

AVAILABLE
FOR SALE

6225 BINET DRIVE
CITRUS HEIGHTS, CA. 95621

~~\$1,900,000.00~~
\$1,750,000.00

+/- 8.5% CAP
NOI +/- \$150,000.00



BINET DRIVE

SUBJECT

Greenback Ln +/-43,000 VPD



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CENTURY 21
Select Real Estate, Inc.



Exceptional Car Wash Opportunity with Multiple Revenue Streams

THE PROPERTY

📍 6225 Binet Drive, Citrus Heights, CA. 95621

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Sacramento
City of Citrus
Heights



-/+3,468 SF
Building
-/+0.66 Acres



LC Limited Com-
mmercial
Additional
Permits in place
for site expansion



Car Wash
Income
Generating



\$1,750,000.00
+/-150,000 Net
+/-8.5% Cap

-/+3,468 SF on +/-0.66 Acres \$1,750,000.00



This freestanding car wash facility is located within the **City of Citrus Heights** and is located within 1/2 mile from HWY 50 / Mather Field Rd. exit.



This building offers **+/-3,778 SF of retail / warehouse space** with a **roll-up door** secured by the **fenced and gated yard** on +/-0.35 Acres.



The land is zoned limited commercial (LC). Verify applicability of intended uses with the municipality. The asking price is **\$1,750,000.00**



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FOR SALE: \$1,750,000.00





6225 BINET DRIVE

Citrus Heights
City Hall



Citrus Heights
Community Center



Daylight
Produce



Dignity Health



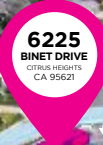
Burlington

KOHL'S

ROSS
DRESS FOR LESS®



Boomerang
Books



City
Market

BINET DR

GREENBACK LN

Walgreens

VAN MAREN LN

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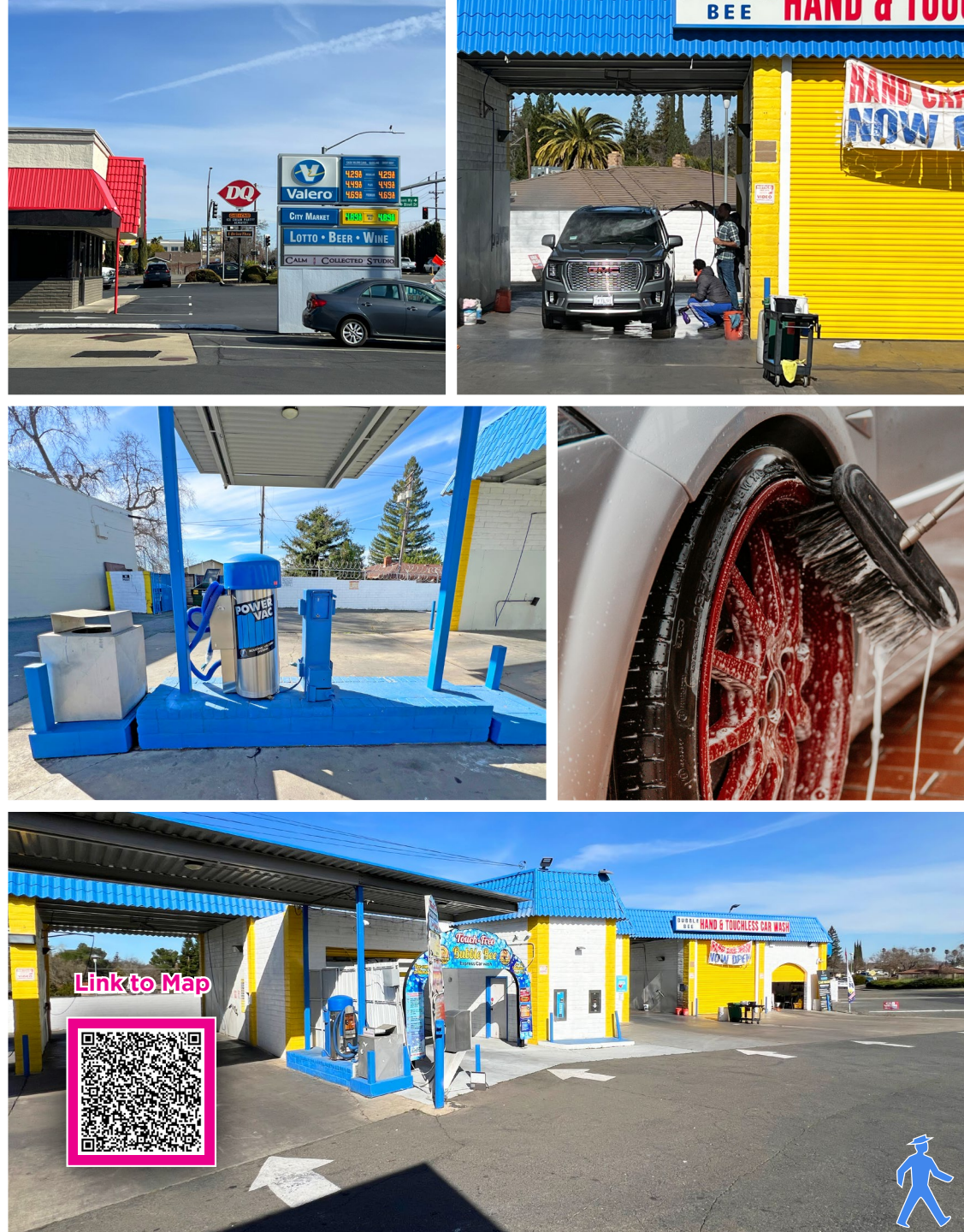


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THE BUILDING

- This **Free-Standing Car Wash Opportunity** offers the flexibility of multiple revenue flows. The layout offers a touchless car wash system as well as three bays of self serve car wash. The site also offers a detail facility and patron waiting area. There is an additional vacant bay that could be used for an additional revenue stream.
- The building is approx. **+/-3,468 SF** with a mixture of **touchless car wash, selfserve, Hand Wash and additional vacancy for additional revenue streams.** space. The property sits on **+/- 0.66 Acres** of land.
- Revenue generating car wash facility with untapped potential.
- Absentee Ownership





BUBBLE BEE

HAND CAR WASH

EXTERIOR ONLY
Including tires & wheels

CARS/SMALL SUV'S	20
LARGE SUV'S/PICKUPS	25
LIFTED/DUALLY PICKUPS	30
VANS/MINI BUS	40

FULL SERVICE
Including tire & wheels

CARS/SMALL SUV'S	30
LARGE SUV'S/PICKUPS	35
LIFTED/DUALLY PICKUPS	40
VANS/MINI BUS	60

Hours 9AM - 5PM



THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

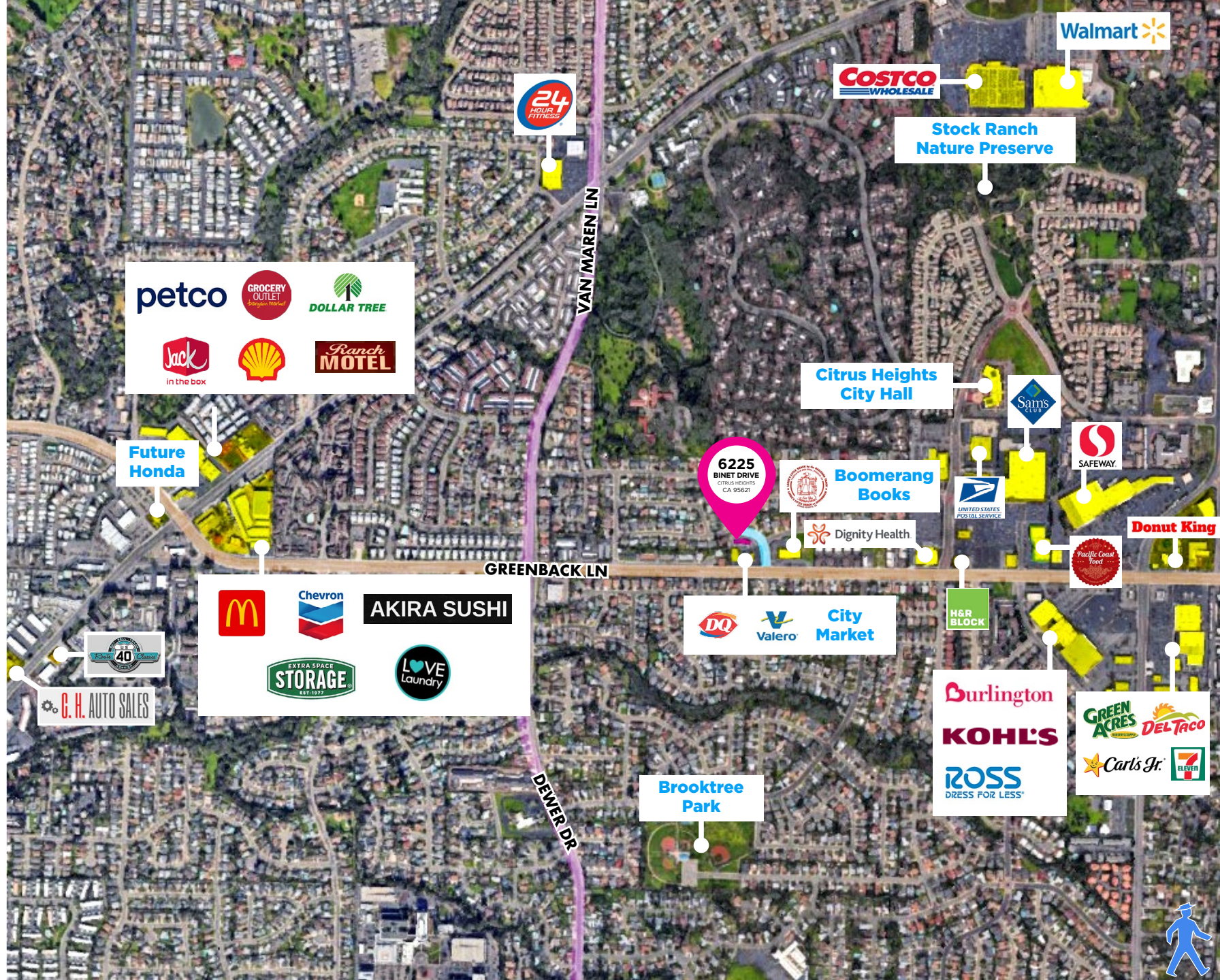
This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



DEMOGRAPHICS

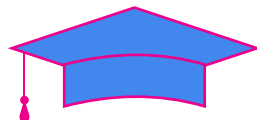
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



- 36% Some College, No Degree
- 17% Bachelor's Degree
- 24% High School Graduate
- 8% Advanced Degree
- 9% Some High School, No Diploma
- 6% Associate Degree

HOUSE HOLD INCOME



5 mile 2024 Households

< \$25K	19,438
\$25K - 50K	24,034
\$50K - 75K	26,598
\$75K - 100K	20,695
\$100K - 125K	17,585
\$125K - 150K	11,585
\$150K - 200K	12,870
\$200K+	12,293

RESIDENT POPULATION



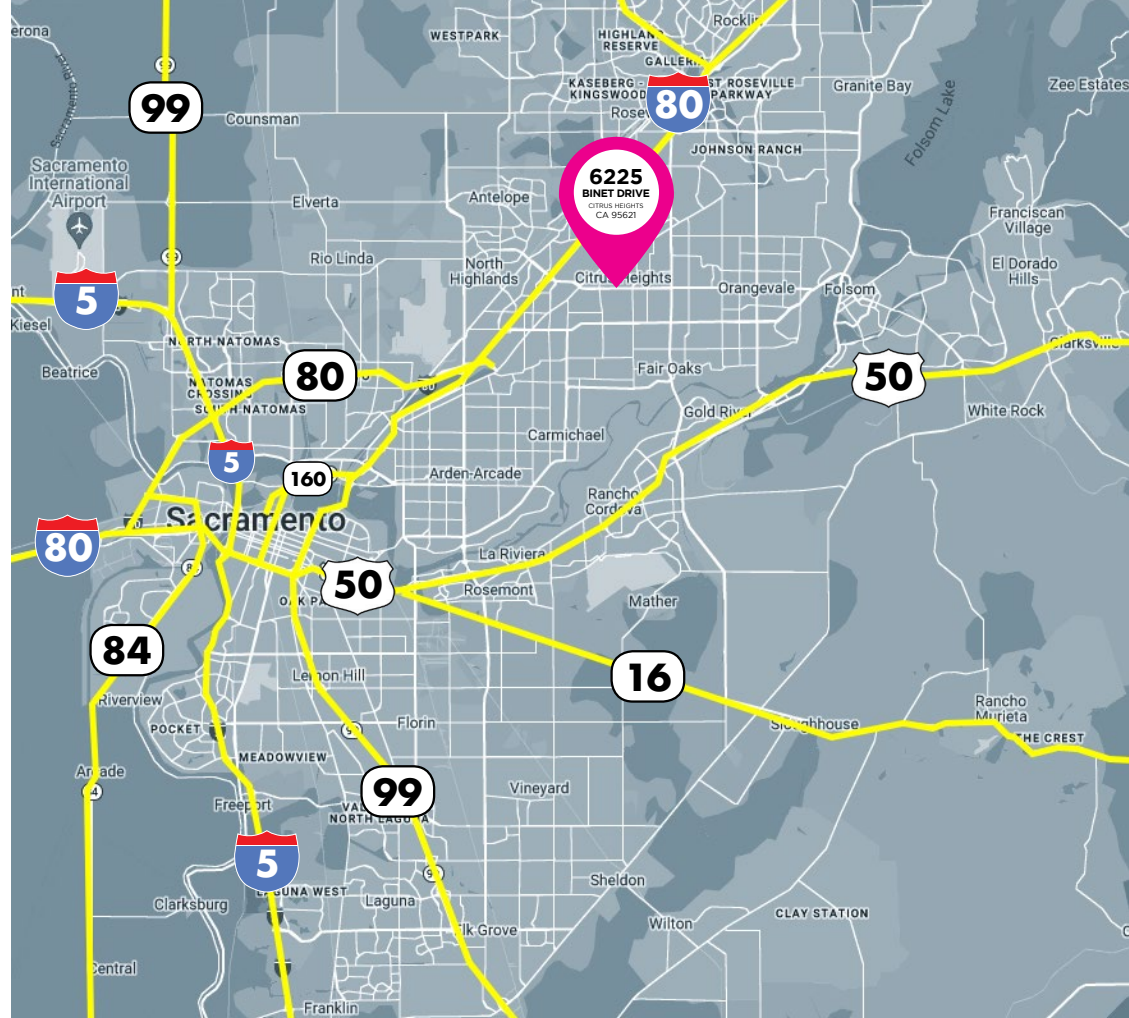
5 mile Population 2024

2024	391,902
2024	386,253
2029	389,973

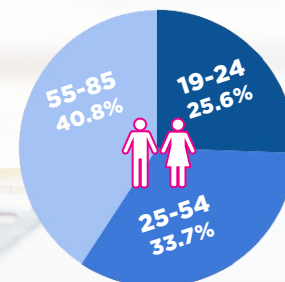
TRAFFIC COUNT



-/+ 43,354



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	29,968
5 mile	144,411
10 mile	359,623



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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