Kidder Mathews

KIDDER.COM

1902 & 2051 FORT JONES, YREKA, CA 96097

±6,000 SF Exterior Express Carwash and
±4 Acre Parcel with Stamped & Approved Oil Changer Plans

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EXTERIOR EXPRESS *CARWASH* WITH HIGH VISIBILITY AND TRAFFIC

Kidder Mathews is pleased to offer for sale Splash & Dash Carwash at 1902 Fort Jones Road in Yreka, CA. Located at the main entrance to the Walmart Supercenter between Walmart and Raley's, the property features a 150-foot, state-of-the-art express tunnel and is the only express-service car wash within a 55-mile radius.

See following pages for details about the Lube & Oil Changer Parcel.

$5.5M

CARWASH & REAL ESTATE INCLUDED

$675K

±4 ACRE LUBE & OIL CHANGER PARCEL
INCLUDES STAMPED & APPROVED PLANS & PERMITS. SHOVEL READY!

$5.95M

BUY THEM TOGETHER, SUPERIOR MARKETING POTENTIAL

CAR WASH DETAILS

CURRENT MONTHLY USERS	1,300 and Growing		
FRONTAGE	275' of street frontage of Main Street Frontage of the Walmart Center		
TUNNEL SIZE	150' long x 26' wide		
TUNNEL FEATURES	Windowed and lighted with windshield messages describing services occurring in real time		
EXPRESS VACUUM SPACES	19 spaces, 12'x20', IQ System to save on electrical		
FREEWAY VISIBLE SIGNAGE	30'h, 7'hx10'w illuminated, double sided, Splash & Dash sign 35'h flag pole with 8'hx10'w American Flag		
WASH PRICING	Type	Single Wash	Unlimited Monthly
	Tremor	$14	$30
	Seismic Wave	$16	$40
	Famous Richter Scale	$20	$50
TIRE WASH	3000 PSI		
WATER USAGE	85% of water is recycled, neutral PH by point of exit		
YEAR BUILT	Q4 2022		
LOT SIZE	1.13 AC		
APN	062-131-120		
TRAFFIC COUNTS	14,797 Cars per day		
ACCESS	1/4 Mile From Interstate 5 On/Off Ramp		

CARWASH HIGHLIGHTS

SPLASH & DASH DETAILS

Monthly Memberships

19 Vacuum Stations

Family Plans

Safe on all vehicles up to 7.5' tall

State of the Art Equipment

85% of Water is Recycled

Neutral PH by point of exit

In & Out in 5 Minutes

5-6 Vehicles at a Time

FULL TIME OPERATIONS MANAGER

The operations manager was an integral part of the new construction and performed the equipment installation side by side with the contractors of all car wash machinery and components.

They understand how every piece of equipment functions and how to troubleshoot malfunctions to minimize downtime or unnecessary service.

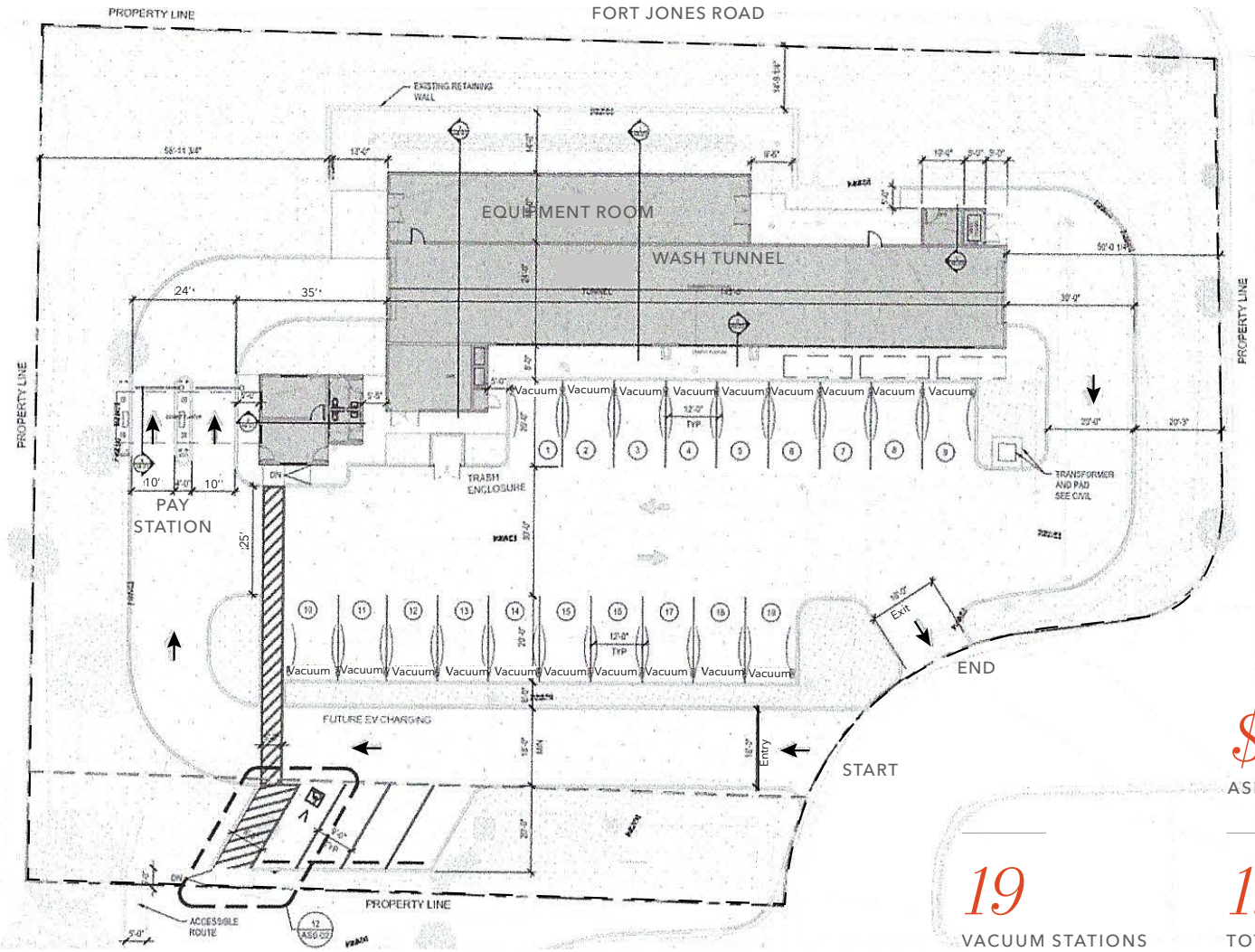
They can be contracted to stay with the project for five years or longer after close of escrow.

NO NEARBY COMPETITION

The Yreka Splash & Dash Express Car Wash is the only one of its kind serving all of Siskiyou County. The nearest major city to the north of Yreka is Ashland, Oregon and it will not allow the construction of an express car wash. Although Redding has multiple express car wash options, it would not be feasible to add a location north of Greater Redding.

The nearest express car washes are 55 and 96 miles away in Medford, Oregon and Redding, CA.

CARWASH SITEPLAN



$5.5M
ASKING PRICE

19
VACUUM STATIONS

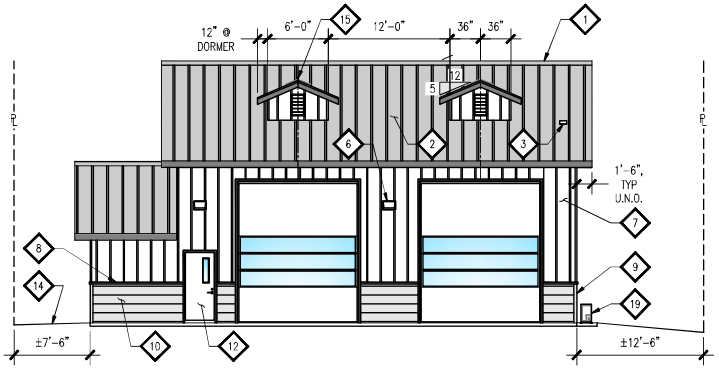
1.13
TOTAL AC

THE OIL CHANGER

The Oil Changer is approved and will be located in the Walmart Super Center Complex. It shares parking with Walmart but does not share in common area fees. The Oil Changer may be included in the Sale of the Express Car Wash, subject to mutually agreed to terms with the Seller.

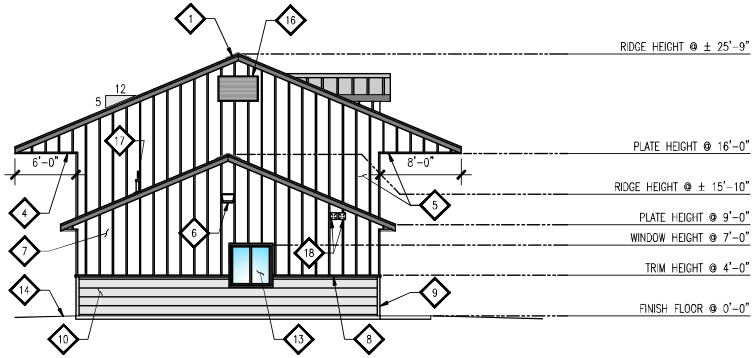
TOTAL SF	2,880 SF
PIT AREA	1,440 SF
SERVICE AREA	1,174 SF
OFFICE AREA	75 SF
RESTROOM	74 SF
STOCK ROOM	59 SF
STORAGE ROOM	58 SF
PLANS	Stamped & Approved
SERVICE DOORS	14'x12', can fit full sized RV
APN	062-191-080
LOT SIZE	4 Acres
ASKING	$675,000

Oil Changer Elevations



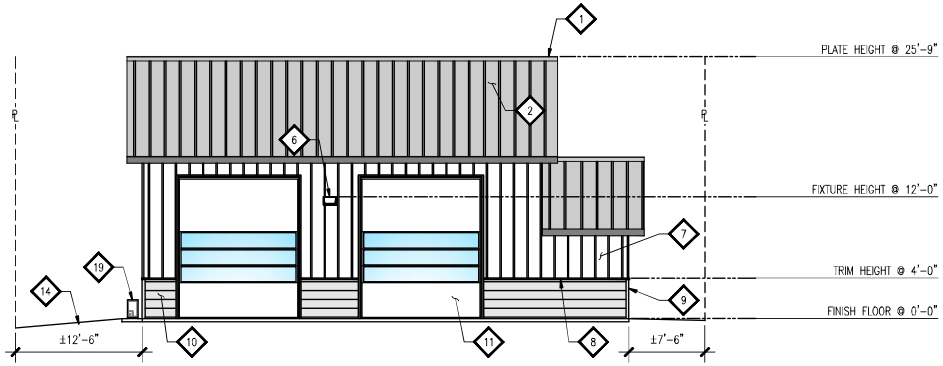
WEST ELEVATION

SCALE: 1/8" = 1'-0"



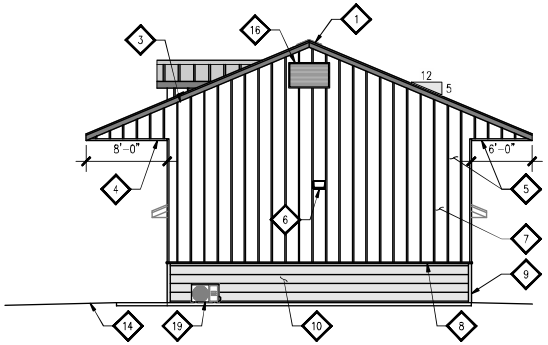
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

WHY AN OIL CHANGER?

LIMITED EXPRESS-LUBE COMPETITION

One of the most compelling characteristics of the opportunity is the limited availability of modern, professionally operated express-lube facilities within the surrounding market.

The nearest larger concentrations of professional quick-lube operators are located in Medford, Oregon, approximately 55 miles north of Yreka, and Redding, California, approximately 100 miles south.

A modern express-lube operation at this location would therefore have the opportunity to fill an underserved automotive-service need while benefiting from an established regional customer base.

SYNERGY WITH SPLASH & DASH CAR WASH

The property benefits from its proximity to the successful Splash & Dash Express Car Wash located within the same shopping center.

Splash & Dash has established itself as a destination car wash serving customers throughout Siskiyou County. The existing car wash operation provides an opportunity for significant cross-marketing between the two automotive-service businesses.

An express-lube operator could potentially market directly to the existing car wash customer base, creating a convenient one-stop destination for routine vehicle maintenance and cleaning.

This complementary relationship represents an important competitive advantage and could assist a new express-lube operation in accelerating customer acquisition and establishing repeat business.

STRONG AUTOMOTIVE-SERVICE POSITIONING

The immediate area already attracts customers specifically seeking automotive-related goods and services. O'Reilly Auto Parts is located within the shopping center, with AutoZone positioned nearby across the street.

Combined with the existing car wash, these businesses reinforce the location as an established automotive-service destination.

The property's location near Walmart, grocery, restaurants, fuel, and other daily-needs retailers also allows customers to combine an oil change or automotive service visit with other errands, increasing convenience and potential customer capture.

INTERSTATE 5 EXPOSURE

Yreka is strategically located along Interstate 5, the primary north-south transportation corridor connecting Northern California with Oregon and the Pacific Northwest.

The Yreka Junction Shopping Center is positioned near one of the community's principal Interstate 5 access points. Travelers exiting the freeway for fuel, food, groceries, or shopping are naturally directed toward the surrounding commercial area.

An express-lube facility in this location would therefore have the opportunity to serve not only the local population but also a substantial transient customer base traveling through the region.

GROWING REGIONAL DESTINATION

Yreka and the surrounding area continue to benefit from regional tourism, recreation, gaming, lodging, and traveler-oriented businesses.

Recent investment in area casino, hotel, fuel, restaurant, and retail facilities has further enhanced Yreka's position as a stopping point and regional destination for residents and travelers throughout Northern California and Southern Oregon.

PROVEN DEMAND FOR MODERN AUTOMOTIVE SERVICES

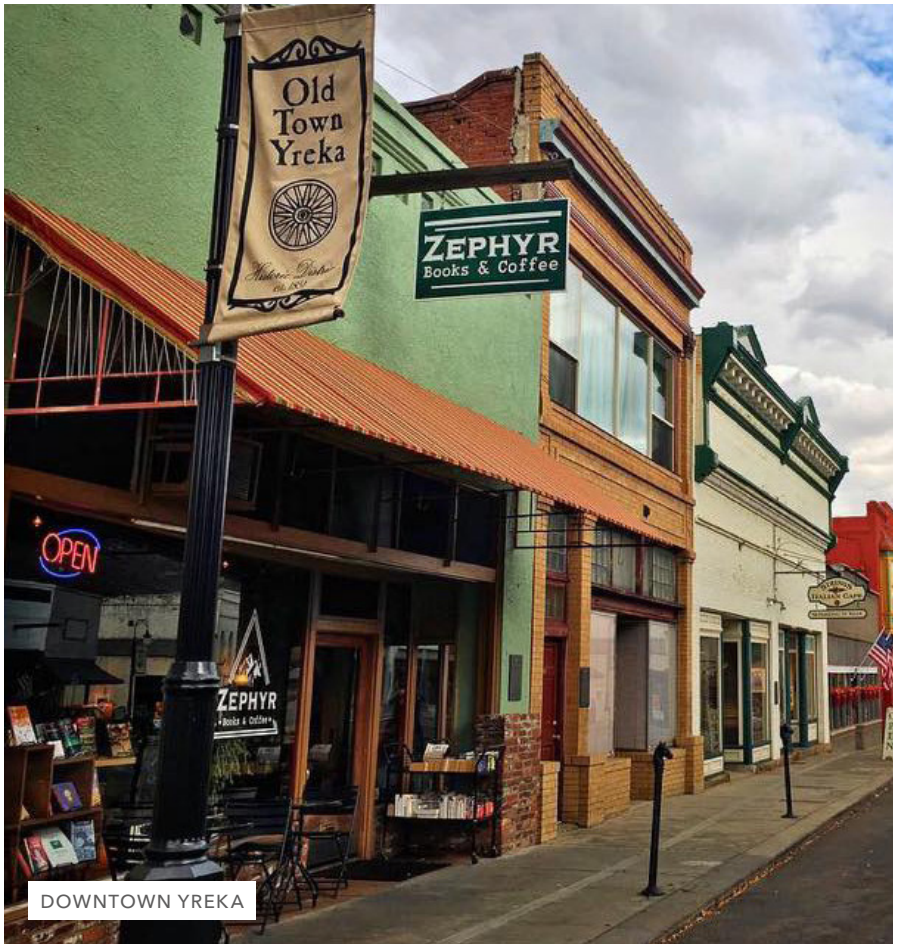
The performance of the nearby Splash & Dash Express Car Wash provides evidence of demand for modern, professionally operated automotive-service concepts within Siskiyou County.

Ownership previously identified a significant gap in the market for a contemporary express car wash and developed Splash & Dash to address that demand. The facility has subsequently developed a substantial customer base, with ownership projecting car wash volume of approximately 9,000 vehicles per month during 2026.

INTERSTATE
CALIFORNIA
5
Comfort INN & SUITES
Goodwill
HARBOR FREIGHT
Raley's
McDonald's
Carl's Jr.
T Mobile
O'Reilly AUTO PARTS
DMV
Walmart
S MAIN ST
SITE OF FUTURE
±2,880 SF OIL CHANGER
verizon
FULLY OPERATING EXPRESS CAR WASH

Splash & DASH
SISKIYOU COUNTY SUPERIOR COURT
MONTAGUE YREKA AIRPORT
FORT JONES ROAD
INTERSTATE
CALIFORNIA
5
YREKA
RAIN ROCK CASINO & RESORT
CASINO
WALMART SUPERCENTER
Walmart
SUBJECT PROPERTY
FORT JONES ROAD

LOCATION OVERVIEW



DOWNTOWN YREKA

YREKA WAS INCORPORATED IN 1857 APPROXIMATELY SIX YEARS AFTER GOLD WAS DISCOVERED IN 1851.

To this day the community celebrates its humble beginnings as a gold rush era town as evidenced by well placed public artwork throughout the community, a gold mining museum and even the local Yreka High School using a gold miner as its school mascot.

Although a small community, Yreka serves as the County Seat and enjoys its fair share of commerce being the largest community in Siskiyou County. The town has been transitioning, renovating and reinventing itself for the last decade with additions as simple as adding a Starbucks Drive Thru to the community to completion of major projects such as a 10 acre full service truck stop on the north end of town (2020), a brand new state of the art Ford/Honda Dealership (2020), a brand new Indian Casino operated by the Karuk Indian Tribe (2019), to a brand new courthouse that opened in spring of 2021 in Downtown Yreka. There's even a 5 mile greenway project underway (with many portions completed) to connect the North end of town to the South end of town via a paved walking/biking trail along Yreka and Greenhorn Creeks. In 2022 Yreka Splash & Dash opened a 150' car wash tunnel with 19 vacuum bays providing Yreka and all of Siskiyou County with its first fully automated and state of the art car wash service.

With a permanent population of nearly 7,807 and a daytime population of over 10,000 people, one thing is clear, Yreka is planning for its future growth.

GREENHORN PARK & RESERVOIR

DEMOGRAPHICS

Population

	3 Miles	5 Miles	10 Miles
2010 TOTAL POPULATION	8,558	10,049	12,760
2023 TOTAL POPULATION	8,628	10,099	12,618
2028 PROJECTED POPULATION	8,785	10,276	12,799

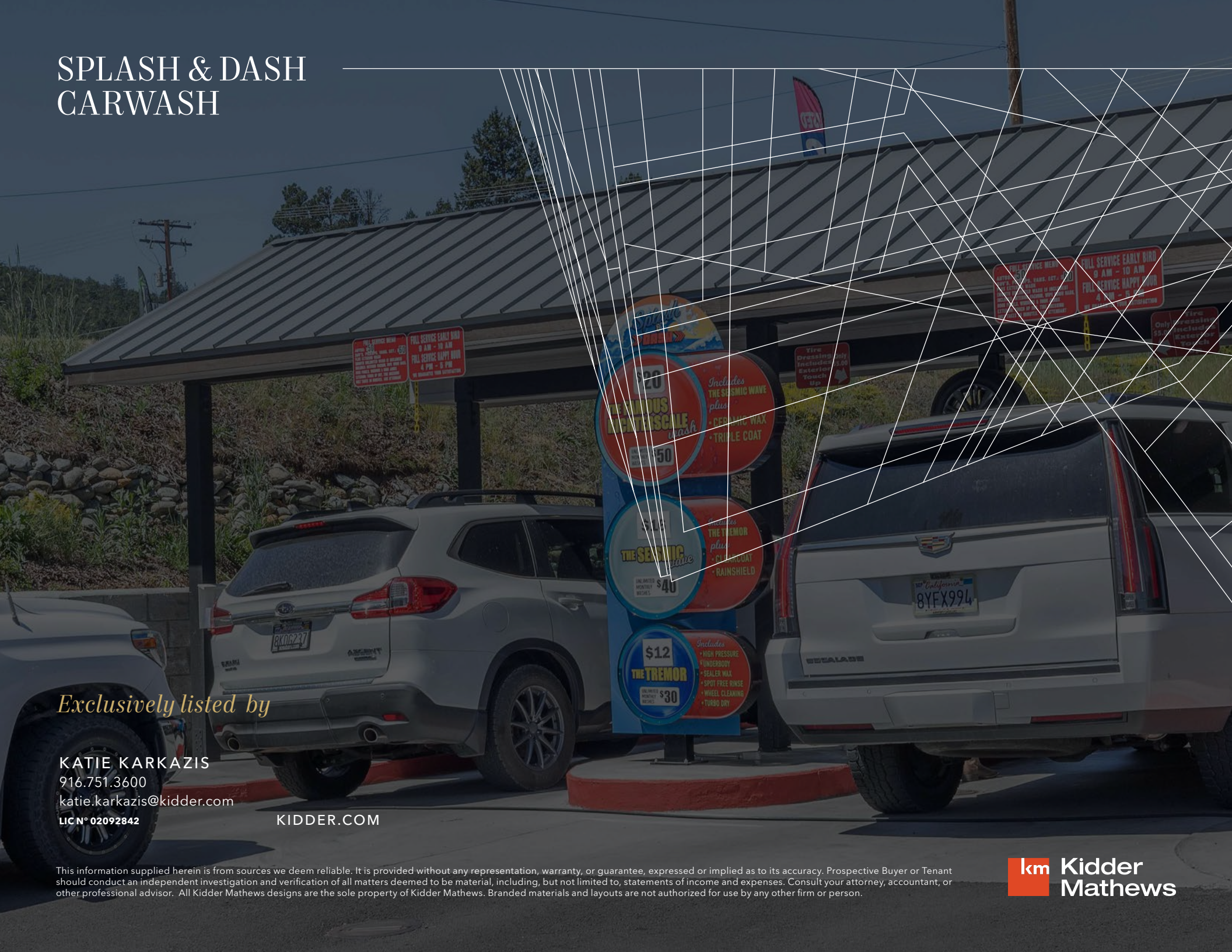
Household Income

	3 Miles	5 Miles	10 Miles
2023 MEDIAN HH INCOME	$44,760	$47,938	$50,547
2023 AVG HH INCOME	$65,557	$68,827	$69,876

Total Households

	3 Miles	5 Miles	10 Miles
2023 HOUSEHOLDS	3,790	4,424	5,495
2028 PROJECTED HOUSEHOLDS	3,861	4,506	5,576

SPLASH & DASH CARWASH



Exclusively listed by

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