

For Sale



Established Car Wash
Portfolio on Main Street

2806 N. Main St and 1806 & 1808 S. Main St | Roswell, NM 88201

WESTERN STATES
COMMERCIAL REAL ESTATE

Summary

Sale Price **\$2,995,000**

Type Retail

Use Car Wash

Lot Sizes .548 AC (North) & 1.008 AC (South)

Year Built 1981 (North), 2008 (Southern Automatic), 1990 (Southern Self-Serve)

County Chaves

Sale Type Owner User

Addresses 2806 N. Main St
1806 & 1808 S. Main St

Property Highlights

- Car Wash Portfolio for Sale in Roswell, NM.
- Two Locations capture both the North and the South side of town
- The Northern location features a detailed Alien theme which capitalizes on Roswell's UFO heritage
- Both locations feature automatic bays as well as self-serve bays
- Both locations feature an equipment room, private restroom, and climate-controlled offices
- Both locations are very well maintained and are fully operational and profitable
- Both locations benefit from a dedicated client base as well as being well positioned on Main St., the primary retail corridor in Roswell

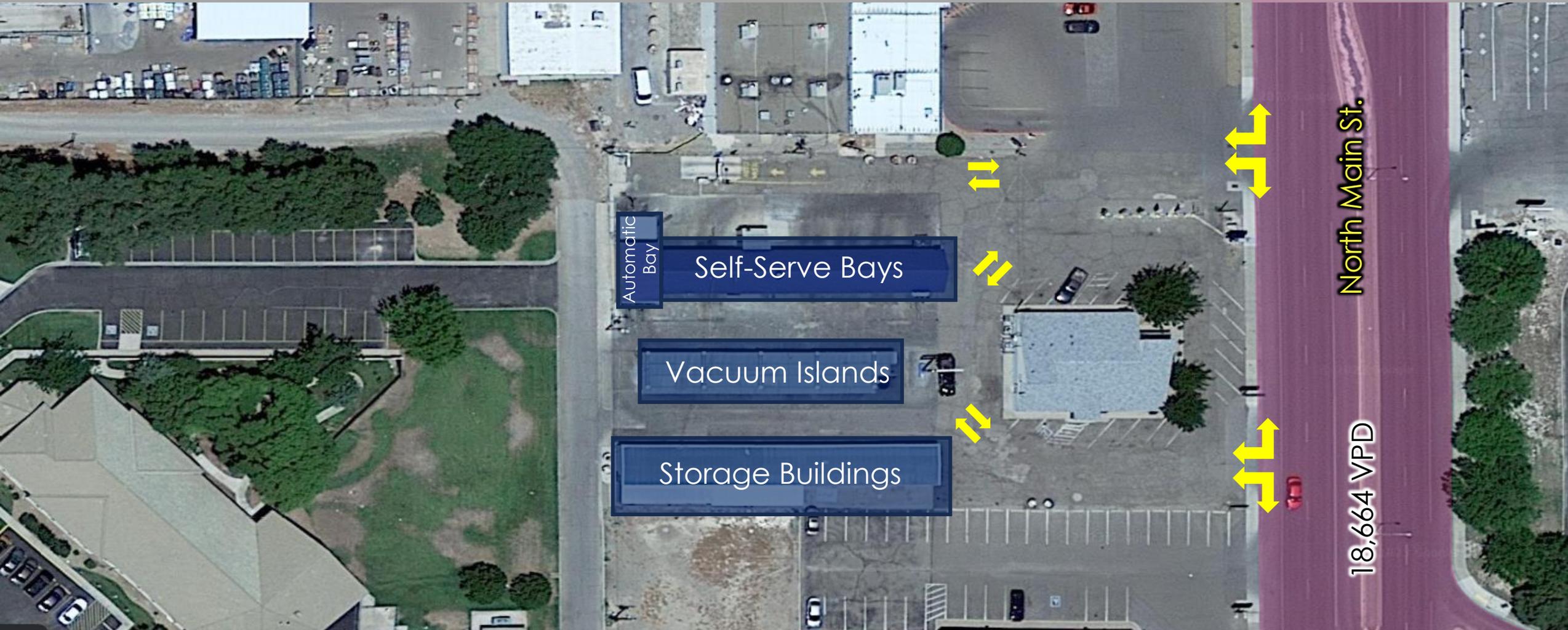
Car Wash Portfolio — 2 Locations

2806 N. Main St | Roswell, NM



Car Wash Portfolio — 2 Locations

2808 N. Main St.
Aerial



Car Wash Portfolio — 2 Locations

2808 N. Main St.
Summary

Property Summary

Lot acreage	.548
Year Built	1981
Building SF	4,404 SF
Storage Building SF	3,000 SF
Security System	7 Digital Cameras, CCTV (Color) with Hard Drive

Automatic Bay

Type	WashWorld Razor Edge - Self-Serve Touchless In-Bay Automatic Car Wash
Equipped With	LumenArch and SpectraRay LED Lights, Virtual Assistant, Self-Aligning Technology, Tri-Color Foam Systems, Spot Free Rinse, 3 High-Powered Blow Dryers
POS System	Hamilton Gold Line Pay System with Pay Assist, Credit/Debit, and Cash Accepted
Bays	1

Self-Serve Bays

Type	Self Serve
Bays	6
Equipment in Bays	LED Lighting, high pressure/foamy brush brooms, presoak system, tire cleaner system, spot free system, gun-style spray wand, instructional signage
Drying Islands	7
Vacuum Types	JE Adams Super Vacs & 1 Coleman Carpet Shampooer (2021)

Property Highlights

This car wash was painted and themed to coincide with the long running theme that is so unique to Roswell — Aliens. Every detail was considered, from the signage, to the exterior paint, to the small, unique Aliens that are spread around the property. Along with this unique theme, the car wash is equipped with an Automatic, Touchless Bay, 6 Self-Serve Bays, and a row of Drying Islands. In addition to this there is a large storage garage that runs the length of the southside of the property.







Car Wash Portfolio — 2 Locations

2808 N. Main St.
Aerial



Car Wash Portfolio — 2 Locations

2808 N. Main St.
Aerial



Car Wash Portfolio — 2 Locations

1806 & 1808 S. Main St | Roswell, NM



Car Wash Portfolio — 2 Locations

1806 & 1808 S. Main St.
Aerial



Car Wash Portfolio — 2 Locations

1806 & 1808 S. Main St.
Automatic Bays Summary

Lot acreage	.46
Year Built	2008
Building SF	1,800 SF
Drying Canopy Sf	600 SF
Security System	3 Digital Cameras, CCTV (Color) with Hard Drive & Wifi Access

Car Wash Equipment

Type	WashWorld Razor Edge - Self-Serve Touchless In-Bay Automatic Car Wash
Equipped With	LumenArch and SpectraRay LED Lights, Virtual Assistant, Self-Aligning Technology, Tri-Color Foam Systems, Spot Free Rinse, 3 High-Powered Blow Dryers
POS System	Hamilton Gold Line Pay System with Pay Assist, Credit/Debit, and Cash Accepted
Bays	2



Car Wash Portfolio — 2 Locations

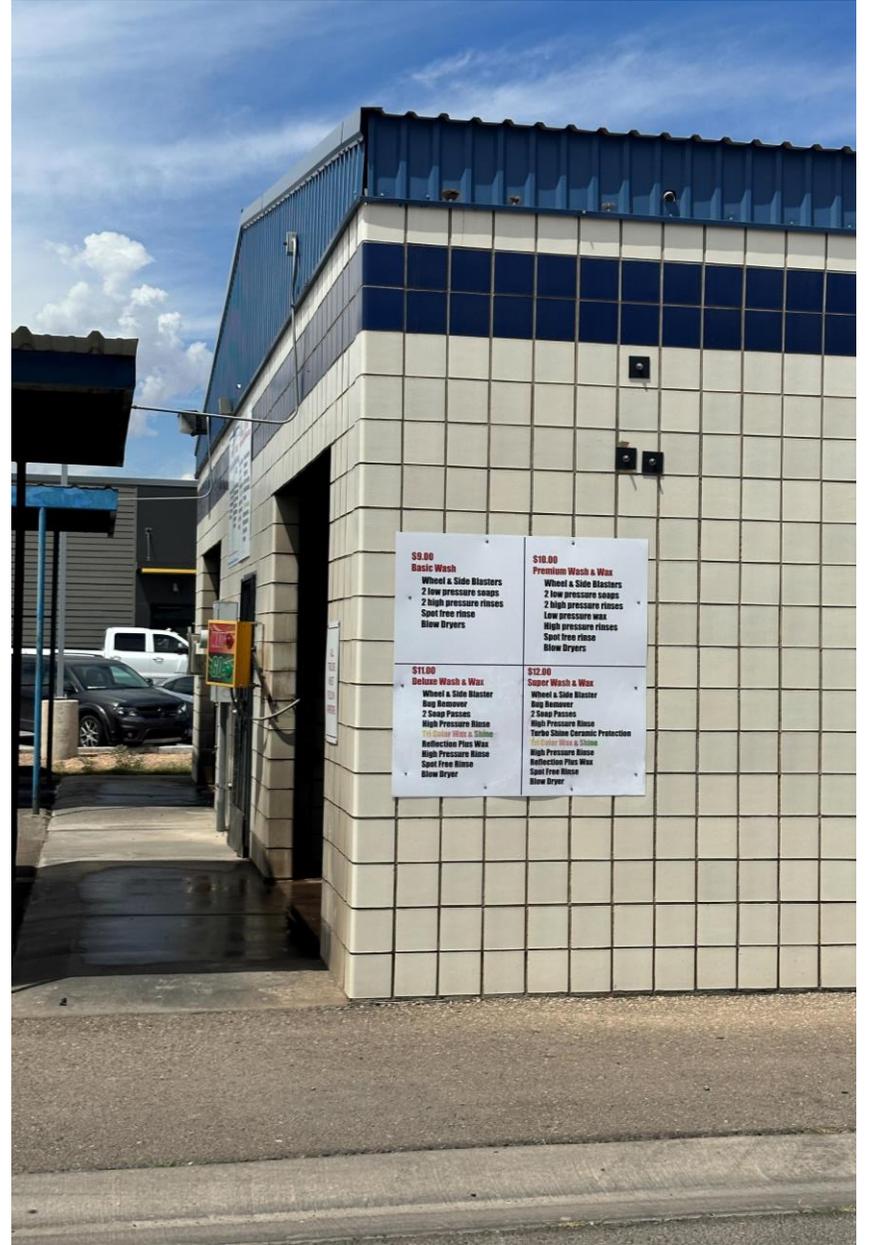
1806 & 1808 S. Main St. Self-Serve Bays Summary

Lot acreage	.548
Year Built	1990
Car Wash Building SF	3,028 SF
Drying Canopy SF	2,000 SF
POS System	Coin-Operated Pay Systems 2 Tandem Hamilton Bill Changers
Security System	7 Digital Cameras, CCTV (Color) with Hard Drive & Wifi Access
Additional Equipment	7 Vending Machines Featuring: AmorAll Products, truck towels, microfiber towels, Vendco Cold Drink Vendor

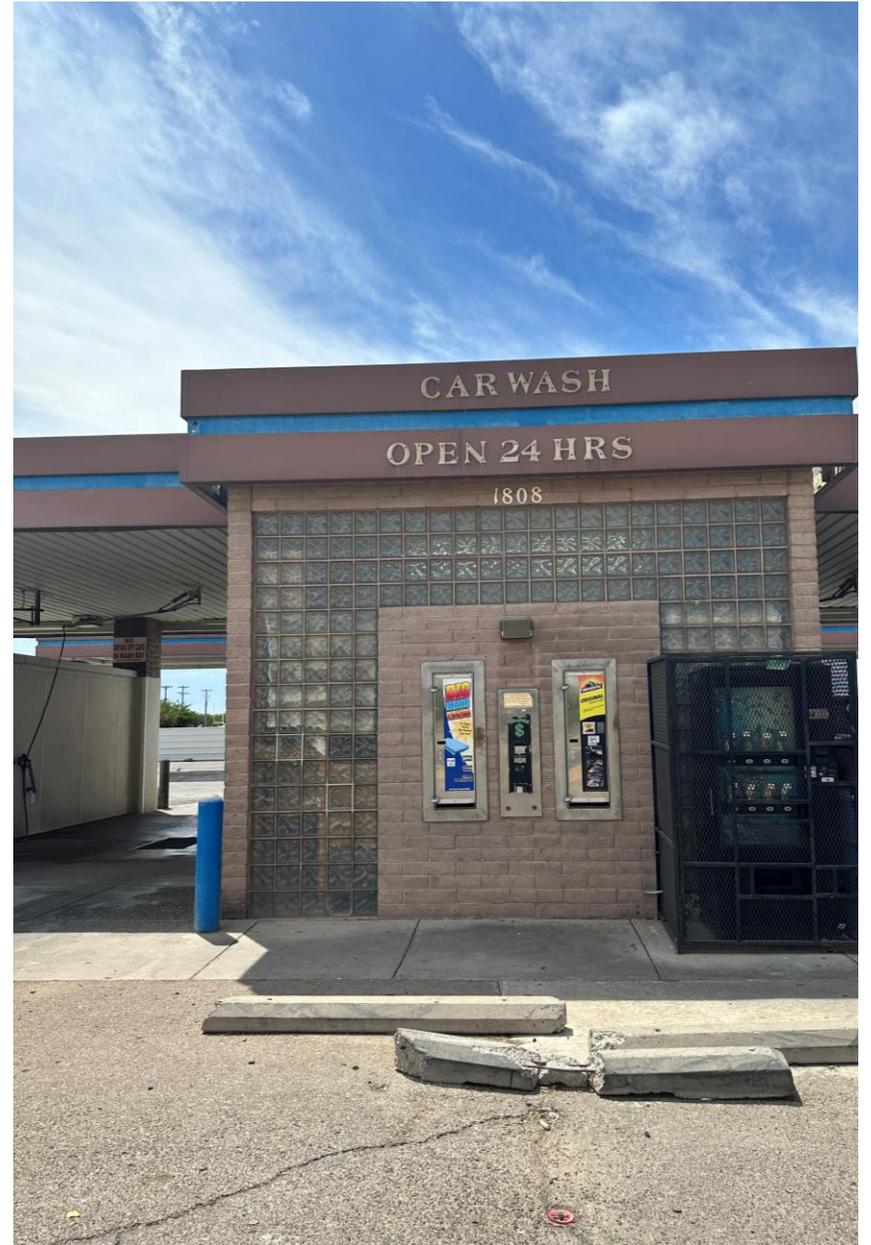
Car Wash Equipment

Type	Self Serve
Bays	6
Equipment in Bays	LED Lighting, high pressure/foamy brush brooms, presoak system, tire cleaner system, spot free system, gun-style spray wand, instructional signage
Drying Islands	7
Vacuum Types	JE Adams Super Vacs & 1 Coleman Carpet Shampooer (2021)











Car Wash Portfolio — 2 Locations

1806 & 1808 S. Main St.
Aerial



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Car Wash Portfolio — 2 Locations

Demographics

CITY, STATE

Roswell, NM

POPULATION

40,751

AVG. HH SIZE

2.73

MEDIAN HH INCOME

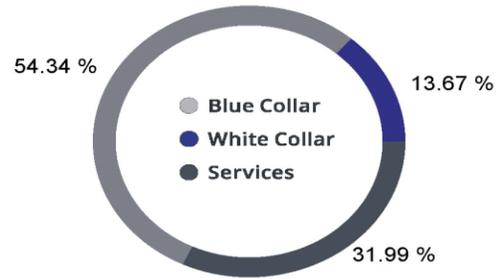
\$36,498

HOME OWNERSHIP

Renters: **4,809**

Owners: **9,704**

EMPLOYMENT



38.69 %
Employed

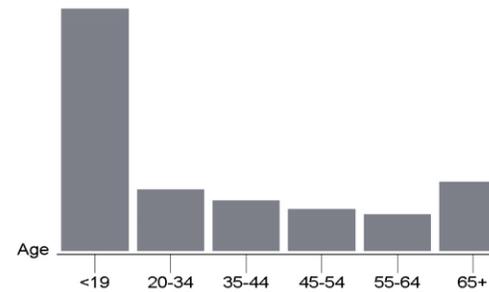
1.83 %
Unemployed

EDUCATION

High School Grad: **28.25 %**
Some College: **18.12 %**
Associates: **8.05 %**
Bachelors: **15.79 %**

GENDER & AGE

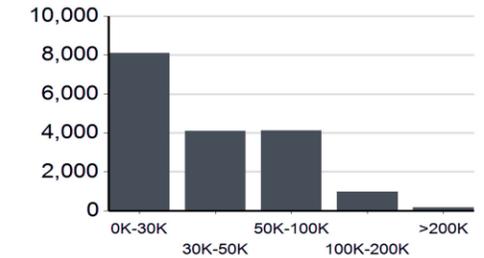
49.56 % **50.44 %**



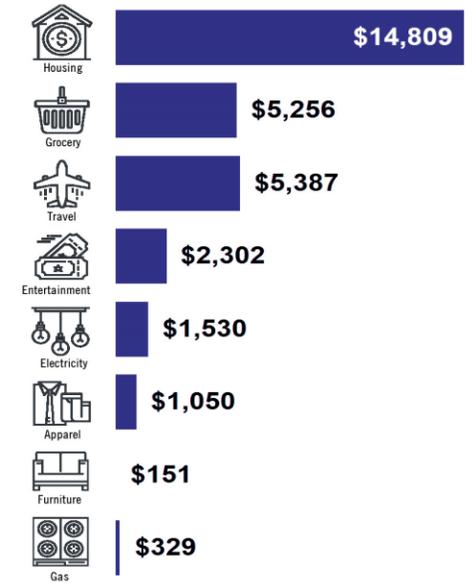
RACE & ETHNICITY

White: **36.98 %**
Asian: **0.01 %**
Native American: **0.12 %**
Pacific Islanders: **0.00 %**
African-American: **0.49 %**
Hispanic: **42.10 %**
Two or More Races: **20.31 %**

INCOME BY HOUSEHOLD



HH SPENDING



Car Wash Portfolio — 2 Locations

Roswell



Roswell is a city in, and the seat of, Chaves County in the U.S. state of New Mexico. Chaves County forms the entirety of the Roswell micropolitan area. As of the 2020 census it had a population of 48,422, making it the fifth-largest city in New Mexico. The city is also the location of an Eastern New Mexico University campus. Roswell's tourism industry is based on aerospace engineering and ufology museums and businesses, as well as alien-themed and spacecraft-themed iconography.

Since the first UFO sighting in the 1940s, Roswell has gained national recognition for being a place where interesting things happen. It's true - they have some of the best festivals in the world, outdoor recreation fit for adrenaline junky, and offer the opportunity to ski in the morning and golf in the afternoon. Chaves County is also known for having small-town values, for being a place where neighbors wave and people are genuinely friendly.

Finally, Roswell is home to the NM Military Institute. It is a State-Supported Military Institute founded in 1891 with about 1,000 Cadets. New Mexico Military Institute is a globally recognized, secondary and post-secondary learning institution for young men and women that instills excellence in leadership, academics, and physical development within a structured environment empowering students to thrive in a dynamic world.

WESTERN STATES

COMMERCIAL REAL ESTATE

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