



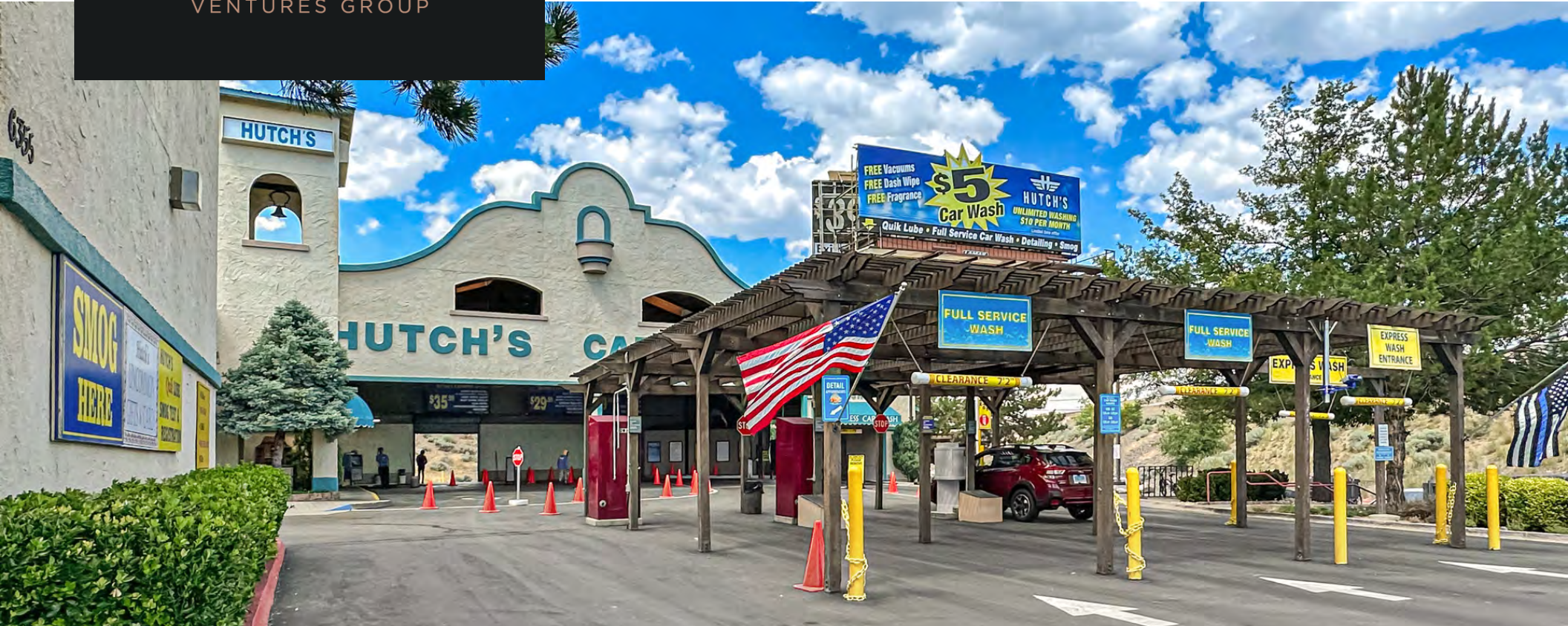
CROSSROAD
VENTURES GROUP

Hutch's Car Wash

6355 South McCarran Boulevard Reno, NV 89509



lisamariewandgroup



For Sale

Car Wash & Lube Facility

916.788.9731
crossroadventures.net

Highlights

- Biggest Wash in Reno
- Voted Best Car Wash in Reno 12 times since 2008
- Voted Best Lube in Reno 14 straight years

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your real estate compass.

Hutch's Car Wash

6355 South McCarran Boulevard Reno, NV 89509

Car Wash and Lube Facility

Table Of Contents

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Crossroad Ventures Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	3
LOCATION INFORMATION	14
FINANCIAL ANALYSIS	18
ADVISOR BIOS	20

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SECTION I.

Property Information

Hutch's Car Wash

6355 South McCarran Boulevard Reno, NV 89509

Car Wash and Lube Facility

Property Summary



Location Description

The business enterprise is situated in a +/-25,000 sf building built in 1996 and later remodeled on approximately +/-2.26 acres of prime real estate located in a excellent area of Reno. The property is located within 1 mile of Simon Property Groups premier shopping, dining, entertainment and mixed use destination the Meadowood Mall along with other high end centers such as Firecreek Crossing, soon to be the home of the Firecreek Crossing Resort-Casino and the Reno Town Mall.

Offering Summary

Sale Price:	Call for Details
Lot Size:	2.26 Acres
Building Size:	25,000 SF
NOI:	\$1,837,743.00

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,118	4,549	11,068
Total Population	2,680	10,278	24,305
Average HH Income	\$55,768	\$66,679	\$62,264

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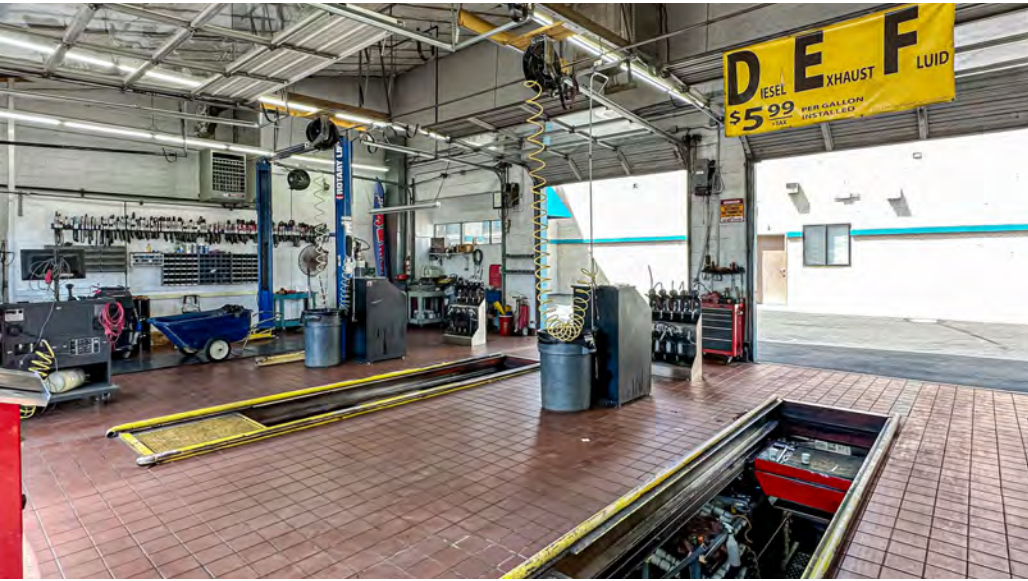
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Hutch's Car Wash

6355 South McCarran Boulevard Reno, NV 89509

Car Wash and Lube Facility

Property Description



Property Description

Crossroad Ventures Group is pleased to offer a unique opportunity to acquire a high volume, high-profitability Flex Service State of the Art Car Wash, Boutique & Detail Shop with land in a prime Reno location. This offering is rare as this is truly a turn-key opportunity with both long-term stability and the potential for continued revenue and profit growth.

The offering highlights include:

- * Location, Location, Location - Situated on S McCarran Blvd, a major retail corridor off 580, with daily traffic counts exceeding 24,000 cars/day
- * Trade Area - Located in the 4th largest city in Nevada with nearly 275,847 residents and a average house hold income of \$81,000 per year.
- * Neighborhood - Surrounded by a full complement of retailers including Chick-fil-A, Chipotle Mexican Grill and Five Guys.
- * Internet resistant service business with repeat customers
- * A 125-foot Sonny's Wash System tunnel
- * Recently updated and upgraded equipment
- * Billboard on site leased to Lamar for \$30k per year

DO NOT GO ONTO THE PROPERTY OR DISTURB EMPLOYEES WITHOUT CONTACTING LISTING BROKER

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Hutch's Car Wash

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Car Wash and Lube Facility

Full Service Wash Pricing

BEST VALUE

WORKS WASH

INCLUDES SUPER WASH PLUS

- BUG PREP
- EXTERIOR WASH
- TOWEL DRIED
- MORE CLEANING SOLUTIONS & PROCESSES APPLIED
- UNDERBODY FLUSH WITH RUST INHIBITOR
- EXTERIOR FRAGRANCE
- WHEELS CLEANED
- WINDOWS CLEANED INSIDE & OUT
- INTERIOR VACUUMED
- LIGHT DUSTING OF DASHBOARD, GAUGES, STEERING COLUMN & CONSOLE
- ADDED BODY PROTECTION WITH BODY SHINE SEALER
- FOAM WAX PROTECTION
- RAIN REPEL
- SPOT FREE RINSE
- COMPLETE TIRE DRESSING

\$43⁹⁹
EA

MONTHLY MEMBERSHIP

\$119⁹⁹
MO

SUPER WASH

INCLUDES FULL WASH PLUS

- BUG PREP
- EXTERIOR WASH
- TOWEL DRIED
- MORE CLEANING SOLUTIONS & PROCESSES APPLIED
- WHEELS CLEANED
- WINDOWS CLEANED INSIDE & OUT
- INTERIOR VACUUMED
- LIGHT DUSTING OF DASHBOARD, GAUGES, STEERING COLUMN & CONSOLE
- UNDERBODY FLUSH WITH RUST INHIBITOR
- TRIPLE COAT FOAM WAX PROTECTION
- EXTERIOR FRAGRANCE
- SPOT FREE RINSE
- COMPLETE TIRE DRESSING

\$35⁹⁹
EA

MONTHLY MEMBERSHIP

\$97⁹⁹
MO

FULL SERVICE

- BUG PREP
- EXTERIOR WASH
- TOWEL DRIED
- WHEELS CLEANED
- WINDOWS CLEANED INSIDE & OUT
- INTERIOR VACUUMED
- LIGHT DUSTING OF DASHBOARD, GAUGES, STEERING COLUMN & CONSOLE
- COMPLETE TIRE DRESSING

\$29⁹⁹
EA

MONTHLY MEMBERSHIP

\$79⁹⁹
MO

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For Sale

Car Wash and Lube Facility

Express Wash Pricing

EXPRESS WORKS WASH

SINGLE \$21

INCLUDES SUPER WASH PLUS

ALL CLEANING SOLUTIONS &
PROCESSES

BODY RINSE AGENT

BODY SHINE SEALER

RAIN REPEL

BUFF N DRY

X3 CERAMIC COATING

\$35^{MO}
UNLIMITED

EXPRESS SUPER WASH

SINGLE \$19

INCLUDES BASIC WASH PLUS

ADDED CLEANING SOLUTIONS

UNDER BODY FLUSH WITH RUST INHIBITOR

EXTERIOR FRAGRANCE

TIRE DRESSING

TRIPLE COAT FOAM & FOAM WAX PROTECTION

\$29^{MO}
UNLIMITED

EXPRESS BASIC WASH

SINGLE \$7   \$5

BUG PREP

LIGHT WASH

SPOT FREE RINSE

DRY

FREE VACUUM

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Hutch's Car Wash

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Car Wash and Lube Facility

Complete Highlights

Building Information

NOI	\$1,837,743.00
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	25,000 SF
Year Built	1996
Year Last Renovated	2019

Property Highlights

- Voted Best Car Wash in Reno 13 out of the last 15 years
- All New Sonny's Tunnel Equipment in Last 36 Months
- New XPT DRB POS with LPR
- Over 116,000 Cars Washed in 2022
- Owned and Operated Since 2007
- Parcel ID: 024-053-17
- Tunnel Length: 125'
- Building size: +/- 25,000 SF
- Lot size: +/- 2.26 acres
- Near Meadowood Mall, Walmart, Chick-Fil-A, Bed Bath & Beyond, and Lowe's
- Billboard on site leased to Lamar for \$30k per year



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Additional Photos



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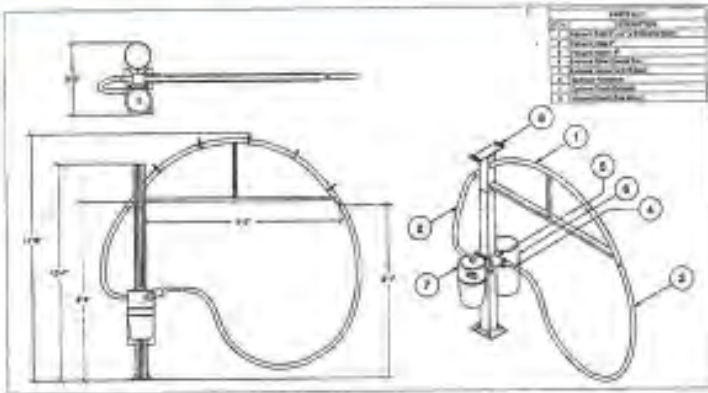
Car Wash and Lube Facility

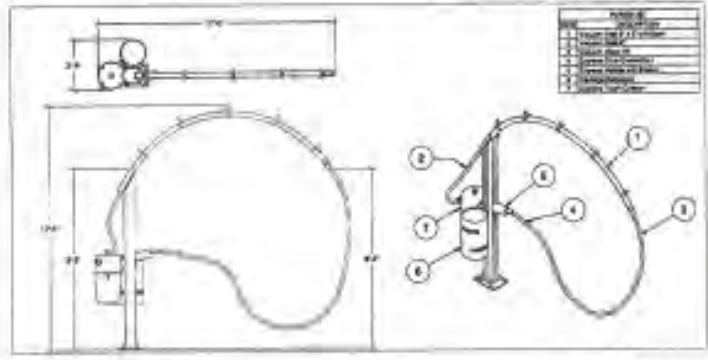
Vacuum Plans

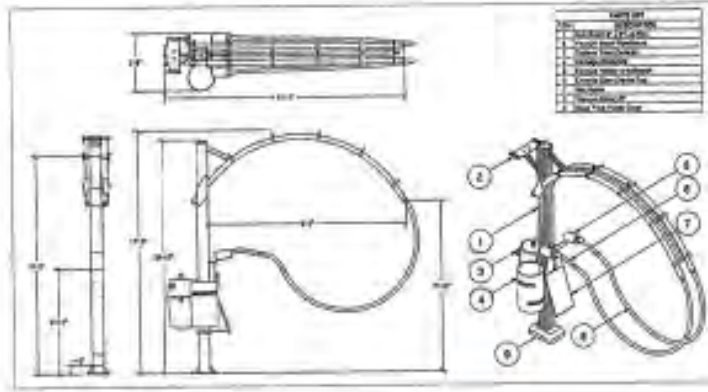


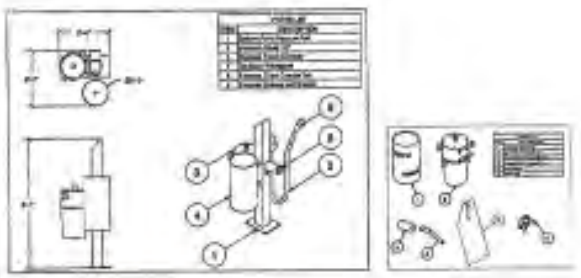
Design Services


Date:	11/03/18
Revision Date:	11/03/18
Created By:	LJW
Reviewed By:	PLP
Checked By:	











DISCLAIMER: Although building codes have been considered in developing this drawing, verification of the specific conditions and codes with Federal, State & local building codes is the customer's responsibility. The customer should consult with the local building department for SONNY'S FUTURE-DESIGN/INSTALLMENT ONLY unless otherwise noted. Please refer to other manufacturers & supplier data requirements.

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18733-C11-HUTCHS RELOAD

Scale: N.T.S. Location: NV

Sheet	Rev.
02	01

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CARWASH LAYOUT
"DRAFT"
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http://www.Sonny's.com

Hutch's Car Wash

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Car Wash and Lube Facility

HUTCH'S EQUIPMENT LIST

TUNNEL EQUIPMENT	TUNNEL EQUIPMENT CONTINUED:	SUPPORT EQUIPMENT CONTINUED:	QUIK LUBE & SMOG
Sonny's Correlator	Sonny's Ceramic Stage #2 Rinse Bar	DRB SiteWatch Including:	Champion 10 HP Air Compressor
Sonny's Bug Spray Pump Station w/2 Sprayers	Sonny's Final Rinse Bar	Greeter POS Stations (QTY 2) w/ Printers	Filter Crusher
Sonny's LED Bug Sign (located at tunnel entrance)	Sonny's Ceramic Stage #3 Rinse Bar	Employee Time Clock	Cat Walks w/Lights, Filter Racks, Tools w/Racks
Tunnel Entrance (1 set of eyes) for tunnel programmer	Sonny's Drying Agent Rinse Bar	Cashier Touchscreen Terminals With Drawers (QTY 2)	WORLDWIDE SMOG MACHINES & Printers (QTY 2)
Sonny's CTA Applicator	Sonny's Spot Free Rinse Bar	DRB Wireless Touchscreen w/printer (QTY 1)	Nitrogen Tire Fill Machine
Sonny's Overhead Fragrance Applicator	Sonny's 10-15HP Motor Wet Environment Blower System w/Silencers, and	Tunnel Entrance Scanner Gun	Dispenser Islands Complete (QTY 2)
Sonny's Pickup Truck Concierge System	Mammoth System w/flip	Tunnel Entrance Touchscreen Station	ISI POS System w/Sales Stations, Cashier Station (1), Printers (2)
Sonny's Turbo Nozzle Wheel Blaster System w/Flip Function	Sonny's Buff n' Dry System	DRB XPT Pay Stations (QTY 2)	Brother Office Printer 81- (for office reports - New - June 2023)
Sonny's Lava Bath Applicator	Sonny's Tire Sealer Brush Applicator	DRB Fast Pass Scanners (QTY2)	Reminder Sticker Printer Machine (Static Cling)
Sonny's Overhead Projector w/Logo	Sonny's Stop/Go Traffic Light	DRB LPR Cameras (QTY 2)	DEF Pumping Dispenser
Sonny's Tri Color Foam Applicator	SUPPORT EQUIPMENT:	Magnetic Electronic Gates (QTY 4) for Express Wash Traffic Control	A/C Re-charge Machine
Sonny's SFM 901 Spyder Wrap Combo (w/2 sets of wraps, forward to aft curtain, side washers, w/neoglide & microclean)	Ingersoll-Rand Air Compressors, 10HP, 80 Gallon (QTY 2)	Sonny's 25HP Vacuum Producers w/Tanks (Full Services - 2 / Express Wash - 2)	Transmission Flushing Machine
Sonny's Bison Tire/Wheel Brush Set	Ingersoll-Rand Air Dryer	Sonny's 25HP Vacuum Producers w/Tanks (New for Back-Up)	Parts Washer
Sonny's Underbody Flush	750 Gallon Vertical Poly Water Tanks (RO Water Storage) (QTY 2)	Unimac 202 Wash / Extractor Machines (QTY 2 / New in 2019)	Floor Jack
Sonny's Top Omni Wash Applicator w/ROR Water	750 Gallon Vertical Poly Water Tanks (RO Water Storage) (used in Top Omni)	Sonny's 7.5 HP Cat Pump #310 Station (New 2023 - Used for Floor Mat Cleaning)	Misc. Hand Tools
Sonny's Side Omni Washers Set w/ recycled Water	Sonny's 10 HP Hydra-Cell Pump Station (for Top Omni Applicator)	Purwater RO System (3000 gpd)	QUIK SMOG / DOUBLE "R" BLVD:
Sonny's DCW Top Brush w/neoglide	Sonny's 10 HP Hydra-Cell Pump Station for entrance Turbo-Nozzle System (New - May 2023)	Sonny's Backroom Water Manifold Tree	WORLDWIDE SMOG MACHINES & Printers (QTY 2)
Sonny's SFM807 Side to Side Curtain w/microclean	Sonny's 10 HP Hydra-Cell Pump Station for Omni Side Applicators System (New - May 2023)	Sonny's Backroom Air Manifold Tree	A/C Re-charge Machine
Sonny's Fusion Sealer Rinse Bar	Hydra-Flex Chemical Injection System w/new Grundfos Stainless Pump Station (New - Jan 2023)	Full Set of Sonny's LED Tunnel Signs	Cash Register
Sonny's Fusion Wax Rinse Bar	Dosatron Chemical Injection Board System w/Hydrovar 3HP Booster Pump Unit	DETAIL SHOP:	Misc. Tools/Tool Chest
Sonny's Ceramic Grand Arch w/ceramic applicator	PurWater Reclaim Water System, 60gpm	Sonny's 7.5 HP Cat Pump #310 Station (New 2023 - Located in Detail Shop Wash Bay)	
Sonny's Rustite Floor Manifold	AccuPump Station for Tire Dressing Brush Applicator (Upgrade New 2022)	Speedaire 10HP Air Compressor (Detail Shop)	
Sonny's Rain Repel Rinse Bar	Laguna Industries MCC Center (All Frequency Drives)	Speedaire Aire Dryer (Detail Shop)	
	RTC Tunnel Controller (New Upgrade June 2023)	Kenmore Dryer (Detail Shop Towels)	
		Craftsman 6.5 HP Wet/Dry Shop Vacuums (QTY 4)	

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Hutch's Car Wash

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Car Wash and Lube Facility

LAGUNA INDUSTRIES Power System



Motor Controller Center & RTC Tunnel Controller

- Phase Monitoring
- Main disconnect mechanism
- Emergency stop system
- Ventilation system inside MCC
- A large touch screen display allows for clear and graphical feedback for easy on-site maintenance and adjustments
- Equipment Based Programming
- Built-In Express Features



Features

- The Motor Control Center with frequency drives offers single phase protection to minimize wear to motors, pumps, and gearboxes. Minimize downtime and lower operating costs
- Energy Saver
- Built-in Features include vehicle profiling sonar, anti-collision, simulated pulse, pressure and temperature sensors
- Monitors incoming line voltage to provide motor protection and prevent premature motor failure due to voltage and phase irregularities

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SECTION 2.

Location Information

Hutch's Car Wash

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For Sale

Car Wash and Lube Facility

Regional Map



Map data ©2023 Imagery ©2023, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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Aerial Map



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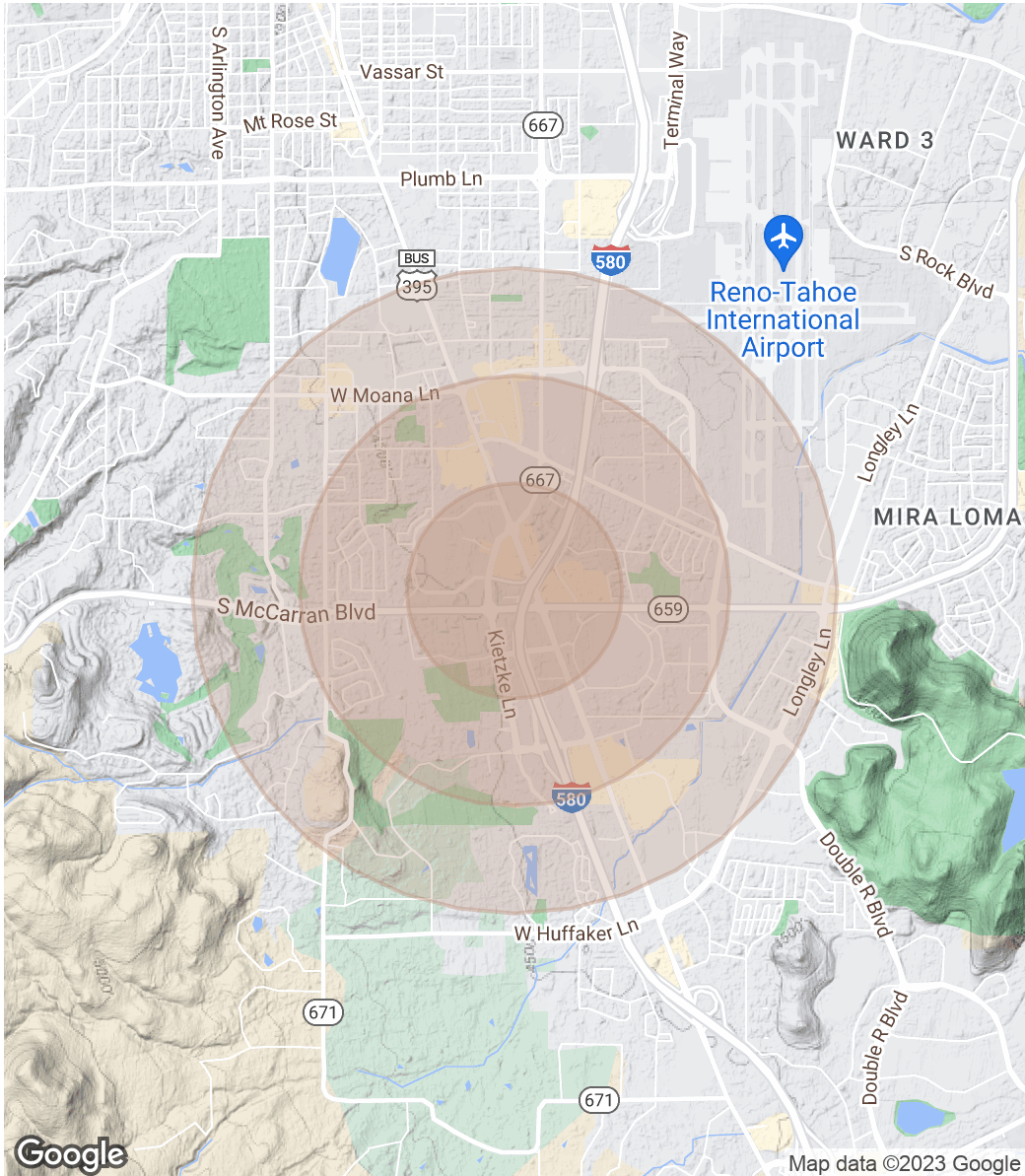
Car Wash and Lube Facility

Demographics Map & Report

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,680	10,278	24,305
Average Age	33.6	37.2	36.3
Average Age (Male)	30.1	34.6	34.8
Average Age (Female)	36.3	39.4	37.6

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,118	4,549	11,068
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$55,768	\$66,679	\$62,264
Average House Value	\$108,341	\$171,229	\$147,028

* Demographic data derived from 2020 ACS - US Census



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SECTION 3.

Financial Analysis

Hutch's Car Wash

6355 South McCarran Boulevard Reno, NV 89509

For Sale

Car Wash and Lube Facility

Income & Expenses

Income Summary

Hutch's Car Wash, Quik Smog, And Quik Lube

Hutch's Car Wash Gross Income (2022)	\$2,628,846
Hutch's Quik Smog Gross Income (2022)	\$398,303
Hutch's Quik Lube Gross Income (2022)	\$1,308,095
Net Income	\$4,335,244

Expenses Summary

Hutch's Car Wash, Quik Smog, And Quik Lube

Hutch's Quik Smog & Hutch's Quik Lube Expenses (2022)	\$1,094,800
Hutch's Car Wash Expenses (2022)	\$1,402,701
Operating Expenses	\$2,497,501
Net Operating Income	\$1,837,743

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SECTION 4.

Advisor Bios

FULL SERVICE WASH

EXPRESS WASH ENTRANCE

FREE Vacuums
FREE Dash Wipe
FREE Fragrance

Quik Lube

HUTCH'S
Quik LUBE
SMOG TEST &
REGISTRATION

HUTCH'S

EXPRESS WASH

Hutch's Car Wash

6355 South McCarran Boulevard Reno, NV 89509

For Sale

Car Wash and Lube Facility

Advisor Bio 1



Jim Esway

Managing Partner

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Direct: **916.788.9731**

CalDRE #00820384

Professional Background

Prior to forming Crossroad Ventures Group, Jim was the regional vice president for the Trammell Crow Company for three years where he initiated the development of Granite Pointe in Roseville. Prior to joining TCC, Jim implemented the Sacramento growth strategy for Spieker Properties for 6 years as a Project Director. His leadership role included growing the portfolio through development, acquisition, management, leasing and construction management. Jim was successful in completing the turnkey developments of 200,000 square feet of class A office buildings and 380,000 square feet of industrial product.

During his tenure, he helped grow the portfolio through acquisition and development efforts valued at over \$130 million and managing an annual net operating revenue budget of over \$10 million. Prior to joining Spieker Properties, Jim was a top performing commercial real estate broker for 13 years in the Bay Area and Sacramento involved in over 300 transactions including sales and leasing of office, R&D, and industrial properties.

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Car Wash and Lube Facility

Advisor Bio 2



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Managing Partner/Designated Broker - Nevada

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Direct: **775.224.5300**

NV #BUSB.0007116.BKR // CalDRE #01935110 NV #B.145463.CORP

Professional Background

Recognized for her enthusiastic approach and inspiring leadership, Lisamarie Wand is one of Nevada's top commercial real estate brokers. As Managing Partner and Designated Broker at Mohr Partners, she is the Market Leader for commercial brokers and transactions across the State of Nevada.

Lisamarie is also a licensed business broker assisting clients with buying and selling businesses, as well as asset acquisition.

With her unique vision and mindset, Lisamarie has a propensity for inspiring commercial real estate talent. In 2021, Lisamarie's dynamic & engaging mentoring style was recognized by eXp University when she was awarded the Commercial Instructor of the Year.

After a successful career in banking and consulting, Lisamarie obtained her MBA and put her skills to use in the real estate market. Today, as founder and CEO of Lisamarie Wand Group, she has become one of Nevada's most influential brokers working with business owners, investors, tenants as well as brokering business sales.

Lisamarie truly believes "we rise by lifting others", and this guides everything she does. Whether speaking at local or national events, coaching new and experienced real estate agents, or working with her clients and partners, Lisamarie is always sharing her knowledge and experience to inspire others.

By embracing the philosophy of "beginning with the end in mind", Lisamarie helps her clients accomplish their commercial real estate and business investing goals. Her expertise and unrivaled energy allow Lisamarie to bring value to her clients, while delivering exceptional customer service.

When she isn't closing deals, Lisamarie loves to exercise, sing, meditate, manage her investments and travel the world with her family.

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