



ZIPLINE EXPRESS CAR WASH

4888 E Florida Ave | Hemet, CA 92544

OFFERING MEMORANDUM

ZIPLINE EXPRESS CAR WASH

4888 E FLORIDA AVE | HEMET, CA 92544

EXCLUSIVELY LISTED BY:



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BROKER OF RECORD
KYLE MATTHEWS

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INVESTMENT HIGHLIGHTS

- **Owner/User Opportunity** – Opportunity to acquire the business, building, and underlying real estate.
- **Strong Exposure** – The property is positioned with excellent exposure to Florida Ave, which sees over 29,000 vehicles per day.
- **Sonny's Equipment** – The world's largest manufacturer of conveyerized car wash equipment.
- **Growing Population** – Population growth within a 3-mile radius is projected to be nearly 6% in the next 5 years.
- **E-commerce and Pandemic Resistant** – The car wash industry has thrived despite the presence of E-Commerce and COVID-19.
- **Special Tax Advantage** – Accelerated Depreciation – Car Washes present accelerated depreciation opportunities for tax savings. Under IRS section 179 & Sec. 168k. Immediate depreciation deduction (up to 100% of the cost) under “Bonus Depreciation” for personal property acquisitions (including equipment and some car wash building structures) with useful lives under 20 years.

*Matthews™ does not provide tax, legal or account advice. This is for informational purposes only and is not intended to provide or relied on for tax, legal or accounting advice



INVESTMENT SUMMARY

» ADDRESS	4888 E Florida Ave Hemet, CA 92544
» SALE PRICE	\$1,841,308
» TYPE OF SALE	Business & Real Estate
» LOT SIZE	±0.3 AC (±13,068 SF)
» TUNNEL EQUIPMENT	Pure Express Tunnel
» YEAR BUILT	2007
» APN	551-530-012

SEE BROKER FOR FINANCIAL INFORMATION



FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
(214) 550-0277
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LITTLE LAKE SCHOOL
ELEMENTARY SCHOOL
716 STUDENTS

STATER BROS.
markets.
Starbucks
DEL TACO

HEMET KINDERCARE

SecurCare
Self Storage

RITE
AID

FLORIDA AVE
± 27,000 VPD

EL ZARAPE
MEXICAN RESTAURANT

PHIL'S AUTO CLINIC

SIMON'S FISH & CHIPS

KFC

O'Reilly
AUTO PARTS

Auto
Zone

Dominos
PIZZA

IMAGINE SCHOOLS HEMET
ELEMENTARY SCHOOL
1,015 STUDENTS

SUBJECT
PROPERTY

SOBOBA ST



AREA OVERVIEW

HEMET, CA

Hemet is a large, mostly suburban community in the San Jacinto Valley-- one hour from Palm Springs, ninety minutes from San Diego, and two hours from Los Angeles. Local community members of Hemet have ample opportunities to explore the wilds of southern California, with thousands of square miles of forests, deserts, and mountains just a short drive away and Diamond Valley Lake just on the south side of town. The downtown area around East Florida Avenue is known as the Harvard District, and features several locally-owned shops, cafes, and bars in a walkable environment. Hemet has a population of over 90,000 people. The city is home of the Ramona Pageant, which is California's official outdoor play set in the Spanish colonial era. The land that the city sits on once belonged to the indigenous Soboba people before it was used for agriculture and ranching by the Mission San Luis Rey. The city later became a trading center for San Jacinto Valley agriculture.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	11,781	69,691	134,557
2022 Estimate	11,610	68,752	132,049
Growth % 2022-2027	1.47%	1.37%	1.9%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	4,074	23,566	48,804
2022 Estimate	3,967	22,942	47,343
Growth % 2022-2027	2.7%	2.72%	3.09%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$79,592	\$67,793	\$60,145



HIGHER EDUCATION

Mt. San Jacinto College is a public community college in Riverside County, California. It is part of the California Community College system and consists of five locations, one of them being in San Jacinto. Mt. San Jacinto College offers Associate of Arts (AA) and Associate of Science (AS) degrees in a variety of disciplines. The college has a total enrollment of over 27,000 students.

Just over 20 miles away is **Moreno Valley College**, a public community college part of the Riverside Community College District and the larger California Community Colleges System. It has an enrollment of over 10,000 students.

30 miles away is The **University of California, Riverside**, a public land-grant research university. It is one of ten UC campuses across the state. UCR is classified among “R1: Doctoral Universities – Very high research activity.” UCR’s sports teams are known as the Highlanders and play in the Big West Conference of the National Collegiate Athletic Association (NCAA) Division I. The university has an enrollment of over 26,000 students.

ECONOMY

The city’s economy is based off four main industries: retail trade, health care, educational services, and government. Hemet has seen the job market increase by 2.2% over the last year. Future job growth over the next ten years is predicted to be 35.1%, which is higher than the US average of 33.5%. According to the California Economic Development Department, the economy of Hemet was based on four main industries: retail trade, health care, educational services, and government. These industries provide 4,734, 4,441, and 3,946 jobs respectively. Other major industries in the city include leisure and hospitality, financial services, professional and business services, construction, and manufacturing. The amount of wage and salary positions in Hemet is 22,769, with a further 1,479 people were self-employed, adding up to a total of 24,248 jobs in the city. Top employers in the area include: Hemet Unified School District, County of Riverside, and City of Hemet.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **ZipLine Express Car Wash** located at **4888 E Florida Ave, Hemet, CA 92544** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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