

Colliers
INTERNATIONAL

13200 LOCKE ROAD
LOCKEFORD • CALIFORNIA 95237

EXCLUSIVELY OFFERED BY:

JACOB FRIEDRICH

Associate
+1 209 475 5130 Direct
jacob.friedrich@colliers.com
CA License No. 02017662

ADAM LUCATELLO

Senior Vice President
+1 209 475 5118 Direct
adam.lucatello@colliers.com
CA License No. 01336956

ANDY HODGSON

Senior Vice President
+1 209 475 5129 Direct
andy.hodgson@colliers.com
CA License No. 01796017

SELF-SERVICE CAR WASH

NEW REDUCED PRICE: \$162,500

COLLIERS INTERNATIONAL

3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com

CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum (the “Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Colliers International (“Colliers”) as part of Colliers’ efforts to market for sale the real property located at 13200 Locke Road, Lockeford, CA 95237 (“The Property”). Colliers is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Colliers also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Colliers, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Colliers.

PLEASE NOTE THE FOLLOWING:

Colliers, the owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Colliers and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or

prospective tenants, (3) physical condition, (4) compliance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Colliers may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Colliers will provide the Recipient with copies of all referenced contracts and other documents. Colliers assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property.

More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Colliers and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Colliers reserves the right to return of this Memorandum and the material in it and any other material provided by Colliers to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

Address: 13200 Locke Road
Lockeford, CA 95237

APN: 019-020-010

Bays: 2

Amenities Vacuum, Air Compressor, & Vending

Land Area (acres): ±0.14 Acres

Land Area (sf): ±6,240 SF

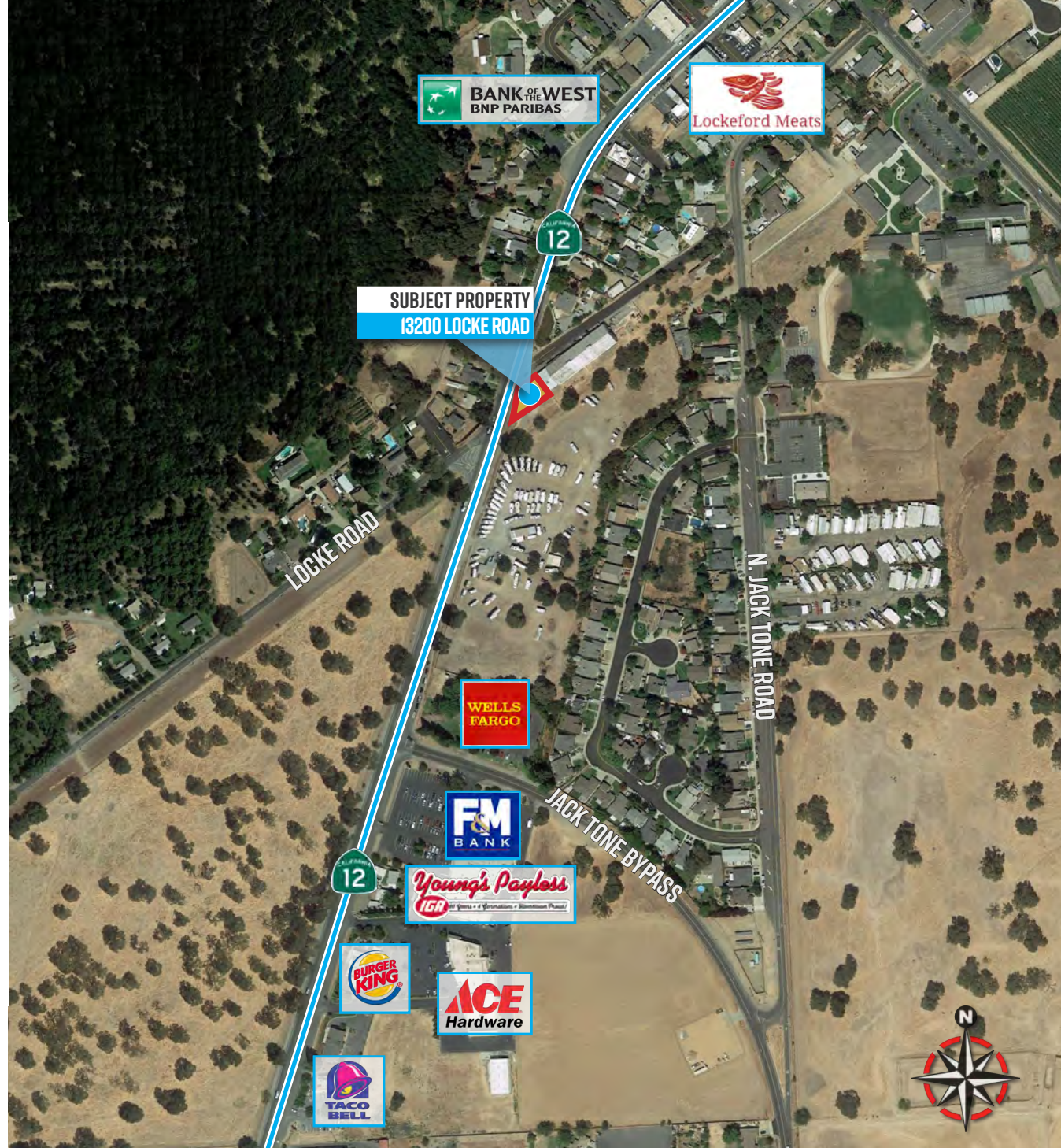
Zoning: CG, General Commercial
(San Joaquin County)

Water: Lockeford CSD

Sewer: Lockeford CSD

Electricity: PG&E

Gas: PG&E



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Property
Summary

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Offering Summary:

The Lockeford Car Wash is located along Highway 12 in Lockeford on a high visibility parcel. The property presents several income generating components including the two car wash bays, two vacuum cleaners, an air station, and four vending machines for fragrances and towels. The car wash accepts quarters and credit cards for added customer convenience.

Ownership has placed over \$25,000 of improvements into the property including a new change machine, meter boxes, LED lighting, paint, signage, and reinforced cages around meter boxes, change machine and office. The new owner may choose to implement other income producing activities on-site including leasing space to a food truck, leasing advertisement space, or even conducting a full car detailing service. For the local entrepreneur, this is a fantastic opportunity!

Investment Highlights:

- Two (2) bays
- \$20,000 in operational improvements
- Site accepts credit cards
- Potential to gross \$2,500 per month
- Great lot visibility
- Traffic Count - 15,822 ADT (2018)

Property Photos:



The
Property



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