



**WAVEBRITE EXPRESS CAR WASH**

**6402 & 6410 SAN PEDRO AVE | SAN ANTONIO, TX 78216**

**INTERACTIVE OFFERING MEMORANDUM**



## EXCLUSIVELY LISTED BY



SIMON ASSAF  
Vice President & Director  
DIR +1 (949) 873-0275  
MOB +1 (909) 800-7139  
simon.assaf@matthews.com  
Lic No. BR663663000 (AZ)

Simon Assaf (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

PATRICK GRAHAM  
Broker of Record | Lic No. 528005 (TX)



# TABLE OF CONTENTS



SECTION  
**ONE**

**EXECUTIVE OVERVIEW**  
WAVEBRITE EXPRESS CAR WASH | SAN ANTONIO, TX



# INVESTMENT HIGHLIGHTS



## NEW CONSTRUCTION

Recently renovated with state-of-the-art equipment and converted into a WaveBrite car wash in 2024. This wash will have immediate upside once the Buyer completes renovations and opens the car wash.



## STRONG DEMOGRAPHICS

There is a population of  $\pm 319,276$  within a 5-mile radius of the property with predicted steady growth of approximately 1.3% between 2024-2029.



## E-COMMERCE RESISTANT

The car wash industry has thrived despite the presence of E-Commerce.



## HIGH TRAFFIC COUNTS

Prominently located on San Pedro Ave. right next to popular recreational activities like the San Pedro Drive Range and Golf Course, The Rollercade, and the Shearer Hills Walking Trail, this property sees  $\pm 39,280$  VPD.



## SPECIAL TAX ADVANTAGE - ACCELERATED DEPRECIATION

Under IRS Code Sections 179 & 168(k), these types of properties can qualify for business expense deductions up to 80 percent of the cost in the first year. Some car washes even qualify for “bonus depreciation” for personal property acquisitions in addition.\*

\*Matthews™ does not provide tax, legal or account advice. This is for informational purposes only and is not intended to provide or relied on for tax, legal or accounting advice.





**TARGET** **FLOOR DECOR** **ROSS** DRESS FOR LESS **LA FITNESS**  
**BEST BUY** **BARNES & NOBLE** **Guitar Center** **Chick-fil&** **FIVE BELOW**

**Walmart** Supercenter **THE HOME DEPOT** **WHATABURGER**  
**at home** **TJ-maxx**  
The Home Decor Superstore

**TOMMY'S**  
**RESTAURANT**

**NORTH STAR MALL**

**OLMOS BASIN GOLF COURSE**

**JCPenney** **Dillard's**  
 FOREVER 21 PACSUN SEPHORA EXPRESS  
 CHAMPS WORKSHOP H&M THE CHILDREN'S PLACE Abercrombie & Fitch HOLLISTER  
 ALDO sunglass hut COTTON:ON TILLYS  
 The Cheesecake Factory Starbucks Chick-fil& jamba

**THE ARCHES**  
 70 UNITS

**THE ROLLERCADE**  
 EST. 1959

**YOUR STORAGE PLACE**

**U-HAUL**

**SUBJECT PROPERTY**

**SAN PEDRO AVE ± 39,280 VPD**

**SPEED LIMIT 40**



SECTION  
**TWO**

**PROPERTY OVERVIEW**  
WAVEBRITE EXPRESS CAR WASH | SAN ANTONIO, TX



# PROPERTY OVERVIEW



## INVESTMENT SUMMARY

**TENANT**

WAVEBRITE EXPRESS CAR WASH

**ADDRESS**

6402 & 6410 SAN PEDRO AVE,  
SAN ANTONIO, TX 78216

**TYPE OF SALE**

BUSINESS & REAL ESTATE

**LOT SIZE**

±1.03 AC

**CAR WASH TYPE**

EXPRESS

**CONVEYOR LENGTH**

115 FT

**PRICE**

\$3,500,000



SECTION  
**THREE**

**TENANT SUMMARY**  
WAVEBRITE EXPRESS CAR WASH | SAN ANTONIO, TX



## TENANT SUMMARY

### WAVEBRITE EXPRESS CAR WASH | SAN ANTONIO, TX



WaveBrite has been fully renovated with the latest car washing and vacuuming technology, offering an exceptional express car wash experience that's both effective and environmentally friendly. Vehicles emerge looking clean, shiny, and dry, while the vacuum stations feature cutting-edge designs with excellent lighting and shade for a seamless cleaning experience.

Many of WaveBrite's unlimited wash plans cost less than double the price of a single wash, making it easy for customers to enjoy a consistently clean car.

As a locally owned and managed business, WaveBrite is committed to providing excellent service to its customers. It's a friendly destination where everyone is welcome to come in and "Have Fun... Drive Clean!"

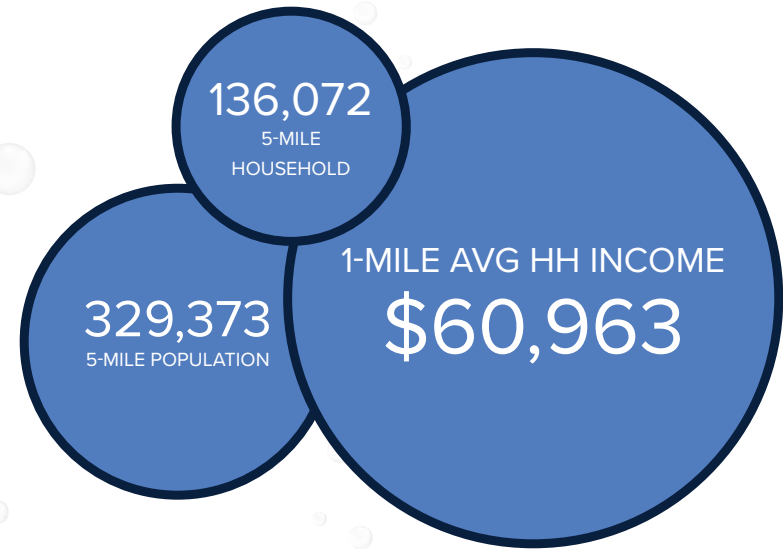
SECTION  
**FOUR**

**AREA OVERVIEW**  
WAVEBRITE EXPRESS CAR WASH | SAN ANTONIO, TX



# SAN ANTONIO, TX

San Antonio officially the City of San Antonio, is the seventh most populous city in the United States and the second most populous city in both Texas and the Southern United States. Straddling the regional divide between South and Central Texas, San Antonio anchors the southwestern corner of an urban megaregion colloquially known as the “Texas Triangle”. San Antonio is the center of the San Antonio–New Braunfels metropolitan statistical area. Commonly called Greater San Antonio, the metro area has a population of 2,601,940, making it the 24th-largest metropolitan area in the United States and third-largest in Texas. Growth along the Interstate 35 and Interstate 10 corridors to the north, west, and east make it likely that the metropolitan area will continue to expand. With a strong economy, A vast amount of tourist amenities, and multiple institutions of higher education, San Antonio is the place for everyone to thrive.



POPULATION	1-MILE	3-MILE	5-MILE
2024 POPULATION	11,777	121,048	329,373
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 HOUSEHOLDS	4,587	48,709	136,072
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$60,963	\$83,034	\$74,314

# ECONOMY

The City of San Antonio maintains a strong financial position with a “AAA” general obligation bond rating from all three major rating agencies. As the seventh-largest city in the United States, San Antonio is experiencing solid economic growth in 21st-century industries such as bioscience and healthcare, aerospace, IT and cybersecurity, and green technologies. Biotech companies and healthcare systems in San Antonio contribute billions to the local economy. The aerospace industry remains a dominant economic strength in San Antonio with the presence of several aviation and aerospace corporations, including the military. The military has had a significant relationship with San Antonio for more than 200 years and is home to several military commands. The city is also a cybersecurity hub; nationally recognized as a leader in the field of information security.

San Antonio is positioning itself to be at the forefront of the New Energy Economy in the United States, committed to investing and creating employment opportunities in green industries. The economy has remained steady and prosperous by successfully attracting new businesses and helping existing companies grow. The city has focused on creating new employment opportunities in 21st-century industries, maintaining a great quality of life, and facilitating business growth at the local and international levels.



**2nd Largest**  
CITY IN TEXAS



**26M**  
TOURISTS EACH YEAR



**#4 Best**  
PLACES TO LIVE IN TEXAS



**\$134B**  
GROSS METRO PRODUCT



**Four Fortune 500**  
COMPANY CORPORATE  
HEADQUARTERS



**2.6M**  
MILLION PEOPLE



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6402 & 6410 San Pedro Ave., San Antonio, TX 78216** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



## WAVEBRITE EXPRESS CAR WASH

**6402 & 6410 SAN PEDRO AVE | SAN ANTONIO, TX 78216**

**INTERACTIVE OFFERING MEMORANDUM**

**EXCLUSIVELY LISTED BY**

**SIMON ASSAF**  
Vice President & Director

DIR +1 (949) 873-0275  
MOB +1 (909) 800-7139  
simon.assaf@matthews.com  
Lic No. BR663663000 (AZ)

**PATRICK GRAHAM**  
Broker of Record

Lic No. 528005 (TX)