

901 MAIN STREET

OIL CHANGE & SELF CAR-WASH PROPERTY



OWNER USER OPPORTUNITY ■ BRAWLEY, CA 92227

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KW COMMERCIALSM

OFFERING MEMORANDUM

90I MAIN STREET

OIL CHANGE & SELF CAR-WASH PROPERTY

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OWNER USER OPPORTUNITY ▪ **BRAWLEY, CA 92227**

A photograph of a city hall building with a central archway. The archway has the words "CITY HALL" written above it. There are three tall palm trees in front of the building. A flagpole with a flag is visible behind the building. In the foreground, there is a paved area with some rocks and a signpost. The signpost has a triangular yield sign and a rectangular sign with a pedestrian icon and the words "HERE TO". The sky is blue with some clouds. The overall image has a dark blue overlay on the left side.

Executive Summary

901 Main Street

901 MAIN STREET

OIL CHANGE & SELF CAR-WASH PROPERTY



901 Main Street Brawley, CA 92227

Property Summary

THE ASSET

PRICE	▪ \$695,000
TYPE	▪ Retail – Auto Service
BUILDING SIZE	▪ 4,680 SF
LOT SIZE	▪ 18,282 SF
YEAR BUILT	▪ 2005 (According to CoStar)
APN	▪ 047-353-032-000
ZONING	▪ Downtown Specific Plan ▪ East Village Neighborhood

80

WALKSCORE

50

TRANSIT SCORE

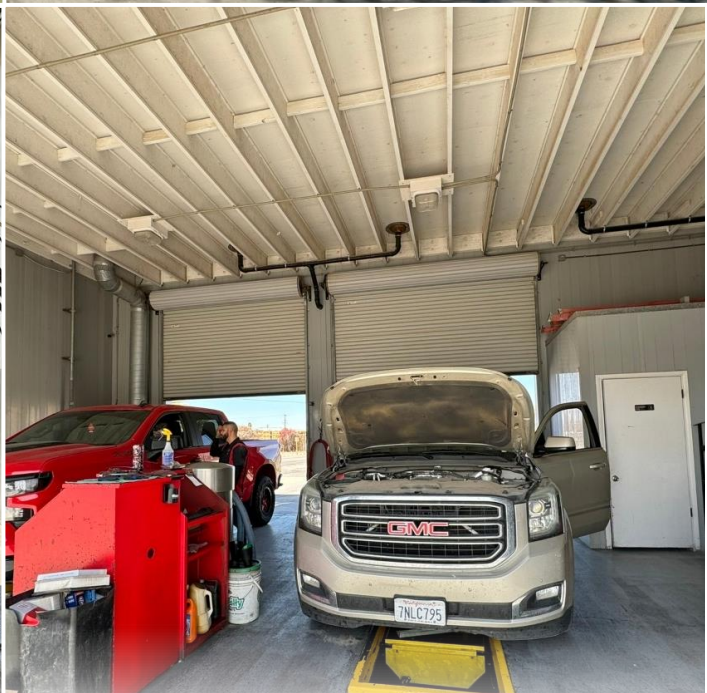
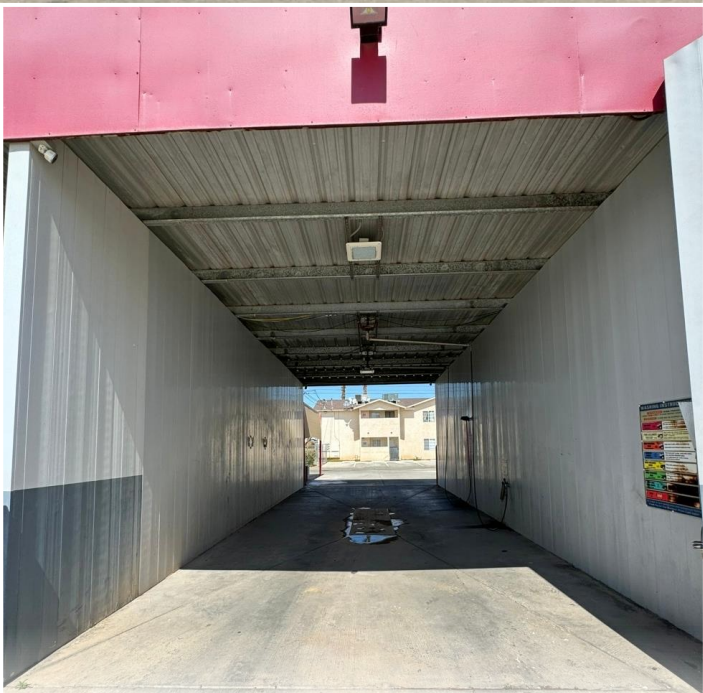
52

BIKE SCORE



AUTO LUBE & SELF CAR WASH
BUSINESS + BUILDING

901 Main Street



901 Main Street Brawley, CA 92227

SELF CAR WASH
3 Bays

AUTO LUBE
2 Oil Change Bays + Lobby

ALLEY ACCESS

LARGE 18,282 SF LOT

21,109 VPD

MAIN STREET

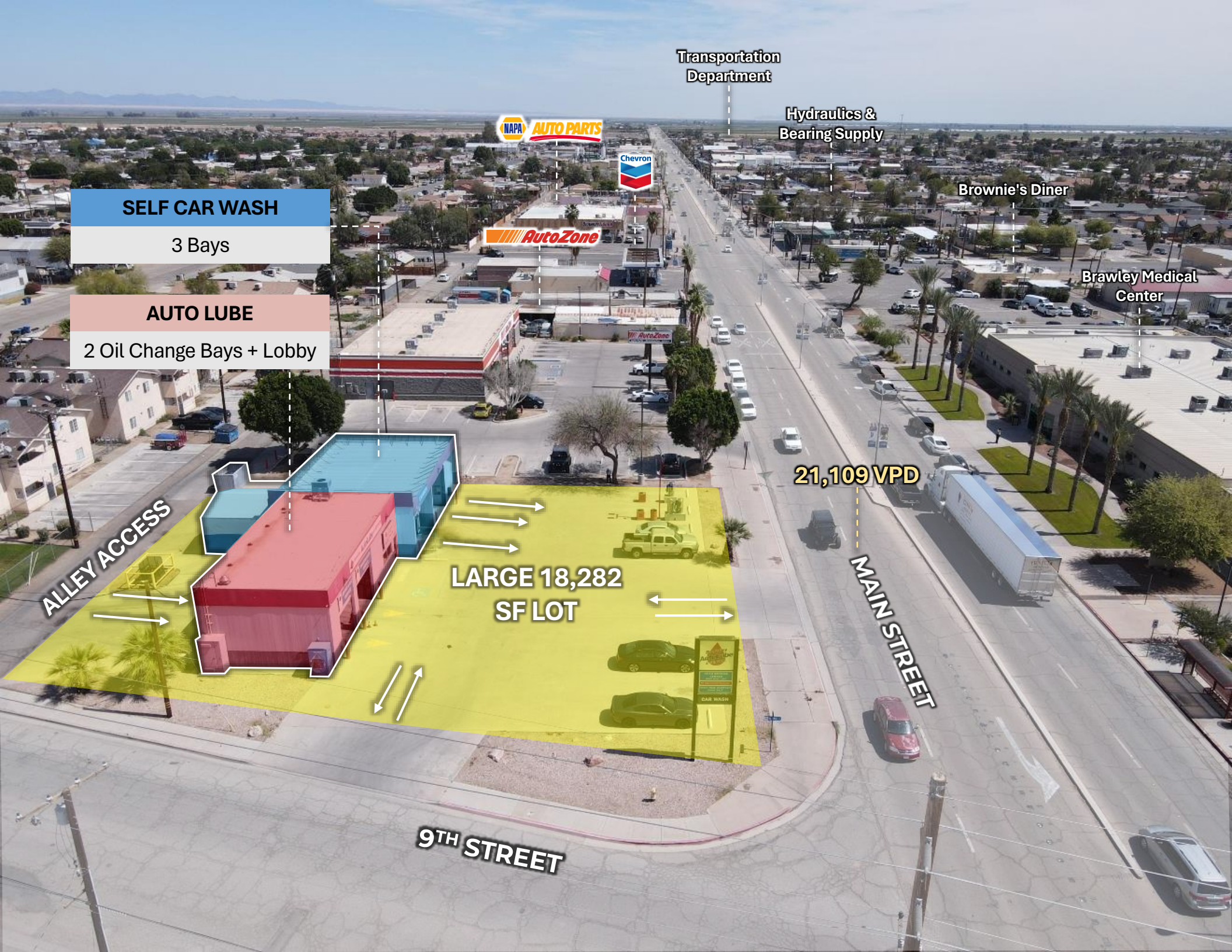
9TH STREET

Transportation Department

Hydraulics & Bearing Supply

Brownie's Diner

Brawley Medical Center



Property Overview

We are pleased to offer a unique opportunity to purchase an established Oil Lube and Self Car Wash property in Brawley, California at an affordable price point. According to CoStar the building is just over 4,600 square feet and is situated on 18,280 square feet of land. The property includes 2 oil change bays, plus 3 self car-wash bays and an office-waiting room area.

The property is located directly on Main Street which is the primary retail arterial through Brawley and is within the Downtown core. The property does fall into the East Village neighborhood of the Downtown Specific Plan for Brawley.

2023 Population for Brawley was close to 17,000 people within a 1-mile radius and Household income within the same radius was reported at just over \$58,000.

This offering presents a unique opportunity to purchase land, business and building at an affordable price point in Southern California. At a list price of \$695,000, an entrepreneur will be hard pressed to find another opportunity that includes both business and property at such an attractive price point.



OPPORTUNITY

Auto Lube & Self Car Wash Business & Building



AFFORDABILITY

Affordable Price Point at Under \$700,000



LARGE LOT

Includes a Large Corner Lot of Over 18,000 SF



EQUIPMENT

2 Oil Change Bays and 3 Self Car Wash Bays



ESTABLISHED

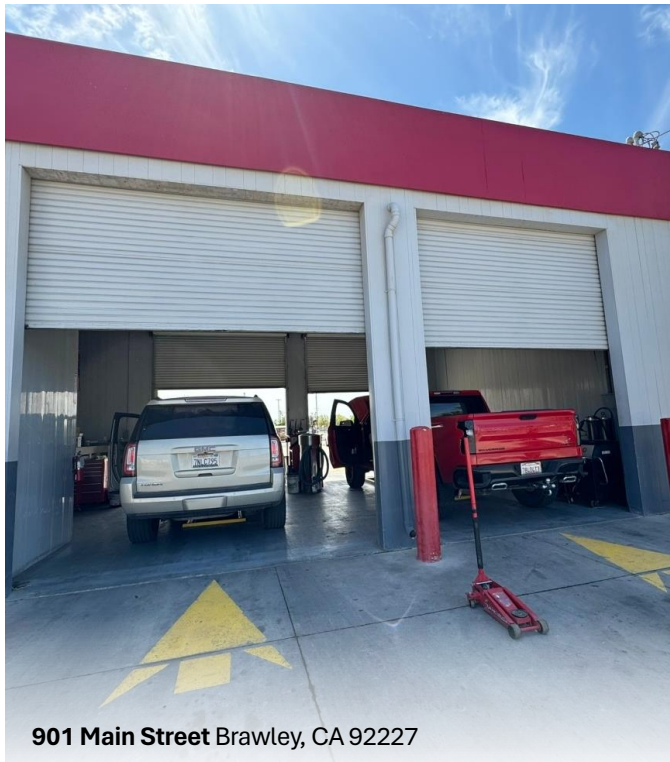
Established Business and Known Location



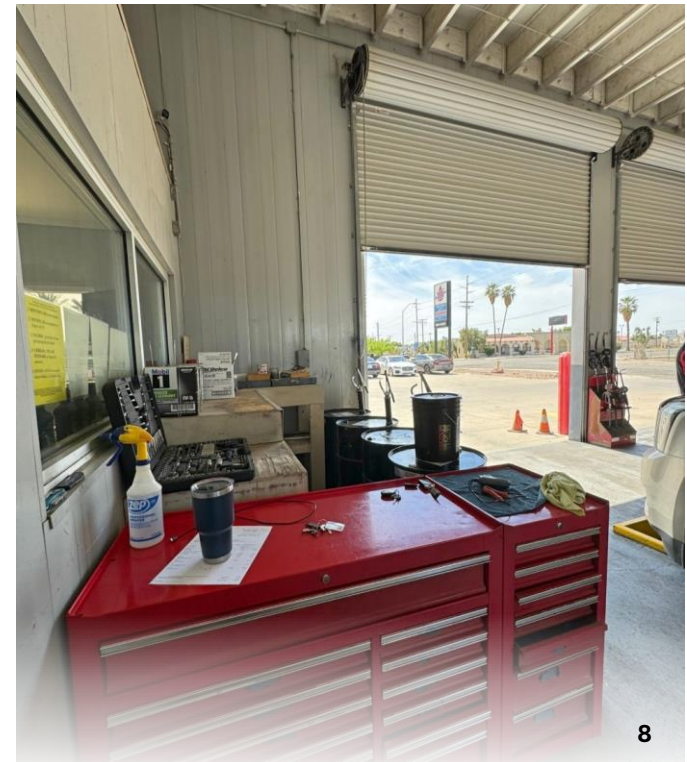
LOCATION

Located in the Downtown Core of Brawley

AUTO LUBE



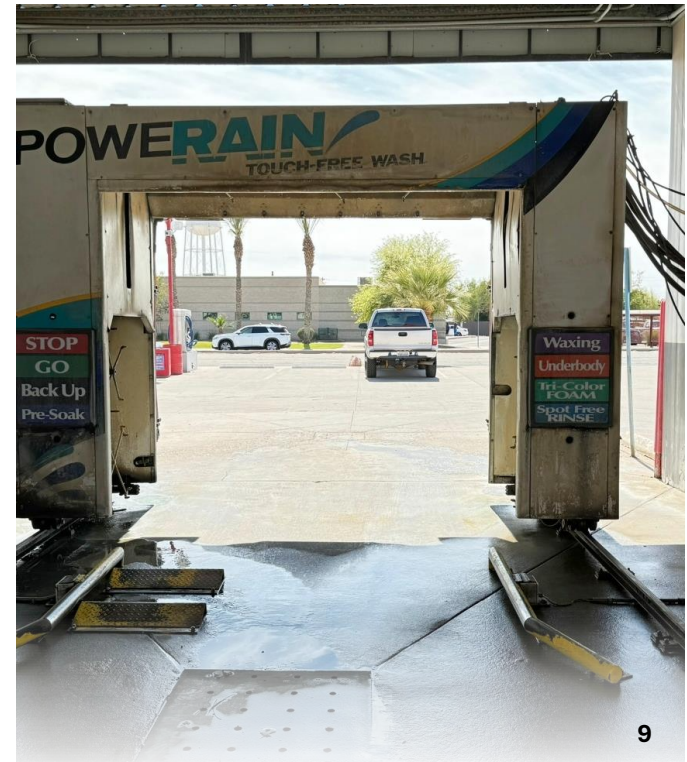
901 Main Street Brawley, CA 92227



SELF-CARWASH



901 Main Street Brawley, CA 92227



An aerial photograph of a city, likely Las Vegas, showing a dense residential and commercial area. In the background, a range of mountains is visible under a clear blue sky. A street, identified as 901 Main Street, is highlighted with a dashed orange line. The text "Zoning Profile" is overlaid in a large, white, serif font, and "901 Main Street" is overlaid in a smaller, white, sans-serif font below it.

Zoning Profile

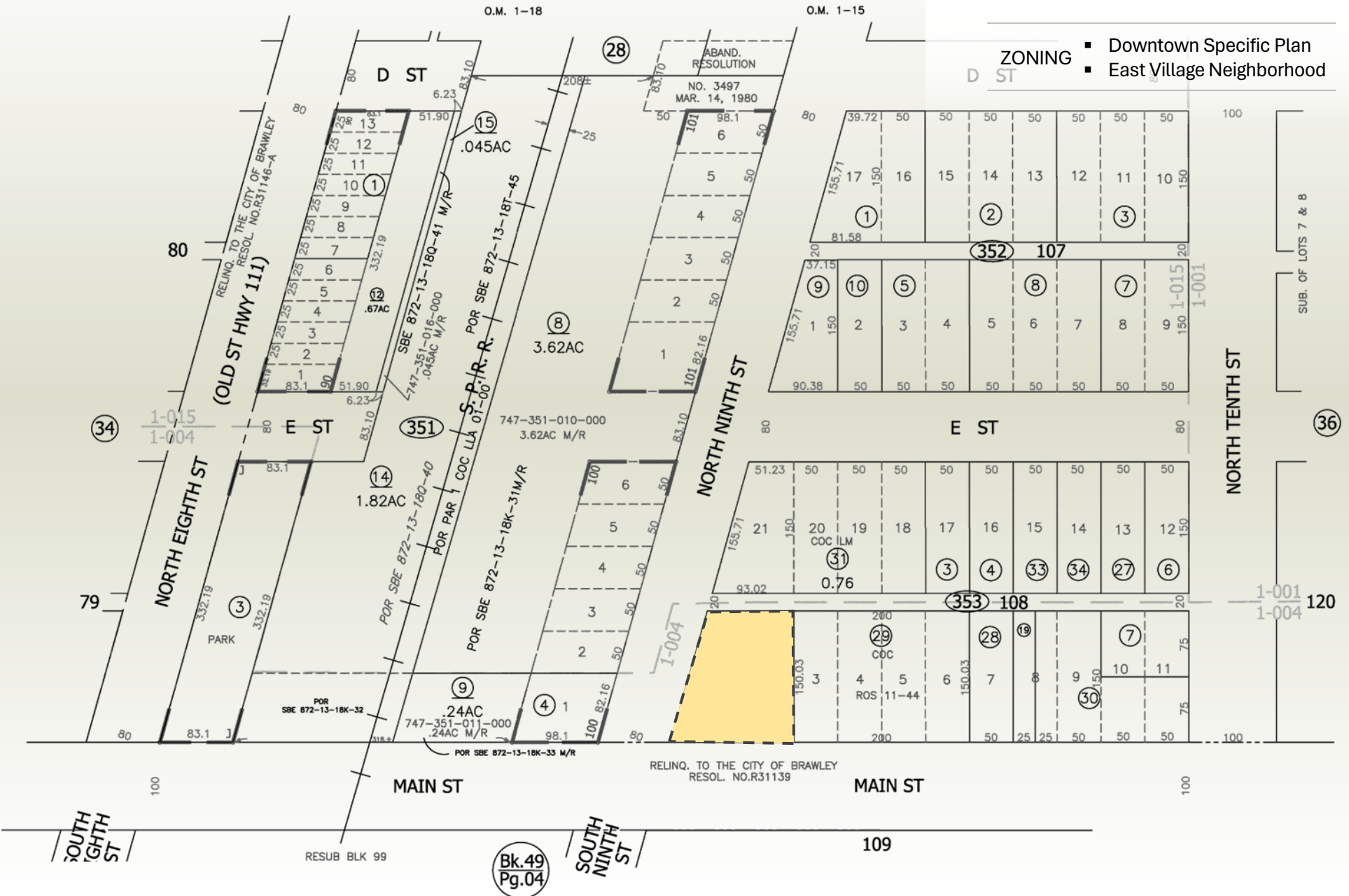
901 Main Street

Parcel Map

LOT SIZE ■ 18,282 SF

APN ■ 047-353-032-000

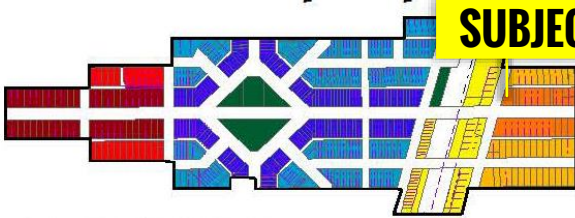
ZONING ■ Downtown Specific Plan
 ■ East Village Neighborhood



Zoning Map

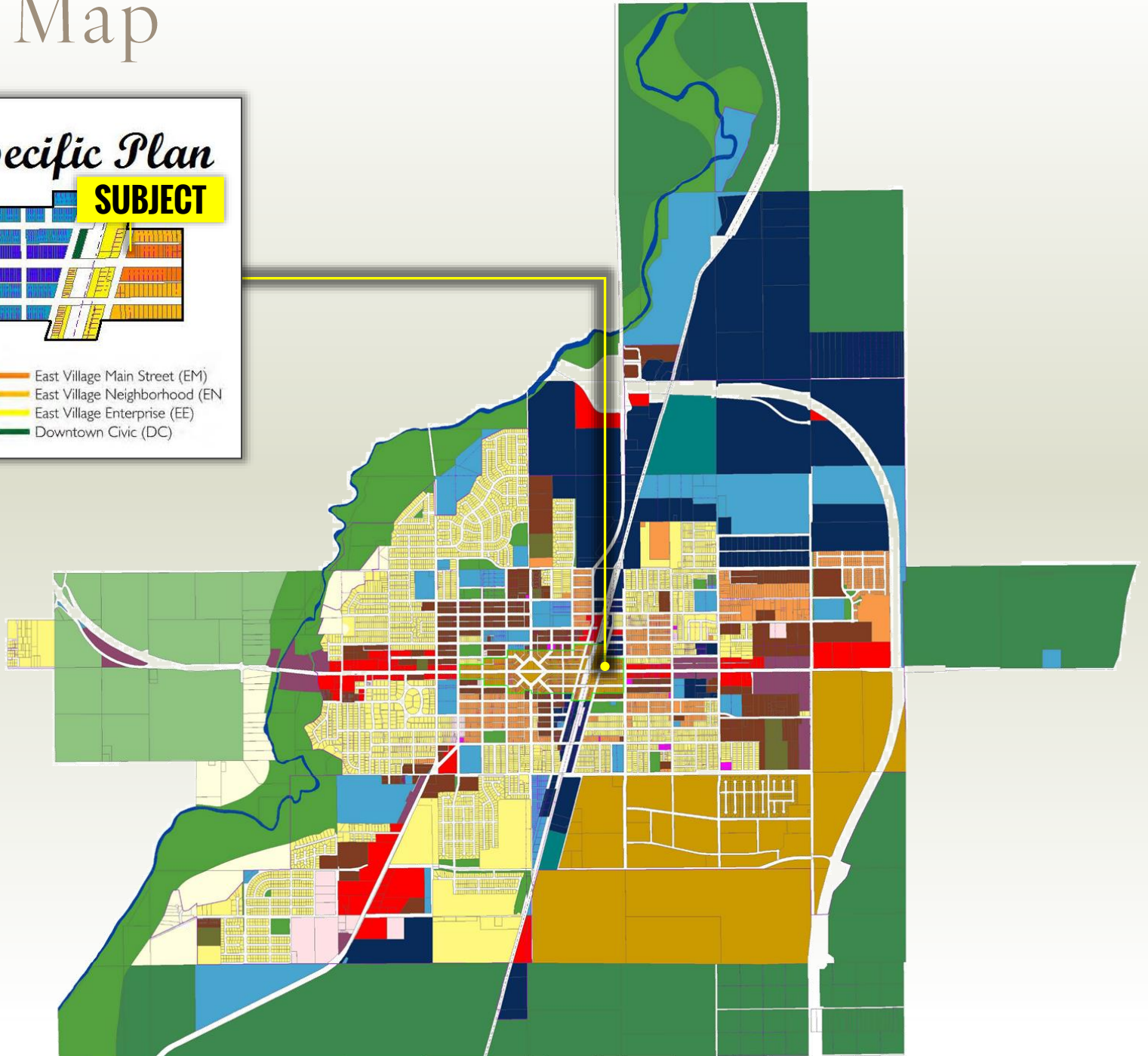
Downtown Specific Plan

SUBJECT

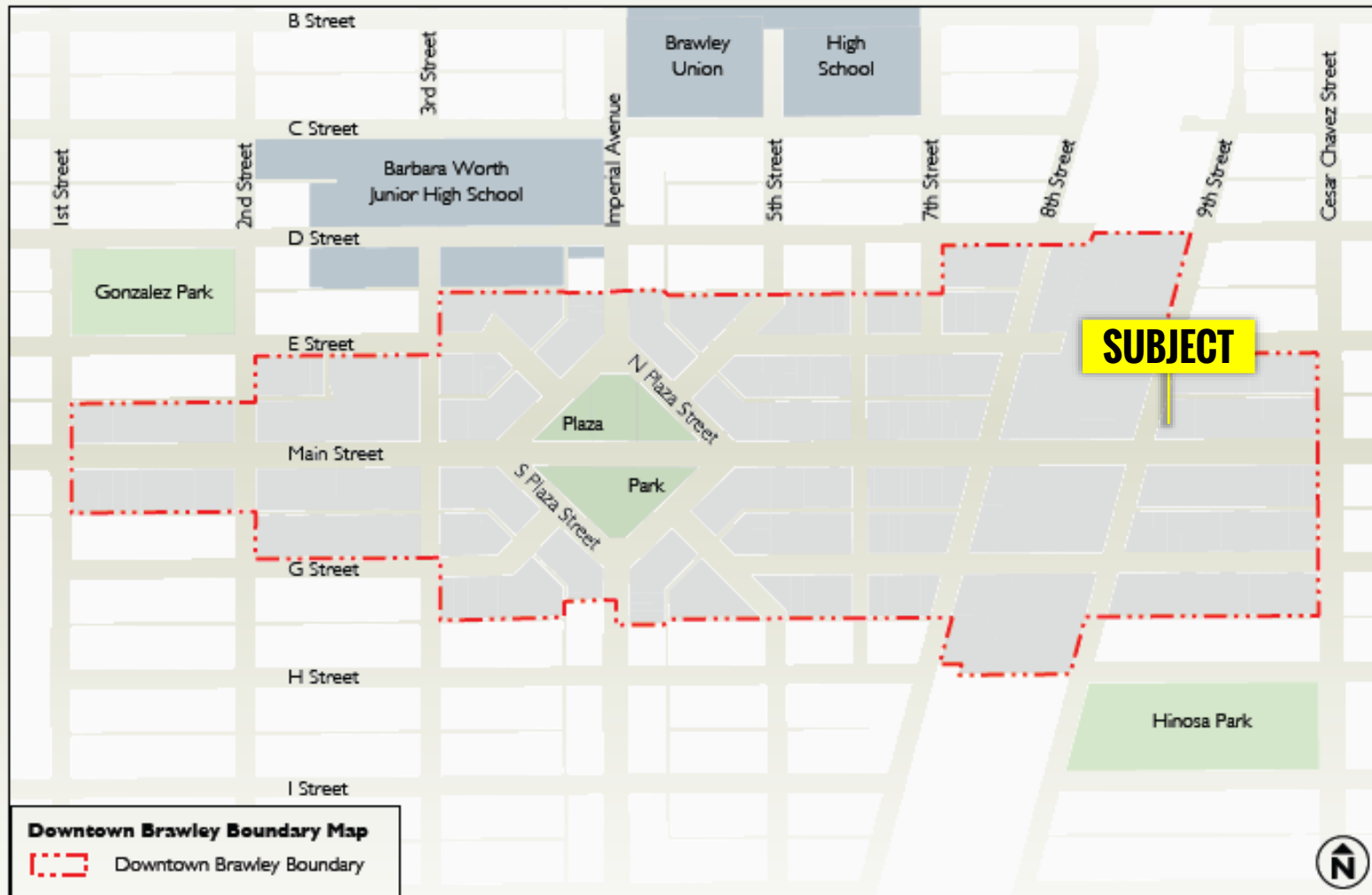


Regulating Plan: Building Frontages

- | | |
|--------------------------------|--------------------------------|
| West Village Main Street (WM) | East Village Main Street (EM) |
| West Village Neighborhood (WN) | East Village Neighborhood (EN) |
| Civic Center Main Street (CM) | East Village Enterprise (EE) |
| Civic Center Neighborhood (CN) | Downtown Civic (DC) |



Downtown Specific Plan





Location Overview

901 Main Street





Brawley, CA

Nestled in California's Imperial Valley, our city has evolved into a thriving agricultural epicenter thanks to community spirit and agricultural innovation. Its strategic location not only connects residents to Southern California's diverse landscapes and attractions but also serves as a crossroads for cultural and recreational activities. Our dedication to fostering economic development and community well-being makes it a vibrant place where tradition and progress blend.



26,431
POPULATION



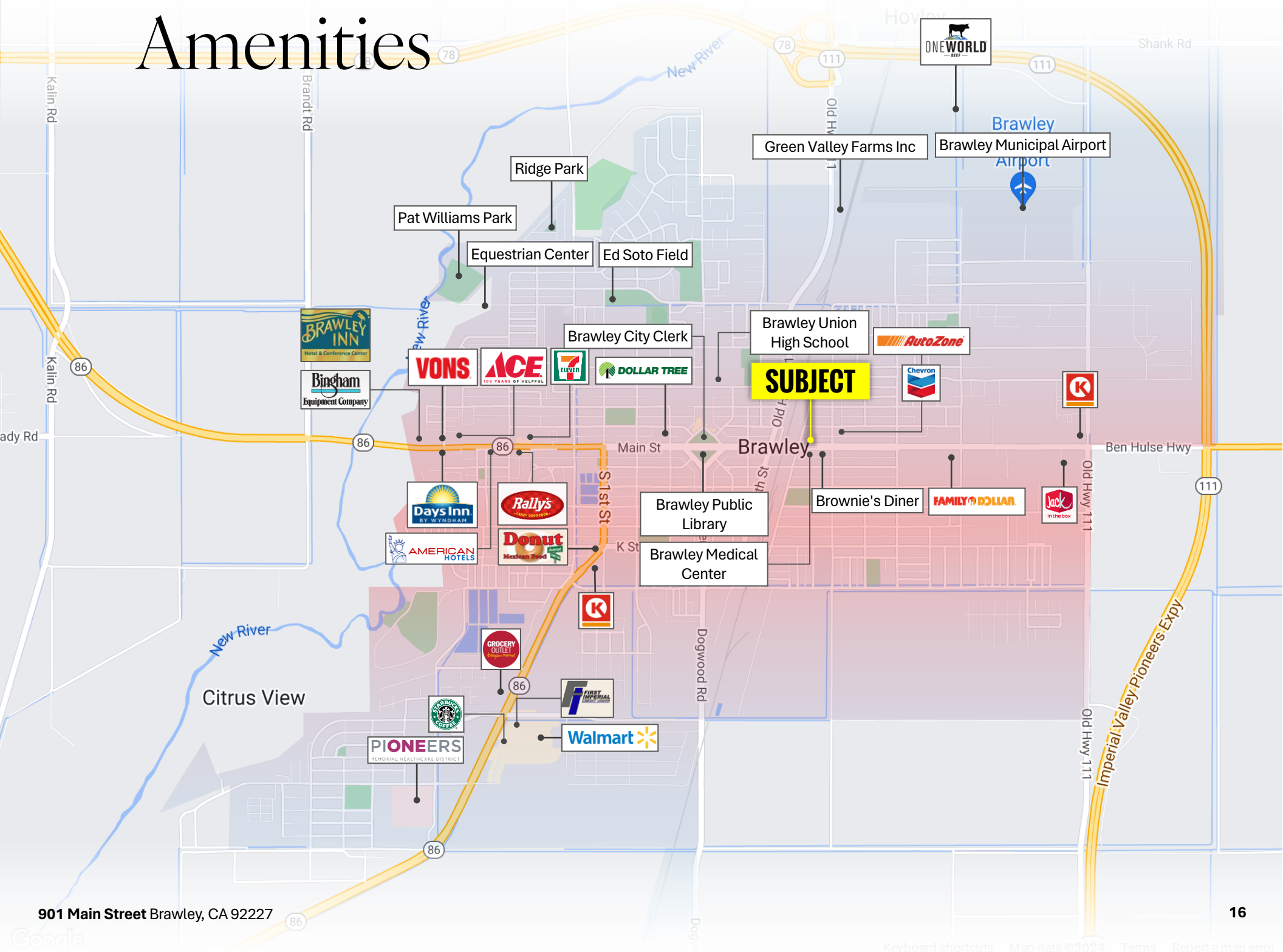
\$225,300
MEDIAN HOME PRICE



\$50,964
MEDIAN INCOME

Brawley is located in the Colorado Desert and Lower Colorado River Valley regions. The city's elevation, like other Imperial Valley towns, is below sea level. It is 13 miles (21 km) north of El Centro, about 70 miles west of Yuma, Arizona, 95 miles southeast of Palm Springs and 130 miles east of San Diego.

Amenities



901 Main Street Brawley, CA 92227

Tourism Basecamp

Glamis Sand Dunes

30-minute drive for off-roading and exploration

Baja California

The beauty of Mexico within a 50-min drive

Palm Springs

Picturesque locations just 90 minutes away

San Diego

2 Hrs. to the vibrant city & beautiful beaches

Big Bear

Enjoy snow sports three hours away

Las Vegas

Experience the excitement 5hr drive



Local Economy

Imperial County is located in the southeastern corner of the state of California, USA. It shares borders with Mexico to the south and the state of Arizona to the east. The county seat is the city of El Centro. Imperial County is known for its desert landscapes, agriculture, and its position as a border region. It has a relatively low population compared to other counties in California but plays a significant role in agriculture, particularly in the production of crops such as lettuce, broccoli, carrots, and onions. The county also hosts several military installations, including the Naval Air Facility El Centro and the Chocolate Mountain Aerial Gunnery Range. Additionally, the Salton Sea, one of the largest inland seas in California, partly lies within Imperial County.

MAJOR INDUSTRIES

- Agriculture
- Agribusiness
- Renewable Energy
- Government and Military
- Tourism





Valley Medical Pharmacy

EL SOL MARKET
BY THE PEOPLE FOR THE PEOPLE

Brawley Public Library

Ciudad Plaza



Brawley Union High School District

Social Services Job Link Center

Work Dev Office

Brawley Fire Department

Gargiulo Farms

21,109 VPD

MAIN STREET

9TH STREET



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