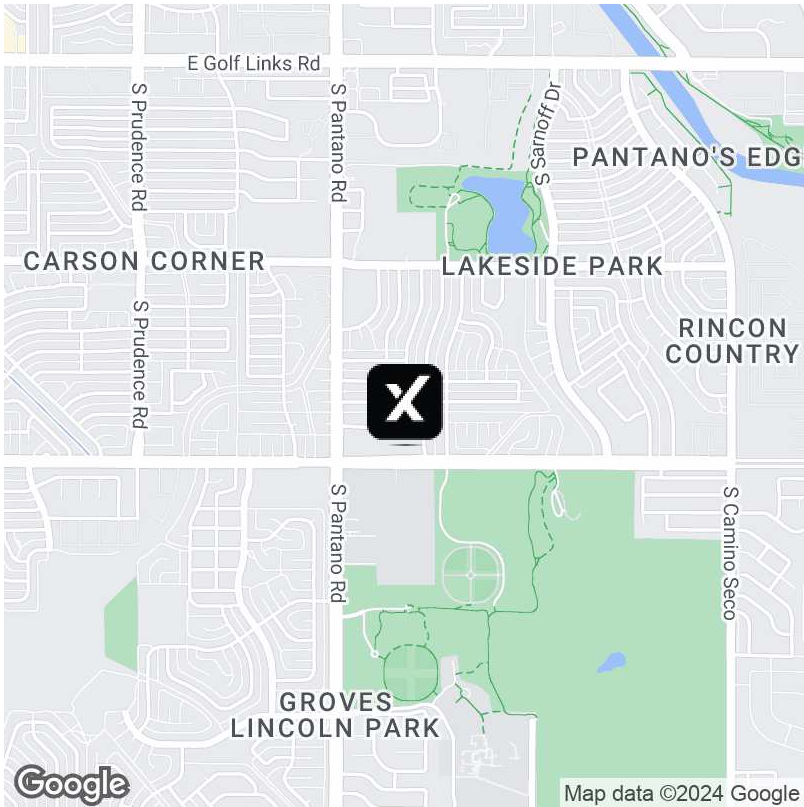


FOR SALE

|

Escalante Self Serve Car Wash

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
- Cooled equipment room
- Refrigerated vending Machine
- 2 new Hamilton bill changers

Michelle Pauley

480.442.2447

michelle.pauley@expcommercial.com



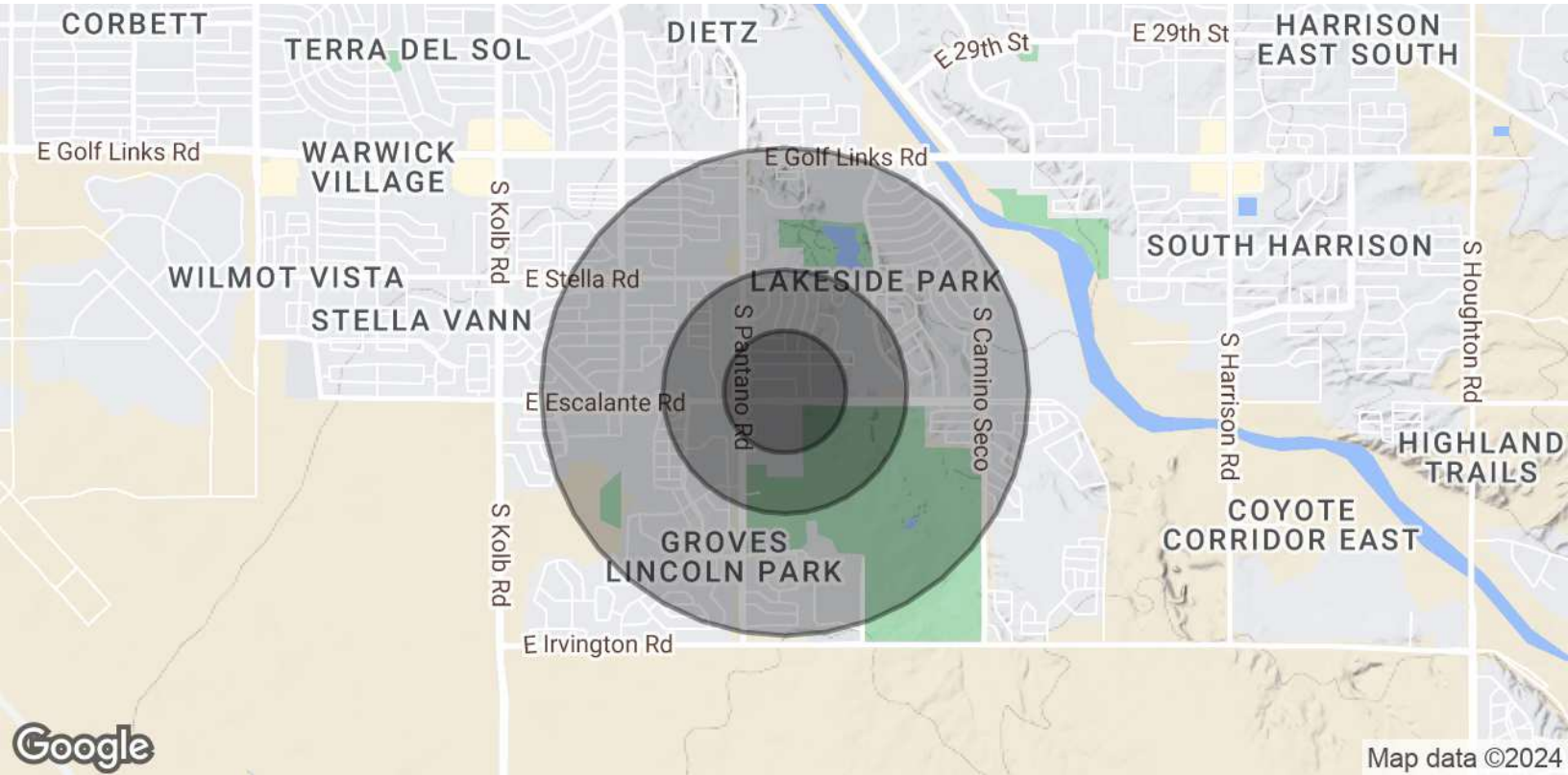
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE

|

Escalante Self Serve Car Wash

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

Michelle Pauley

480.442.2447

michelle.pauley@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.