

ONTARIO MILLS EXPRESS CAR WASH Major I - 15 Offramp

Express Car Wash - Real Estate

Remodeled - New Equipment 2025

Rental Income



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OFFERING SUMMARY

Location

Ontario Mills Express Car Wash

1050 Ontario Mills Dr
Ontario CA 91765

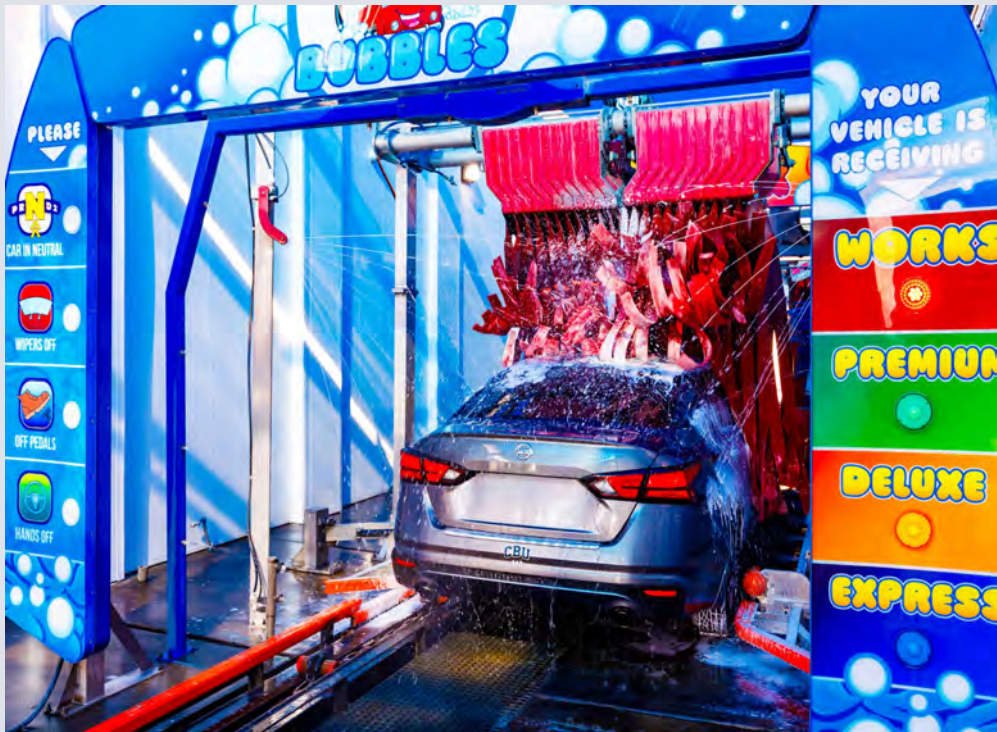
Offering Summary

Price	\$10,990,000
Building Size	9,595 SF 2 Buildings
Lot Size	54,014 SF 1.24 acres
Year Built	2025 Remodeled Built in 1985
Equipment	2025 New Equipment installed
Vacuums	21 Express
Pay Stations	2

Rental Income

Rental income from Big Brand Tire & Service

Big Brand Tire Shop	\$13,397	per mo.
	\$160,764	Annual income
Auto Glass	\$1,400	per mo.
	\$16,800	Annual income



INVESTMENT HIGHLIGHTS

PRIME LOCATION, ONTARIO MILLS, MAJOR I - 15 Fwy Offramp

EXPRESS CAR WASH + FULL SERVICE CAR WASH + Rental income

- This Flex Car Wash combines both Express Car Wash and Full-Service Car Wash operations
- Attracts both speed-focused and service-focused customers
- Allowing owners to adapt to customer preferences
 - **Full-Service Car Wash:** for those who value professional cleaning, auto detailing, premium wash packages and add-on services
 - **Express Car Wash:** for those who prioritize speed, convenience, affordability and monthly memberships
- **This Dual Flex Model:** attracts a broader customer base and higher revenue potential
 - Business attracts significantly more traffic
 - Creates multiple upselling opportunities
 - Higher average ticket revenue \$ per car
 - Strong customer retention
 - Auto detailing and high margin services
 - Monthly membership plans
 - Premium add-on services and Interior upgrades
- This model provides diversified revenue streams, customer retention through memberships, and scalable growth potential. Making it highly attractive and profitable business opportunity
- Rental income \$160,764 from Tire Shop & Services + Glass Shop \$16,800
- Completely remodeled in early 2025 and reopened with new state of the art equipment
- Located in Densley populated area surrounded by Ontario Mills Shopping Outlets
- Directly across from Regal 4DX IMAX and diagonally across from Costco Shopping Center
- Great opportunity for Hands on operators and Multi car wash operators to add another great location to their portfolio
- Ontario Mills Shopping outlets
 - This is California's largest outlet and value-retail shopping destination
 - More than 200 stores, visited by 28 million visitors annually



TUNNEL VIEWS



AERIAL OVERVIEW



AERIAL OVERVIEW

ONTARIO MILLS SHOPPING OUTLETS

Tire Shop

**Express
Car Wash**

Costco



AERIAL OVERVIEW



EXTERIOR VIEWS



AERIAL OVERVIEW



ONTARIO MILLS SHOPPING OUTLETS

Costco

**Ontario Mills Express Car Wash
Tire Shop**

I-15 Freeway

EXTERIOR VIEWS



EXTERIOR VIEWS



AERIAL VIEWS



DEMOGRAPHICS

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	56,201	262,569	1,079,020
Median Age	34.7	36	35.3
Bachelors' Degree Higher Education	33%	26%	24%
INCOME			
Average House Income	\$101,898	\$106,251	\$111,160
HOUSING			
Median Home Value	\$497,647	\$525,875	\$566,237
Median Home Year Built	1998	1986	1984
HOUSEHOLDS			
2024 Households	19,526	81,296	309,499
Average Household Size	2.7	3.1	3.4
Average Household Vehicles	2	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	55%		
Renter Occupied Households	45%		
DAYTIME EMPLOYMENT			
Employees	90,955	158,360	353,877
Businesses	8,80	15,486	41,237
TRAFFIC			
4th St and I - 15 Offramp NW	23,374	2025	
4th St and Franklin Ave W	34,231	2025	
Ontario Mills Dr and 4th St N	17,355	2025	
15 Fwy I - 15 N	208,555	2025	

SNAPSHOT



262,569

POPULATION 5 mile



\$106,251

INCOME 5 mile



\$525,875

HOME VALUE 5 mile



23,374

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

ONTARIO, CA

Ontario is a city in southwestern San Bernardino County, California, United States, 35 miles (56 km) east of downtown Los Angeles and 23 miles (37 km) west of downtown San Bernardino, the county seat. Located in the western part of the Inland Empire metropolitan area, it lies just east of Los Angeles County and is part of the Greater Los Angeles Area. As of the 2020 census, the city had a population of 175,265.

The city is home to Ontario International Airport, which is the 9th-busiest airport in the United States by cargo carried, as of 2021. Ontario handles the mass of freight traffic between the ports of Los Angeles and Long Beach and the rest of the country.

It takes its name from the Ontario Model Colony development established in 1882 by the Canadian engineer George Chaffey and his brothers William Chaffey and Charles Chaffey. They named the settlement after their home province of Ontario.

Ontario Mills

- This is California's largest outlet and value-retail shopping destination, with more than 200 stores, visited by 28 million annual visitors
- Great for a full day of shopping, dining, and entertainment all under one roof.
- Tip: If you want a break from shopping, take a breather at one of the sit-down restaurants or catch a movie in the theatre there.

Toyota Arena:

- A major venue in Ontario for sports (including the AHL team Ontario Reign) and concerts.
- Tip: Check the events schedule ahead of time — catching a live game or concert can make your visit extra memorable.

Other Popular sites

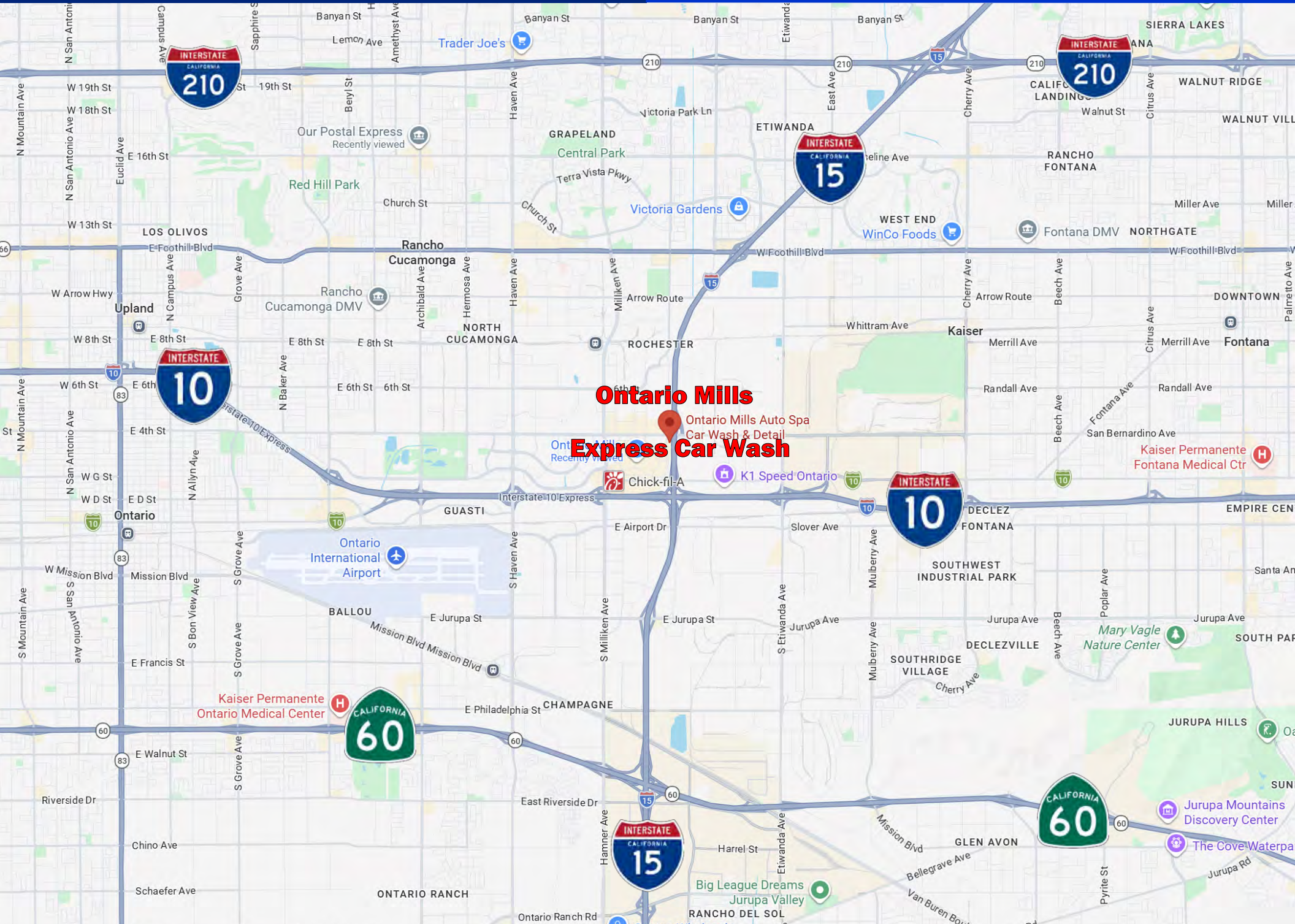
Graber Olive House, Ontario Museum of History & Art, Cucamonga-Guasti Regional Park

Ontario International Airport: Ontario International Airport (ONT) is a major commercial and cargo airport located in Ontario, California — serving the Inland Empire and Greater Los Angeles region. It's an important gateway for travel and freight in Southern California

THINGS TO SEE & DO IN THE CITY AND VICINITY



REGINAL MAP



Presented By:



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