

For Sale

**WESTERN STATES**  
COMMERCIAL REAL ESTATE



Established Car Wash  
Portfolio on Main Street

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

505-585-5700 | 315 Alameda Blvd NE, Suite F | Albuquerque, NM | [ws-cre.com](http://ws-cre.com)



## 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

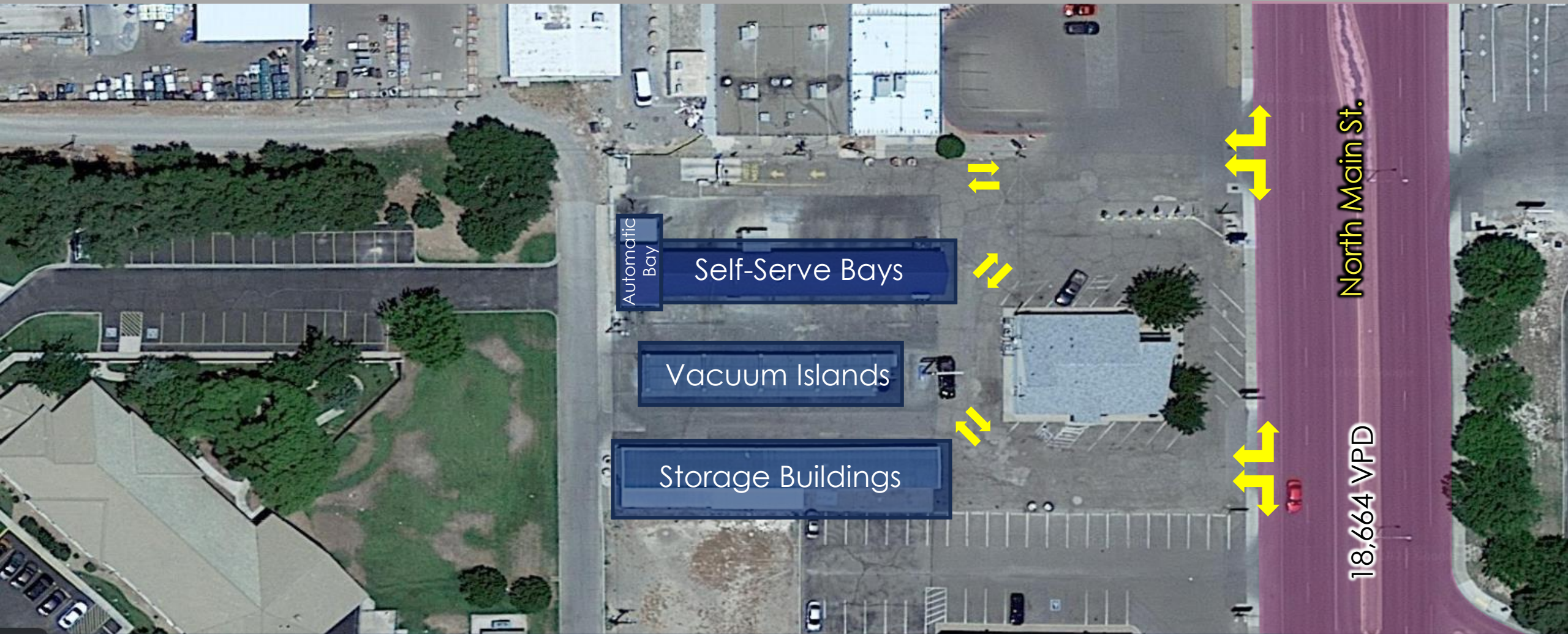
2806 N. Main St | Roswell, NM





# 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.















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# 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





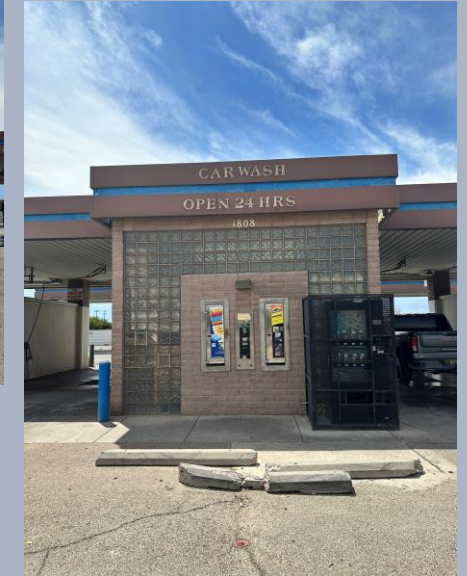
# Car Wash Portfolio — 2 Locations

## 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)

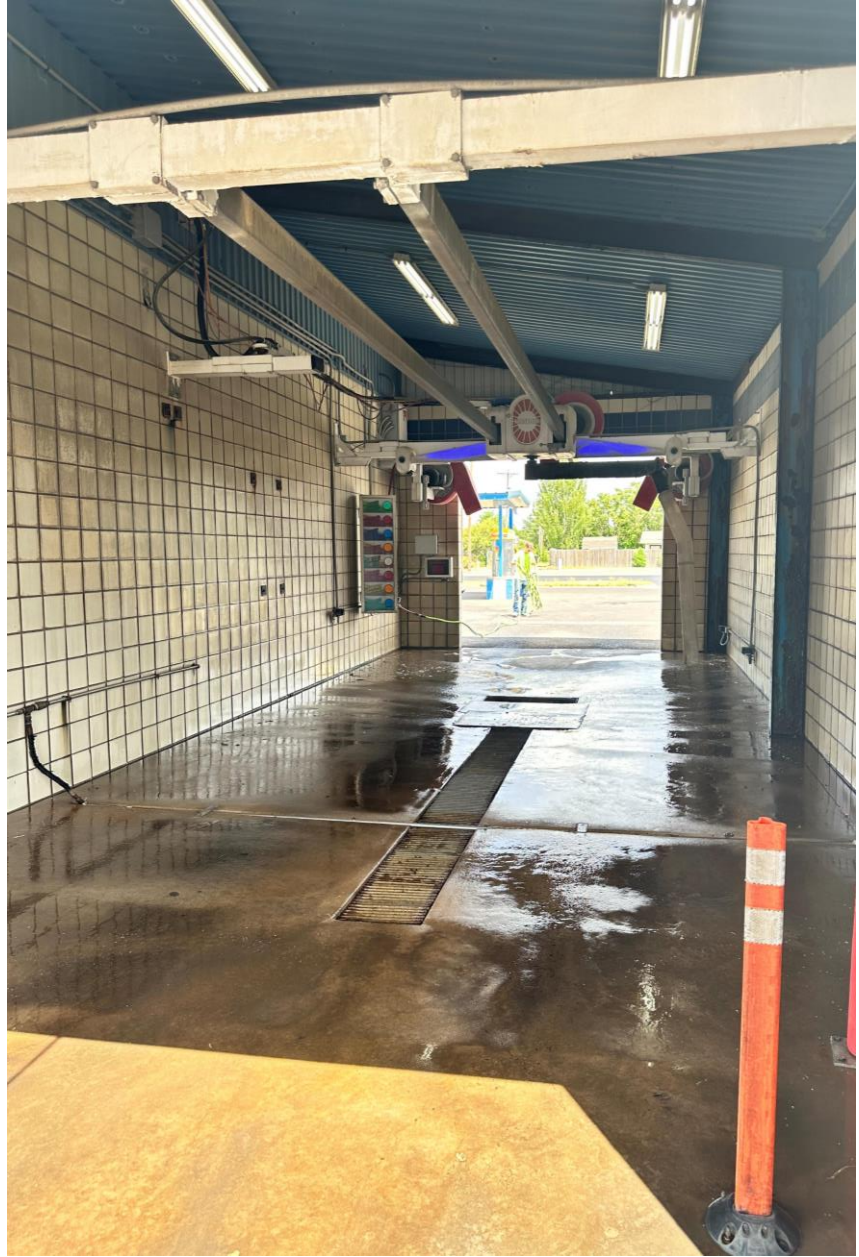






<b>\$9.00</b> <b>Basic Wash</b> Wheel & Side Blasters 2 low pressure soaps 2 high pressure rinses Spot free rinse Blow Dryers	<b>\$10.00</b> <b>Premium Wash &amp; Wax</b> Wheel & Side Blasters 2 low pressure soaps 2 high pressure rinses Low pressure wax High pressure rinses Spot free rinse Blow Dryers
<b>\$11.00</b> <b>Deluxe Wash &amp; Wax</b> Wheel & Side Blaster Bug Remover 2 Soap Passes High Pressure Rinse Turbo Shine Ceramic Protection Spot Free Rinse & Shine High Pressure Rinse Spot Free Rinse Blow Dryer	<b>\$12.00</b> <b>Super Wash &amp; Wax</b> Wheel & Side Blaster Bug Remover 2 Soap Passes High Pressure Rinse Turbo Shine Ceramic Protection Spot Free Rinse & Shine High Pressure Rinse Reflection Plus Wax Spot Free Rinse Blow Dryer















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## Car Wash Portfolio — 2 Locations

### CITY, STATE

Roswell, NM

### POPULATION

40,751

### AVG. HH SIZE

2.73

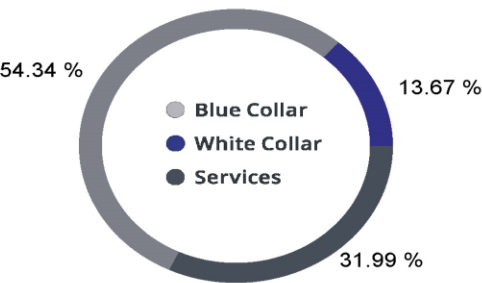
### MEDIAN HH INCOME

\$36,498

### HOME OWNERSHIP

Renters:	4,809
Owners:	9,704

### EMPLOYMENT



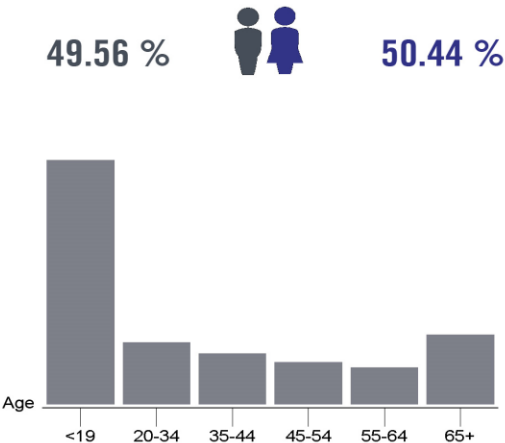
38.69 %  
Employed

1.83 %  
Unemployed

### EDUCATION

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

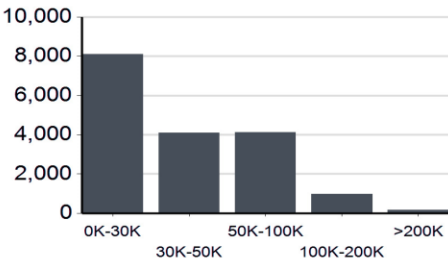
### GENDER & AGE



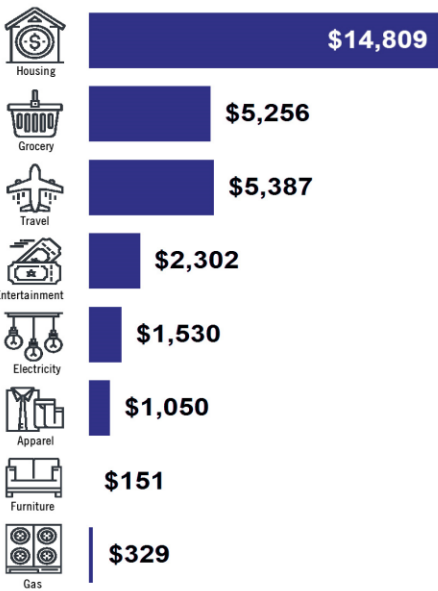
### RACE & ETHNICITY

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

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## COMMERCIAL REAL ESTATE

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