



JAY'S EXPRESS WASH

7038 N 67TH AVE | GLENDALE, AZ 85301



EXCLUSIVELY LISTED BY

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SECTION
ONE

INVESTMENT HIGHLIGHTS

JAY'S EXPRESS WASH | GLENDALE, AZ



ABSENTEE OWNER OR VALUE-ADD OPPORTUNITY – This opportunity presents a tremendous value-add opportunity, as the current owner has operated completely hands-off, absentee basis. There is significant potential to enhance the day-to-day operations, increase sales, and expand subscription services, unlocking untapped revenue streams.



HIGH VISIBILITY LOCATION WITH EXCEPTIONAL TRAFFIC COUNTS – Strategically positioned at the busy 67th Ave and Glendale Ave intersection, this property benefits from over ±56,956 VPD, ensuring constant exposure to a high volume of potential customers.



UNMATCHED CONSUMER DRAW – SHARED ACCESS WITH A TOP-PERFORMING QUIKTRIP – The property utilizes shared cross-access with one of the highest-ranked QuikTrip gas stations in the country, ranking in the top 93rd percentile of all locations per Placer.ai. This unparalleled foot and vehicle traffic provides a steady flow of built-in consumer demand.



MAJOR HOUSING GROWTH – 973 UNITS AND \$295M IN HOUSING DEVELOPMENT WITHIN 0.5 MILES – Located just 0.2 Miles away, the Centerline on Glendale project is a \$120M affordable housing development featuring 368 residential units across nine buildings. In addition, just 0.5 Miles South is Juniper Square, a 221-unit complex with two four-story residential buildings. Next to this project is 67 Flats, which is a 384-unit midrise multifamily property with 14 three-story residential buildings.



DENSELY POPULATED TRADE AREA WITH STRONG DEMOGRAPHICS – The property is situated in a thriving high-density trade area, with 178,820 residents and 57,101 rooftops within a 3-Mile radius. The 5-Mile radius boasts 488,918 residents and 151,024 rooftops, providing an expansive customer base.





GLENDALE GROVES APARTMENTS
28 UNITS

COMING 2026
 JUNIPER SQUARE
221 UNITS

WOODRIDGE MANOR APARTMENTS
72 UNITS

PORTOLA GLENDALE
232 UNITS

SAN MARTIN APARTMENTS
384 UNITS

BUILT IN 2024
 CENTERLINE ON GLENDALE
368 UNITS

DESERT GARDEN PARK

PARK AT WESTGATE
364 UNITS

67 FLATS
384 UNITS

W GLENDALE AVE ± 28,756 VPD

SUBJECT PROPERTY



ADOLPHS AUTO REPAIR TRANSMISSION SHOP



N 67TH AVE ± 28,200 VPD





Firestone

Advance Auto Parts

State Farm STADIUM

TANGER OUTLETS PHOENIX
Jaks Fifth Avenue EXPRESS PAC SUN Abercrombie & Fitch
Old Navy Nike Factory Store Bath & Body Works H&M Columbia FACTORY STORE

DESERT GARDEN PARK

GESD
DESERT GARDEN PRESCHOOL

DESERT MIRAGE GOLF

O'Reilly AUTO PARTS

Walmart
Neighborhood Market

DESERT EAGLE ESTATES
196 UNITS

DENSE RESIDENTIAL AREA

JUNIPER SQUARE DEVELOPMENT
221 UNITS

MOUNTAIN PARK HEALTH CENTER

W GLENDALE AVE ± 28,756 VPD

CIRCLE K

SAN MARTIN APARTMENTS
384 UNITS

Dominos Pizza

FAMILY DOLLAR

QT
TOP 93% NATIONWIDE

Public Storage

SUBJECT PROPERTY

N 67TH AVE ± 28,200 VPD



GLENDALE DIAL-A-RIDE
DEPARTMENT OF TRANSPORTATION



DOWNTOWN PHOENIX

GLENDALE HIGH SCHOOL
1,816 STUDENTS



W MYRTLE AVE

ADOLPHS AUTO REPAIR
TRANSMISSION SHOP

W GLENDALE AVE ± 28,756 VPD

SUBJECT
PROPERTY

N 67TH AVE ± 28,200 VPD



SECTION
TWO

FACILITY SUMMARY

JAY'S EXPRESS WASH | GLENDALE, AZ



FACILITY SUMMARY



\$3,000,000
LIST PRICE

WASH NAME	JAY'S EXPRESS WASH
ADDRESS	7038 N 67TH AVE, GLENDALE, AZ 85301
TYPE OF SALE	BUSINESS & REAL ESTATE
YEAR BUILT	2008
BUILDING SIZE	±3,198 SF
LOT SIZE	±0.67 AC
CAR WASH TYPE	FULL SERVICE
TUNNEL LENGTH	80 FEET
VACCUMS	13
TUNNEL EQT	SONNYS
POS	1
APN	143-28-004V



GLENDALE, AZ

DEMOGRAPHIC HIGHLIGHTS WITHIN FIVE MILES OF THE PRIMARY TRADE AREA



\$73,704

AVG HH INCOME



\$6.0B

2024 CONSUMER SPEND



151,024

HOUSEHOLDS



488,918

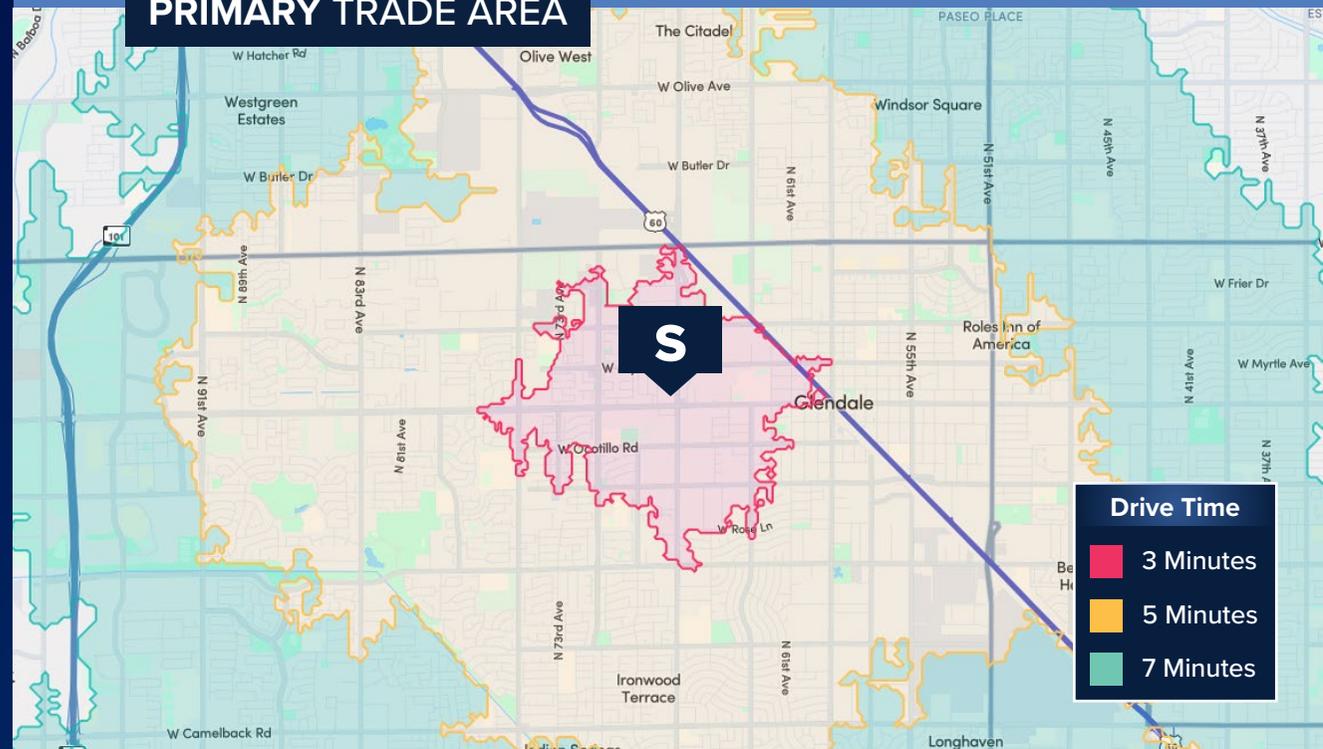
POPULATION

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	23,099	178,820	488,918
2030 Population Projection	25,010	193,237	526,986
Annual Growth 2025-2030	1.7%	1.6%	1.6%
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2025 Households	7,169	57,101	151,024
2030 Household Projection	7,771	61,766	163,114
Annual Growth 2025-2030	1.7%	1.6%	1.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$57,335	\$70,160	\$73,704

Glendale, Arizona is a thriving city within the Phoenix metropolitan area, known for its strong economic growth, expanding population, and business-friendly environment. With a population exceeding 250,000, *Glendale benefits from its strategic location along major transportation corridors, including the Loop 101 and U.S. Route 60*, providing seamless connectivity to greater Phoenix and beyond. Glendale's retail and service industries continue to thrive, supported by a growing residential base and proximity to major employers, including healthcare, aerospace, and education sectors.

PRIMARY TRADE AREA



Drive Time

- 3 Minutes
- 5 Minutes
- 7 Minutes

\$4
BILLION
IN CONSUMER SPENDING

5.1 M
METRO AREA
POPULATION

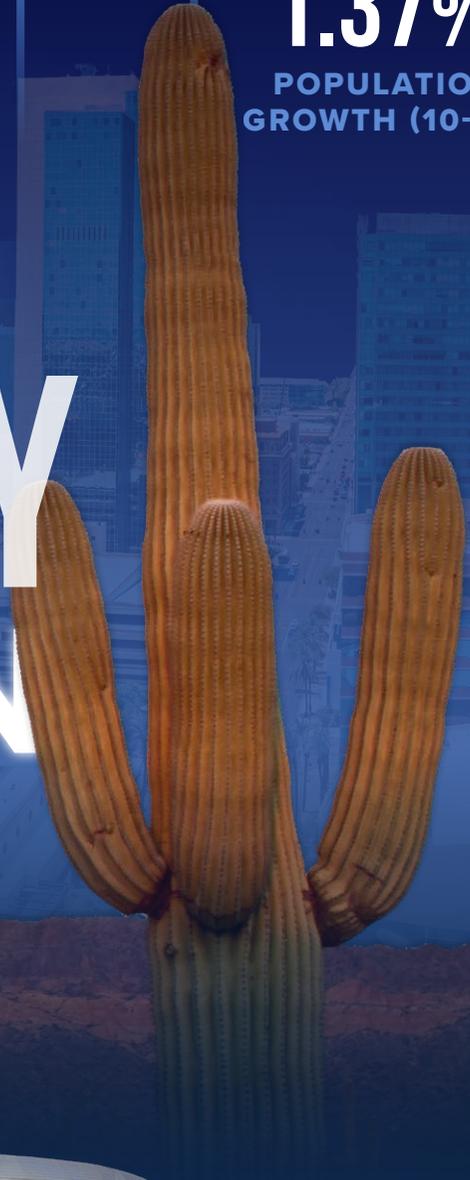
>2,000
SQ MILES
(METRO AREA)

1.37%
POPULATION
GROWTH (10-20)

MARKET OVERVIEW

THE VALLEY OF THE SUN

PHOENIX MSA



PHOENIX | SCOTTSDALE | TEMPE | CHANDLER | MESA | GILBERT | GLENDALE | PEORIA | SURPRISE

PHOENIX—THE FUTURE OF URBAN GROWTH

PHOENIX MSA ACCOLADES & RANKINGS

#10 LARGEST MSA IN THE U.S.
- U.S. Census Bureau

#14 HIGHEST GDP (\$362B) AMONG U.S. METROS
- BEA (Dec 2022)

#4 BEST PERFORMING CITIES IN THE U.S.
- Miliken Institute (2022)

#1 LARGEST MSA IN THE STATE OF ARIZONA
- U.S. Census Bureau

#1 TOP GROWTH METRO IN U.S. 2010-2020
- U.S. Census Bureau

#4 LARGEST POPULATION GROWTH IN U.S. 2022-2023
- AZ Big Media

#3 BEST U.S. METRO FOR MANUFACTURING
- AZ Big Media

#7 BEST STARTUP CITIES IN AMERICA
- AZ Big Media

2 GLOBAL 500 COMPANIES
- Fortune (2023)

8 FORTUNE 500 COMPANIES
- Fortune (2023)

PHOENIX has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. Here's what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure | Environmental Innovation
Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation | Resilient Housing and Business Markets

PHOENIX BY THE NUMBERS—A DEMOGRAPHIC SNAPSHOT



5.1 M

TOTAL MSA POPULATION



4.0%

POPULATION GROWTH 2020-2025



37.4

MEDIAN AGE



65.6%

OWNER OCCUPIED UNITS



\$80K

AVERAGE HH INCOME



\$360K

MEDIAN PROPERTY VALUE



2.35 M

TOTAL EMPLOYEES

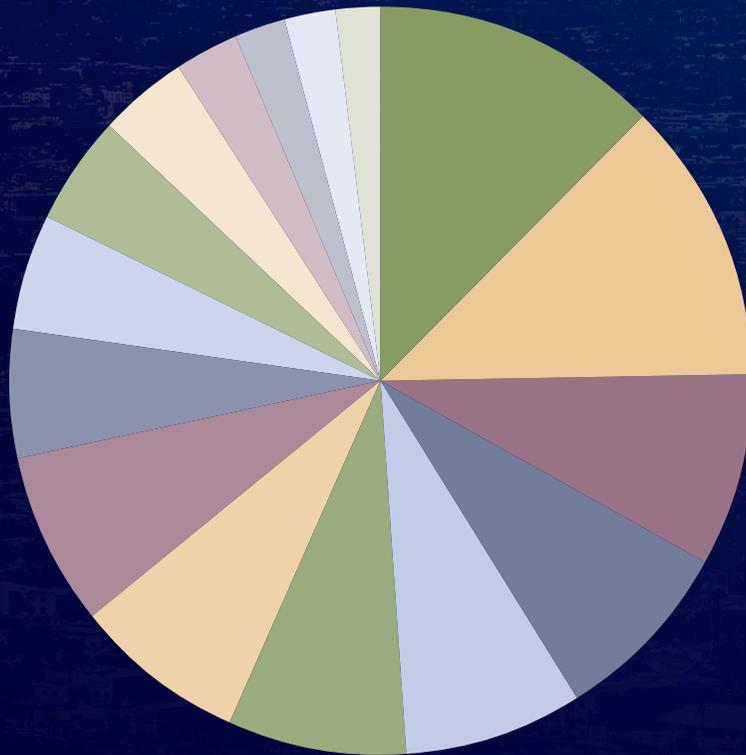


119K

BUSINESSES

SOARING HIGH AS A HUB FOR GROWTH AND INNOVATION

THE PHOENIX MSA economy is one of the most dynamic in the United States, fueled by a diverse range of industries, including technology, advanced manufacturing, healthcare, and renewable energy. With a GDP of approximately \$362.1 billion, the region stands as a significant economic force, ranking among the top metro areas for business growth and investment potential. Phoenix's rapid population growth, strategic location in the Southwest, and business-friendly climate consistently attract both Fortune 500 companies and startups, solidifying its reputation as a hub for innovation and economic development.



- 12.30% HEALTH CARE
- 12.00% RETAIL
- 8.28% EDUCATION
- 7.85% MANUFACTURING
- 7.67% FINANCE
- 7.61% CONSTRUCTION
- 7.57% PROFESSIONAL
- 7.13% ACCOMODATION
- 5.57% ADMIN & SUPPORT
- 5.03% TRANSPORTATION
- 4.44% OTHER SERVICES
- 3.99% PUBLIC ADMIN
- 2.53% REAL ESTATE
- 2.33% WHOLESALE TRADE
- 2.14% ARTS/ENTERTAINMENT
- 1.77% INFOEMATION



\$362 BILLION
GROSS DOMESTIC PRODUCT (2022)



12.7% GROWTH
IN EMPLOYMENT SINCE 2020

PHOENIX RISES AS A JOB MARKET LEADER

TOP EMPLOYERS



GREATER PHOENIX TAKES FLIGHT— POWERING TRANSPORTATION GROWTH



COMMERCIAL AIRPORTS

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX)

#2 SECOND BUSIEST
AIRPORT BY PASSENGER
- WorldAtlas (2024)

44.4 MILLION
PASSENGERS IN 2022
- Phoenix Sky Harbor

5.3 SPANS OVER
SQUARE MILES
- Phoenix Sky Harbor

419K TAKE-OFFS & LANDINGS
IN 2022, 8.5% YOY GROWTH
- Phoenix Sky Harbor

PHOENIX-MESA GATEWAY AIRPORT (AZA)

SE LOCATED SOUTHEAST
OF PHOENIX
- Phoenix-Mesa Gateway

1.8 MILLION
PASSENGERS IN 2022
- Phoenix-Mesa Gateway

CARGO & GENERAL AVIATION AIRPORTS

Phoenix Deer Valley Airport (DVT)

Phoenix Goodyear Airport (GYR)

Chandler Municipal Airport (CHD)

Scottsdale Airport (SDL)

Falcon Field Airport (FFZ)

Glendale Regional Airport (GEU)



HIGHER LEARNING IN THE DESERT

GREATER PHOENIX features a prominent higher education scene, led by major institutions such as Arizona State University and Grand Canyon University. These universities serve a wide-ranging student population and play a key role in advancing research, innovation, and workforce development throughout the region.



ARIZONA STATE
UNIVERSITY

LOCATION
TEMPE

STUDENTS (TEMPE)
150,000+

ALUMNI
650,000+

FACULTY MEMBERS
4,300+



GRAND CANYON
UNIVERSITY

LOCATION
PHOENIX

STUDENTS
125,000+

ALUMNI
150,000+

FACULTY MEMBERS
6,350+

FEEL THE HEAT: PROFESSIONAL SPORTS IN PHOENIX

PHOENIX stands out as a premier professional sports market, hosting the Arizona Cardinals, Diamondbacks, and Suns. These teams bring excitement and energy to the community, uniting fans across the region.



ARIZONA CARDINALS
(NATIONAL FOOTBALL LEAGUE)

HOME

**STATE FARM
STADIUM**

2023 AVG ATTENDANCE

62,864 / GM

YEAR RELOCATED TO ARIZONA

1988

ACHIEVEMENTS

**PLAYED IN
SUPER BOWL
XLIII**



ARIZONA DIAMONDBACKS
(MAJOR LEAGUE BASEBALL)

HOME

**CHASE
FIELD**

2024 AVG ATTENDANCE

28,912 / GM

YEAR FOUNDED

1998

ACHIEVEMENTS

**2001
WORLD SERIES
CHAMPION**



PHOENIX SUNS
(NAT'L BASKETBALL ASSOCIATION)

HOME

**FOOTPRINT
CENTER**

2023-2024 AVG ATTENDANCE

17,071 / GM

YEAR FOUNDED

1969

ACHIEVEMENTS

**PLAYED IN
NBA FINALS
1976, 1993, 2021**



GREATER PHOENIX—A DESTINATION FULL OF UNIQUE EXPERIENCES



CAMELBACK MOUNTAIN
(PHOENIX)



McDOWELL SONORAN PRESERVE
(SCOTTSDALE)



OLD TOWN SCOTTSDALE
(SCOTTSDALE)



DESERT BOTANICAL GARDEN
(PHOENIX)



WM PHOENIX OPEN
(SCOTTSDALE)



MLB SPRING TRAINING
(VARIOUS CITIES)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

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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.

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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.

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