

CAR WASH

17070 N 134TH DR | SURPRISE, AZ 85378

OFFERING MEMORANDUM



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



EXCLUSIVELY LISTED BY



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TABLE OF CONTENTS

04

INVESTMENT HIGHLIGHTS

05

FINANCIAL SUMMARY

06

MARKET OVERVIEW

SECTION ONE

INVESTMENT HIGHLIGHTS CAR WASH | SURPRISE, AZ

REDEVELOPMENT OPPORTUNITY | PROXIMITY TO MAJOR DEVELOPMENTS



Thriving Development Hub: Surrounded by significant new developments including 7-Eleven, Joe's Auto, McDonald's, Pawn 1st, and Cactus Jack's Auto as well as expanding residential communities and retail centers.



Adjacent to Major Development: Directly across the street from an \$11 million, 114,495 square foot, industrial facility currently being developed by The Widewaters Group, Inc.



Flexible Zoning: Zoned C-3 Commercial which allows for a broad range of regional commercial activities, ideal for businesses that generate high employment and traffic.

PRIME LOCATION



Key Gateway to Sun City West: Strategically located near the entrances to Sun City West with a robust population of over 230,000 residents within a 5-mile radius.



Exceptional Traffic Exposure: Benefiting from over 50,000 vehicles per day, ensuring consistent visibility and accessibility.



Retail Hotspot: Less than a mile from Surprise Marketplace and Surprise Town Center, placing the property in the heart of a dense retail corridor.



STRONG DEMOGRAPHICS | RAPIDLY GROWING MARKET

Strategic Growth: Surprise ranks as one of America's fastest-growing cities with a projected annual growth rate of 5%.



Affluent Community: The surrounding area has an average household income of approximately \$82,000 within a 5-mile radius, providing a solid and reliable customer base for future tenants or businesses



Expanding Opportunities: The city's steady population growth and infrastructure investments make it an attractive location for commercial redevelopment and long-term success.



SECTION
TWO

FINANCIAL SUMMARY
CAR WASH | SURPRISE, AZ

LIST PRICE - \$1,750,000

LOT SIZE	±0.87 AC
CANOPY SIZE	±15,081 SF
LOBBY SIZE	±2,772 SF
YEAR BUILT	2001
DETAIL BAYS	2
CONVEYOR LENGTH	95 FT
TUNNEL LENGTH	105 FT
TYPE OF SALE	OWNER/USER OPPORTUNITY

CURRENTLY OPERATING BUSINESS - DO NOT DISTURB TENANTS



SECTION
THREE

MARKET OVERVIEW
CAR WASH | SURPRISE, AZ



INDUSTRIAL DEVELOPMENT
115,000 SF



Framed Expressions

**SUBJECT
PROPERTY**



BELL RD ±45,000 VPD

SECTION THREE

MARKET OVERVIEW CAR WASH | SURPRISE, AZ



SURPRISE MARKETPLACE

- LOWE'S
- BEST BUY
- Bath & Body Works
- BARNES & NOBLE
- ULTA BEAUTY
- Olive Garden
- DEL TACO
- T Mobile
- ROSS DRESS FOR LESS
- Chick-fil-A
- Starbucks
- Carl's Jr.
- Red Lobster
- TARGET
- Visionworks
- AutoZone

SPROUTS FARMERS MARKET

- ME Massage Envy
- Shell
- Pepper's
- COBBLESTONE

SURPRISE TOWNE CENTER

- Walmart Supercenter
- Jack in the Box
- FAMOUS footwear
- Burlington
- IHOP
- TACO BELL
- OfficeMax
- PET SMART
- DISCOUNT TIRE

U-HAUL

BELL RD ± 45,000 VPD

60 ± 24,000 VPD

U-HAUL

SiteOne LANDSCAPE SUPPLY

AZ EMISSIONS TESTING LOCATION

LONDON AUTO WERKS

POLICE TRAINING FACILITY

PAWN 1ST BUY & SELL LOANS

SUBJECT PROPERTY

SWC SUNN WEST CITY'S AUTO BODY

Framed Expressions

SR WINDOWS

\$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

SURPRISE, AZ

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2030 Population Projection	106,367	252,811	707,763
2025 Population	97,774	232,396	648,805
2025-2030 Population Growth	1.8%	1.8%	1.8%
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2030 Household Projection	43,339	106,926	270,073
2025 Households	39,737	97,990	247,228
2025-2030 Household Growth	1.8%	1.8%	1.8%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$78,989	\$82,340	\$96,147

SURPRISE, AZ

Surprise, Arizona is a growing city located in the northwest part of the Phoenix metropolitan area. Known for its expanding residential communities, retirement neighborhoods, and recreational attractions, the city continues to attract families and businesses alike. With a warm desert climate, Surprise experiences minimal rainfall and plenty of sunshine year-round, making it an ideal location for outdoor activities and commerce. The city's development, including retail centers, golf courses, and entertainment venues, contributes to a steady stream of both residents and visitors who require reliable vehicle maintenance, including car washes.

Owning a car wash in Surprise offers several advantages, primarily due to the region's climate and population growth. The dry, dusty environment combined with occasional monsoon storms means vehicles frequently accumulate dirt, encouraging regular car wash visits. Additionally, with a growing number of commuters and retirees who prefer maintaining clean vehicles, there is consistent demand for car wash services. Automated and self-service car washes can generate steady revenue with relatively low labor costs, making them an attractive investment. With Surprise's continued expansion and strong local economy, a well-located car wash business has the potential for long-term success.

ECONOMY

The economy in Surprise has been steadily expanding, driven by population growth, residential development, and a mix of industries. The city has seen an influx of new residents, including families and retirees, contributing to increased demand for housing, retail, and services. The presence of large employers in healthcare, education, and manufacturing also plays a role in sustaining economic activity. Additionally, Surprise benefits from its proximity to Phoenix, allowing for business expansion and job opportunities while maintaining a more suburban environment. Infrastructure improvements and city planning initiatives further support economic stability and attract new businesses to the area.

Several key demand drivers influence the local economy, including real estate development, consumer services, and tourism-related activities. The expanding residential sector fuels demand for construction, home improvement, and retail businesses. The city's growing senior population increases the need for healthcare services and assisted living facilities. Additionally, Surprise's recreational amenities, such as sports complexes, golf courses, and parks, draw visitors and seasonal residents, boosting hospitality and service industries. With a steady influx of new residents and businesses, the economy continues to benefit from a diverse range of demand sources, supporting long-term growth.



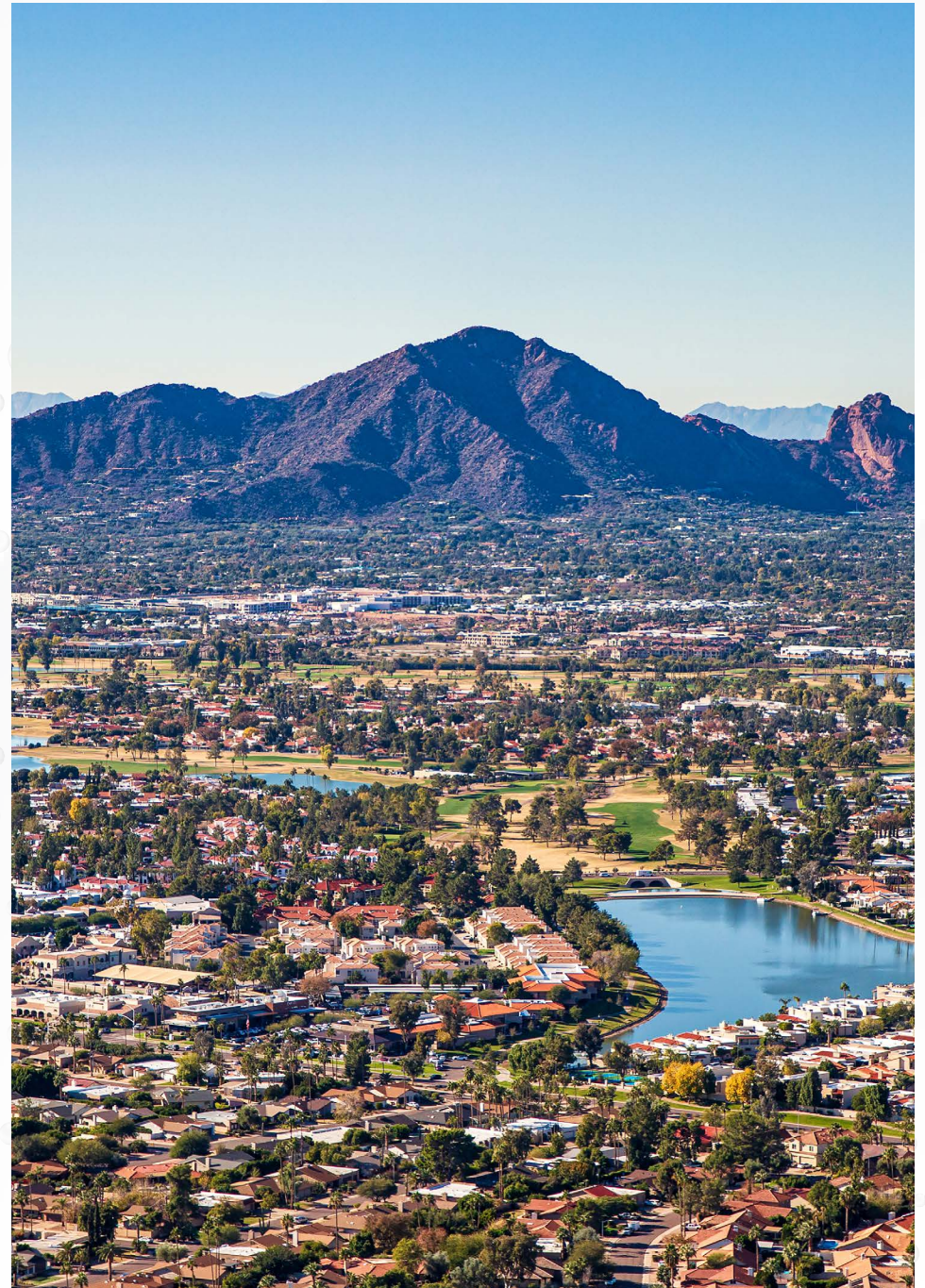
\$540,734

TOURISM
ECONOMIC
IMPACT



500,000+

VISITORS
ANNUALLY



ATTRACTIONS

SURPRISE STADIUM - 2.6 MILES AWAY

This stadium is a major draw, especially during spring training, as it serves as the home for the Kansas City Royals and Texas Rangers. Baseball fans gather here to watch preseason games in an intimate setting. Throughout the year, the venue also hosts various sporting events, community activities, and special events.

WHITE TANK MOUNTAIN REGIONAL PARK - 13.9 MILES AWAY

Located just west of Surprise, this park offers a scenic escape with hiking, biking, and horseback riding trails. Visitors can explore rugged desert landscapes, petroglyphs, and panoramic views of the valley. The park's trails, such as the Waterfall Trail, are popular for both beginners and experienced hikers.

SURPRISE AQUATIC CENTER - 2.9 MILES AWAY

A family-friendly destination, this water park features slides, a lazy river, a competitive pool, and splash areas, making it a great spot to cool off during the hot Arizona summers. It is a popular attraction for both residents and visitors looking for fun and relaxation.

UPTOWN ALLEY - 3.3 MILES AWAY

For indoor entertainment, Uptown Alley provides a state-of-the-art bowling experience with 40 high-tech lanes suitable for both casual and league bowlers. Beyond bowling, the venue features an arcade with over 70 games, a virtual reality arena, billiards, and multiple high-energy bars. It's a perfect destination for family fun, group events, or a night out.



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 **17070 N 134th Dr, Surprise, AZ 85378** ("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.

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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.

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FOCUSED ON ARIZONA RETAIL INVESTMENT SALES

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