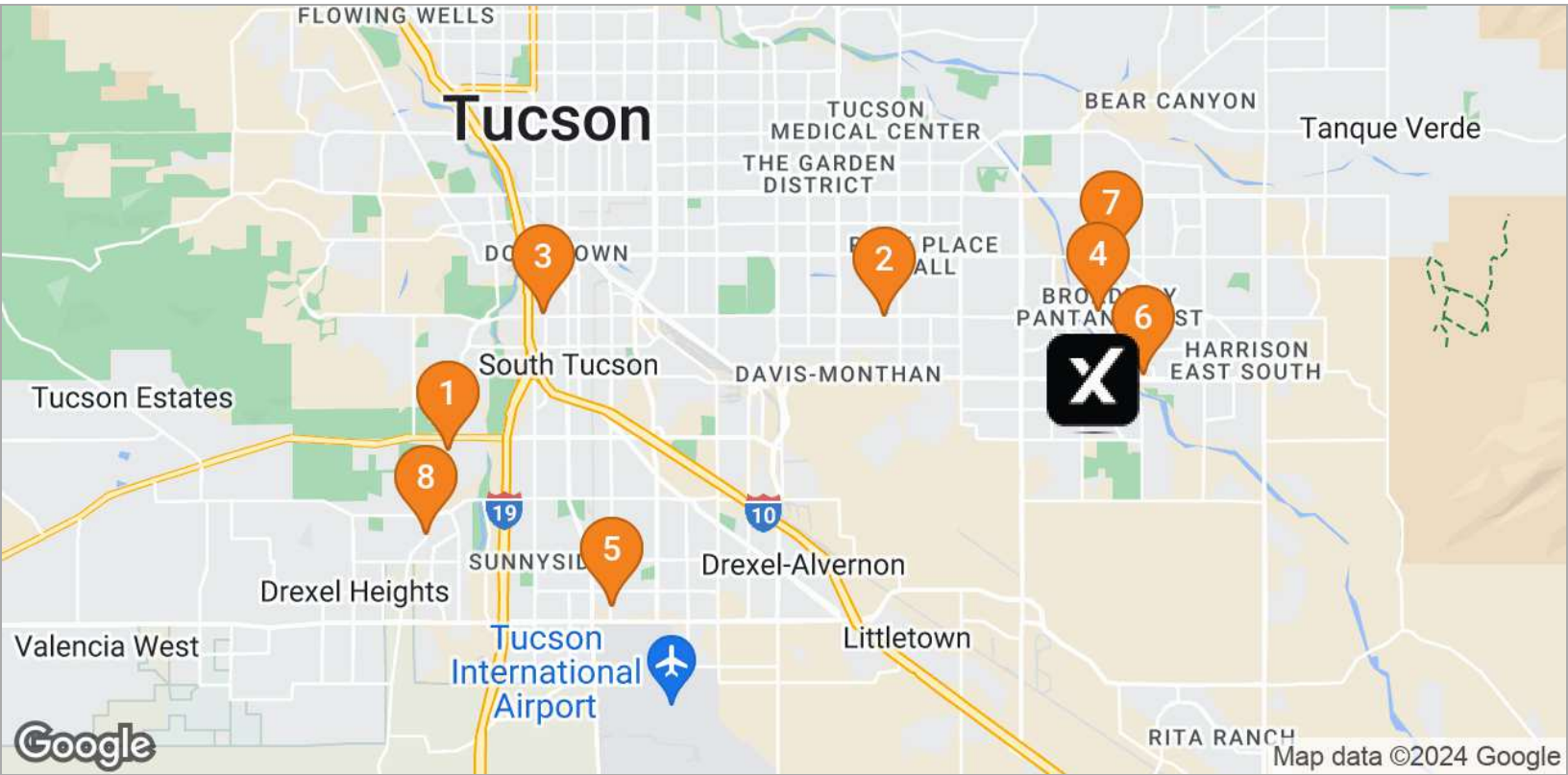
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SOLD

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Sale Comps Map & Summary

8033 E Escalante, Tucson, AZ 85370



Name/Address		Price	Bldg Size	Lot Size
8	5327 S Mission Rd. Tucson, AZ	\$625,000	2,958 SF	1.51 Acres
Averages		\$433,125	4,277 SF	0.69 Acres

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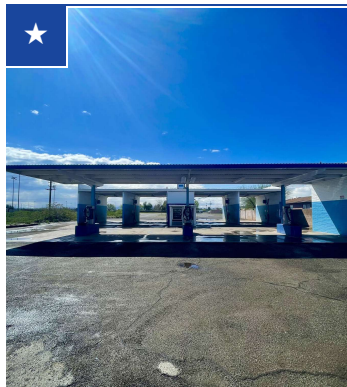


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# FOR SALE | Current on Market Comps

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## Escalante Self Serve Car Wash

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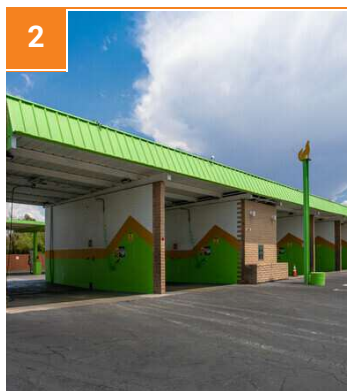
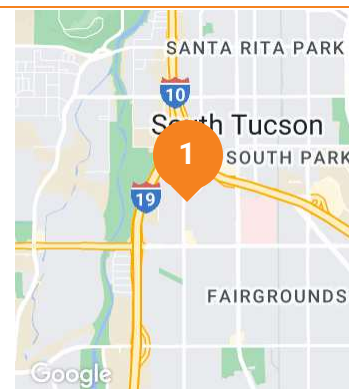
Price:	\$410,000	Bldg Size:	2,165 SF
Lot Size:	0.54 Acres	Year Built:	1973



## 3425 S 12th Ave

Tucson, AZ 85713

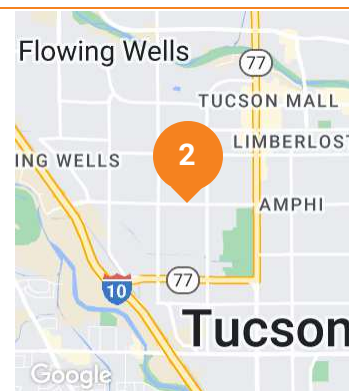
Price:	\$269,000	Bldg Size:	1,349 SF
Lot Size:	0.22 Acres	Year Built:	1972



## 1030 W Prince Rd

Tucson, AZ 85705

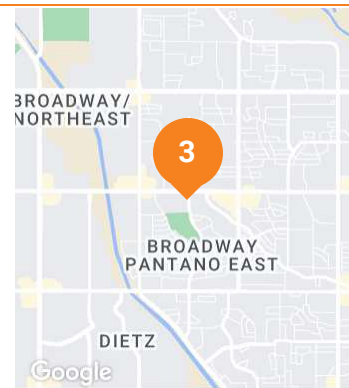
Price:	\$525,000	Bldg Size:	2,604 SF
Lot Size:	0.30 Acres	Year Built:	1941



## 160 S Sarnoff Drive

Tucson, AZ 85710

Price:	\$569,000	Bldg Size:	3,038 SF
Lot Size:	0.49 Acres	Cap Rate:	13.20%
Year Built:	1973		



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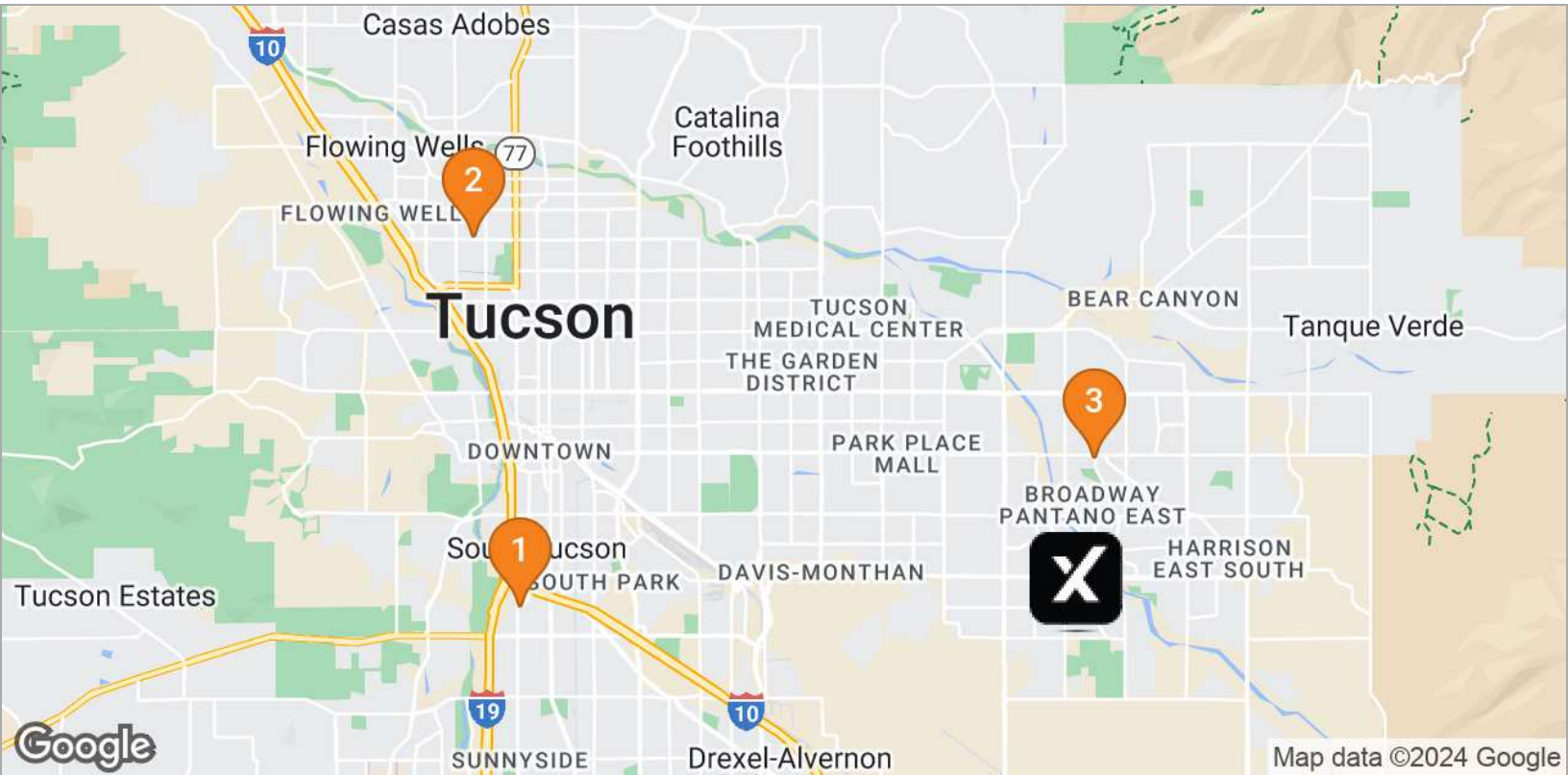
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FOR SALE

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Current on Market Map & Summary

8033 E Escalante, Tucson, AZ 85370



Name/Address		Price	Bldg Size	Lot Size	Cap Rate
★	Escalante Self Serve Car Wash 8033 E Escalante Tucson, AZ	\$410,000	2,165 SF	0.54 Acres	-
1	3425 S 12th Ave Tucson, AZ	\$269,000	1,349 SF	0.22 Acres	-
2	1030 W Prince Rd Tucson, AZ	\$525,000	2,604 SF	0.30 Acres	-
3	160 S Sarnoff Drive Tucson, AZ	\$569,000	3,038 SF	0.49 Acres	13.20%
Averages		\$454,333	2,330 SF	0.34 Acres	13.20%

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# 4

## DEMOGRAPHICS

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

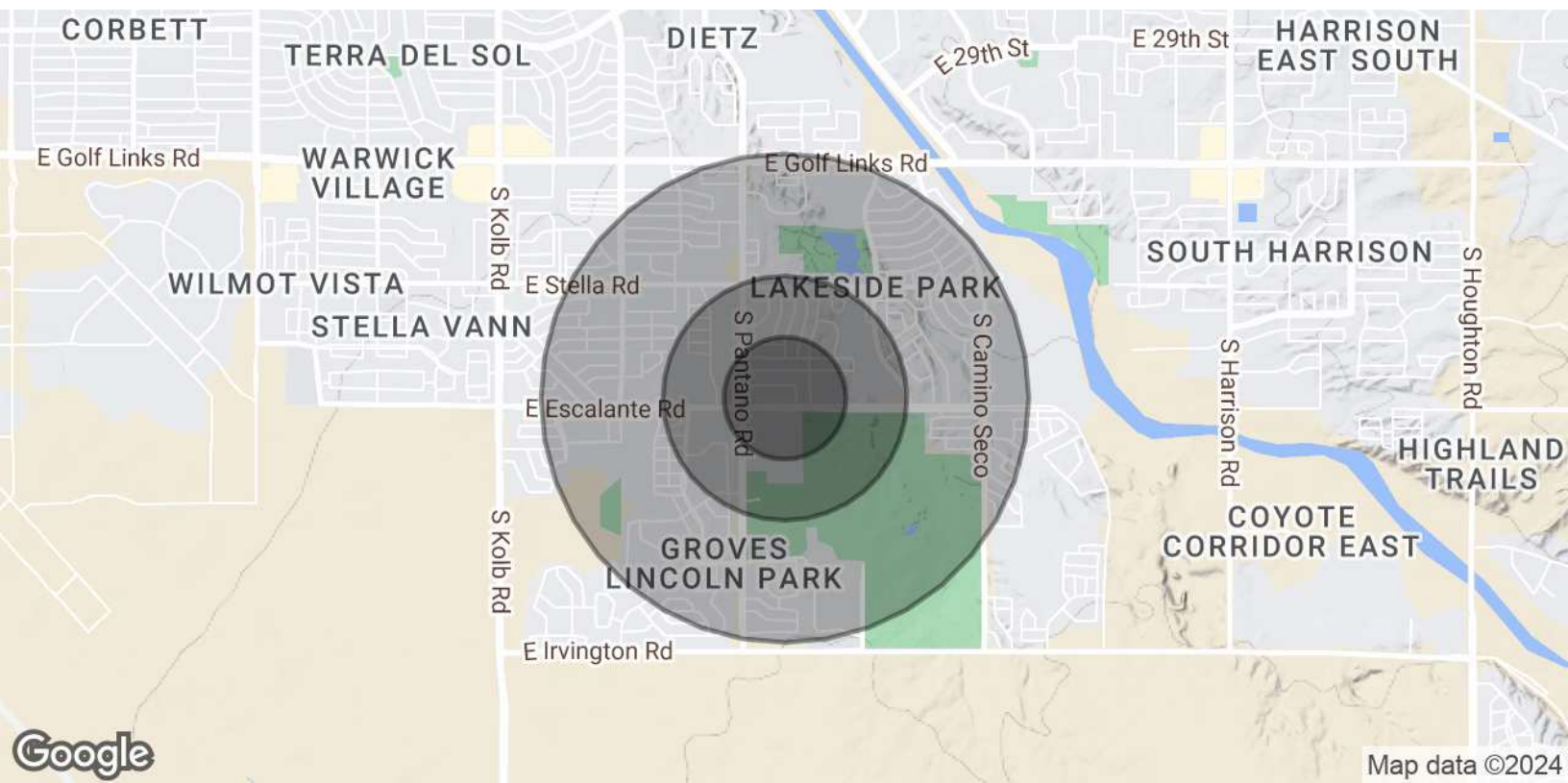
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FOR SALE | Demographics Map & Report

8033 E Escalante, Tucson, AZ 85370



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	807	3,341	12,809
Average Age	33.6	34.7	37.3
Average Age (Male)	33.1	34.1	36.1
Average Age (Female)	34.5	36.3	38.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	339	1,352	5,126
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$57,145	\$57,676	\$58,684
Average House Value	\$141,522	\$145,327	\$148,296

\* Demographic data derived from 2020 ACS - US Census

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