



FOR SALE

WHITE CENTER CAR WASH INVESTMENT

10450 16TH AVE SW, SEATTLE

CBRE

PROPERTY OVERVIEW

OVERVIEW

CBRE is pleased to present the White Center Car Wash for sale, a highly functional and profitable self serve car wash operation.

Located on the main thoroughfare of 16th Avenue (average daily traffic of 22,000 cars), the property has significant exposure and features multiple points of ingress and egress, allowing the Car Wash to service both Northbound and Southbound customers.

Address: 10450 16th Ave SW, Seattle

Price: \$2,700,000

Cap Rate: 7.25%

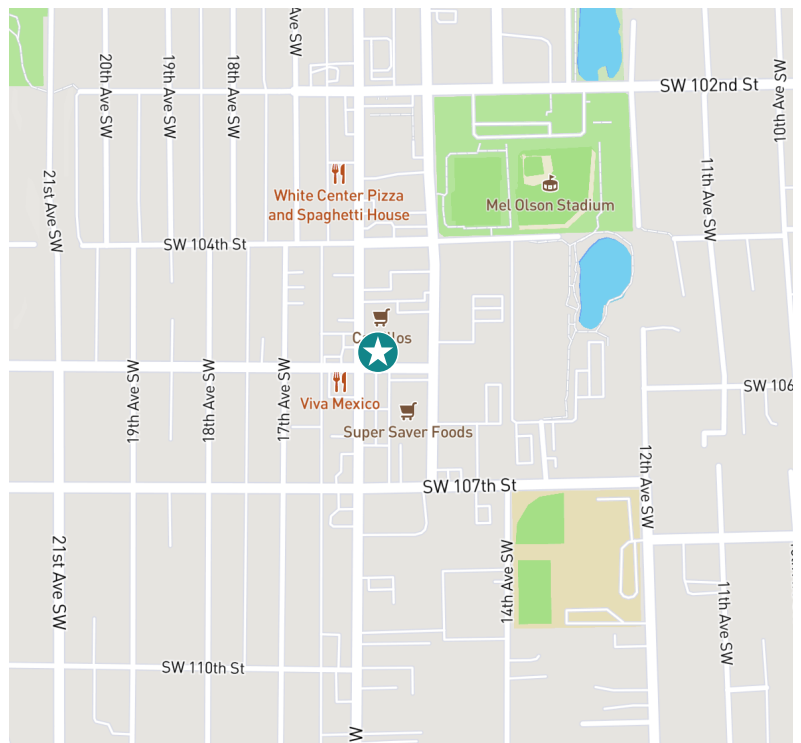
NOI: \$195,661

Lease Term: Owner Operated,
third party managed

Car Wash Bays: 6, self serve bays

Land Area: 13,570 SF

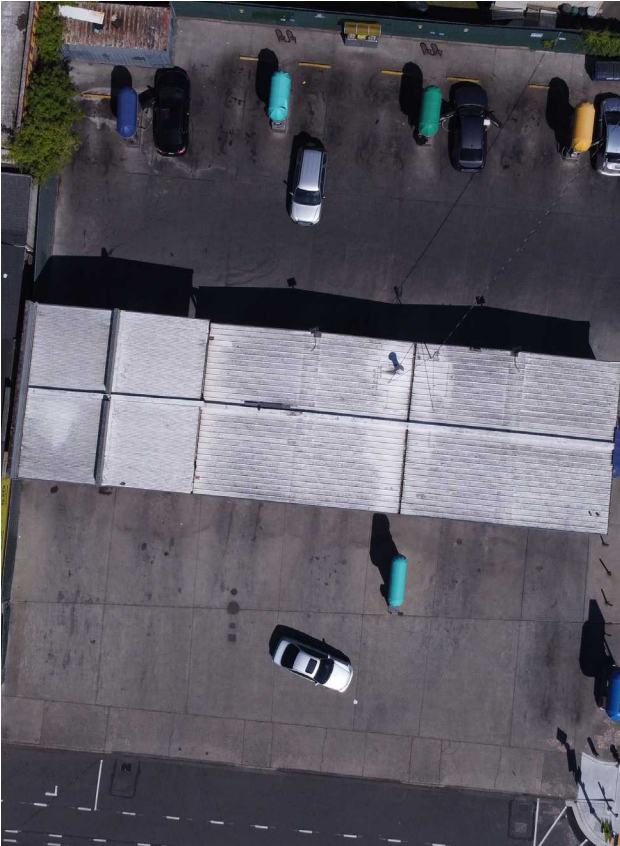
Zoning: CB



2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
BUSINESSES	509	2,928	8,640
EMPLOYEES	3,402	31,969	99,683
POPULATION	22,455	110,680	268,165
HOUSEHOLDS	8,219	42,936	103,993
AVERAGE HOUSEHOLD INCOME	\$137,273	\$147,758	\$153,011
DAYTIME POPULATION	15,696	94,244	259,594

Source: CBRE Fast Report/Esri 2025

PROPERTY PHOTO'S



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CONTACT US

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