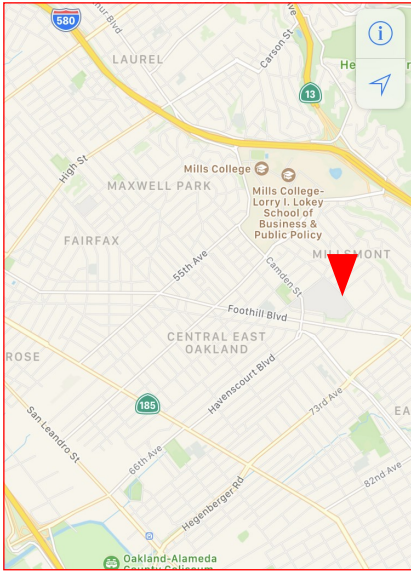


**FOR SALE: Car Washing Facility/Development Opportunity**  
**5625 Foothill Blvd, Oakland, CA**



Brad Banker  
BRE: 01985920  
Bbanker@lcbassociates.com  
510-763-7090 ext. 215





**5625 Foothill Blvd** offers a unique opportunity for both owner users and developers. Zoned CN3, the parcel can be built up to 45 feet with 21 units over ground floor retail (confirm with City of Oakland). It features 2 driveways, fully fenced parameter, and potential to add LED light fixtures. The Lot dimensions are 80x120.

There is also the ability for an owner user to operate a car wash with 4 car washing bays and an approved license with the City of Oakland.

Car Washing Info: Electrical service—3 phase 120/240

- 5 coin operation car washing bays with brush foam, triple foam wax, and low pressure system for tire cleaning/Pre-soak.
- Coin Operated Vacuums
- Water Softener System
- Detailing Booth
- Cargo Container with vacuum equipment currently stored inside
- Bill Change Machines– Dual Payout Feature

Size: 9,600 Square Feet

Asking Price: \$1,100,000.00

Seller financing requested—Attractive Interest rate for qualified investors.

**Current Income**

Tenant	Rent	Term
Carwash/Detailer	\$500.00/month plus utilities	Month to Month
Taco Truck	\$500.00/month plus portion of electric	Month to Month

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