ESTABLISHED SELF-SERVE CAR WASH

FOR SALE | Real Estate & Business

27989 Leidig Ct, Hayward, CA



SALE PRICE	BUILDING SIZE	LOT SIZE	YEAR BUILT	APN
$1,600,000 ($126/SF)	± 1,554 SF	± 12,700 SF (±.29 acres)	1967	453-95-15-1

THE IVY GROUP
Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM
tim@theivygroup.com | 510.213.8883
CA DRE #01784630

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 27989 Leidig Ct, Hayward, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

HIGHLIGHTS

A rare opportunity to acquire the real estate and operating business of an established self-serve car wash in the South Hayward submarket of the San Francisco Bay Area. Offered together — land, building, and business — the asset suits owner-operators, regional car wash operators, and 1031 exchange buyers seeking a special-purpose, cash-flowing property with owner-user financing potential and durable long-term real estate value in a supply-constrained infill market.

INVESTMENT HIGHLIGHTS:

- Combined sale — land, ± 1,554 SF special-purpose building, and the established self-serve car wash business
- South Hayward location, under one mile from South Hayward BART
- Established self-serve operation with multiple wand bays and self-serve vacuum islands
- Gross revenue: ±$280,000 (seller-provided, unaudited)
- Semi-absentee operating model with low staffing requirements
- Infill South Hayward parcel with long-term real estate and repositioning optionality

Asset Type	Special-purpose automotive — self-serve car wash
Submarket	South Hayward, Alameda County, California
Building Size	± 1,554 SF
Lot Size	± 12,700 SF (± 0.29 acres)
Zoning	Neighborhood Commercial (CN)
Offering	Real estate + business + fixtures & equipment
Environmental	Clean phase one report available



PROPERTY PHOTOS









CONTACT EXCLUSIVE AGENT

FOR DETAILS AND TOUR

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975 Corporate Way | Fremont, CA 94539

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