

NEW SOUTHERN CALIFORNIA CAR WASH

Absolute NNN Ground Lease Investment



NEW 20 YEAR LEASE | MORENO VALLEY, CA | HIGH TRAFFIC INTERSECTION



RIGHT SITE
RETAIL

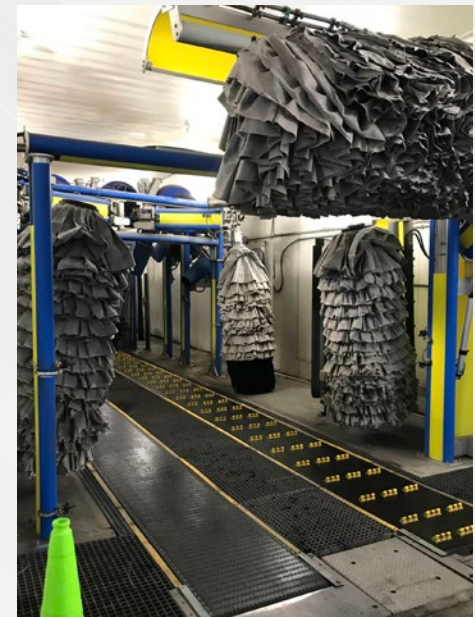
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OFFERING SUMMARY

PROPERTY INFORMATION

Land Area	±1.05 ^{AC}
Building Size	±4,150 ^{SF}
Property Address	1340 Perris Blvd, Moreno Valley, CA
APN	1201-361-30-0000

- + DEVELOPER TO BREAK GROUND DEC. 2025
- + TENANT TO COMMENCE CONSTRUCTION UPON DEVELOPER'S COMPLETION OF SITE WORK (EST. Q1 2026)
- + THIS PROPERTY IS PART OF A LARGER DEVELOPMENT WITH A NEW HIGH SALES PROJECTION SHELL GAS STATION



OFFERING

Price	\$3,000,000.00
Net operating income	\$225,000.00
Cap rate	7.50%
Lease Type	Absolute NNN Ground Lease

LEASE PROVISIONS

Term	20 Years
Options	Four 5 year options
Rent	Increase 10% every five years, including options
Landlord responsibilities	None
Right of First Refusal	Yes

CAR WASH RENDERINGS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

OVERHEAD AERIAL

60

130,680 ADT

28,989 ADT

60

4,079 ADT

PERRIS BLVD

DRACAEA AVE

±80 APTS. UNDER CONSTRUCTION

Smart & Final

DOLLAR TREE

ROSS

PROPOSED ±347,154^{SP} RETAIL CENTER

±117 HOMES UNDER CONSTRUCTION

±200 APTS. UNDER CONSTRUCTION

±426 APTS. UNDER CONSTRUCTION

±272 APTS. PROPOSED

VALLEY VIEW HIGH SCHOOL ±2,843 STUDENTS

±800 HOMES PLANNED

RIVERSIDE UNIVERSITY MEDICAL CENTER ±5,188 EMPLOYEES

AQUABELLA PROJECT
PLANNED ±15,000 APT. UNITS & A ±49,000^{SP} RETAIL TOWN CENTER
EST. COMPLETION 2040



Moreno Valley Plaza

BIG 5
HARBOR FREIGHT
Office DEPOT

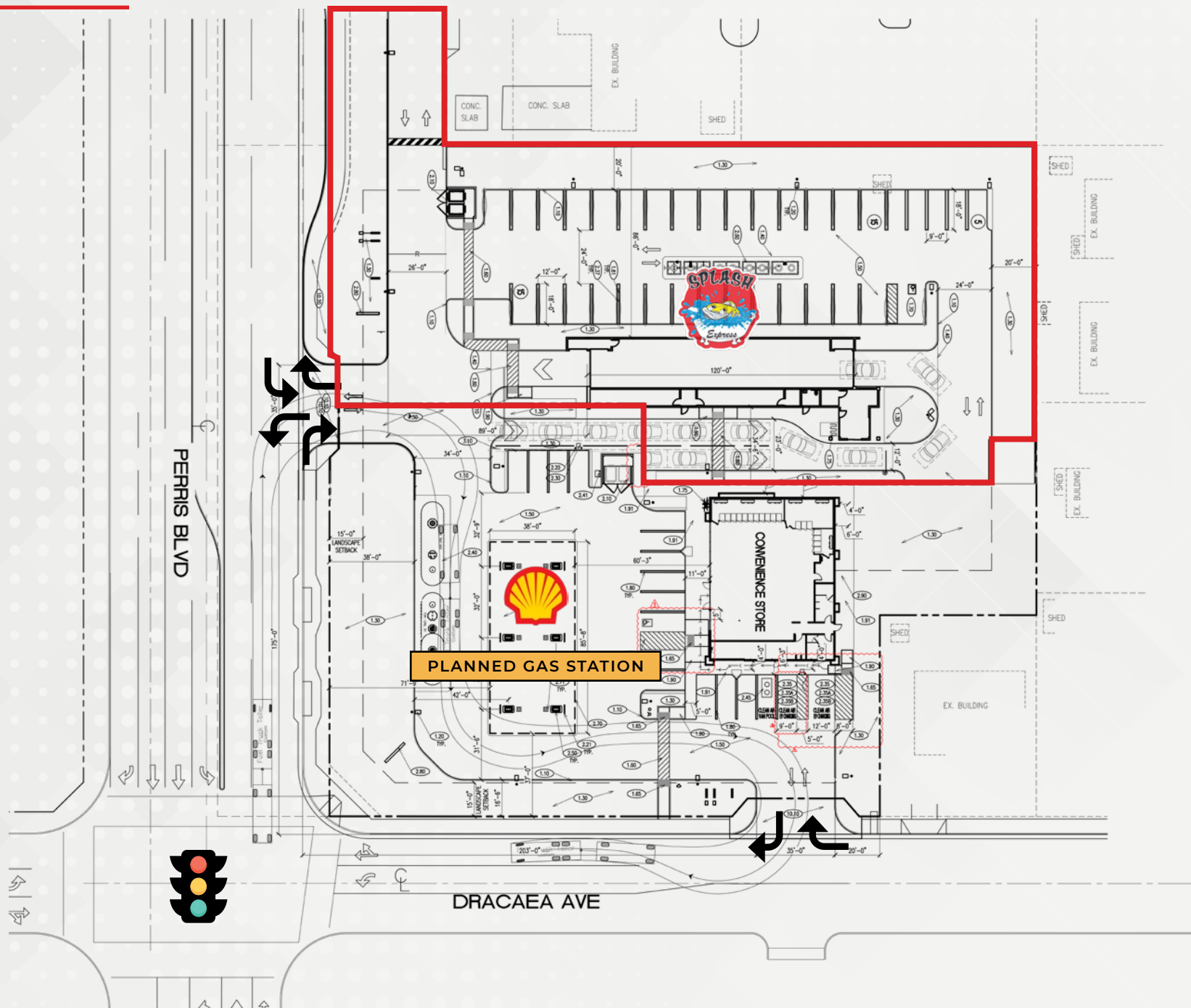
MORENO VALLEY HIGH SCHOOL ±2,143 STUDENTS



MAJOR MORENO VALLEY EMPLOYERS

- 1. March Air Reserve Base**
9,600 employees | 3.2 mi from site
- 2. Amazon**
7,500 employees | 4.5 mi from site
- 3. Riverside University Medical Center**
5,188 employees | 3 mi from site
- 4. Ross/dd's Discounts Distribution Center**
2,400 employees | 6.7 mi from site
- 5. Kaiser Permanente Community Hospital**
1,457 employees | 4.7 mi from site

SITE PLAN



LOCATION MAP

SAN BERNADINO
36 MIN/16.5 MI

RIVERSIDE
31 MIN/11.4 MI

MORENO VALLEY

DEMOGRAPHICS (2025 EST.)

POPULATION

1 mile	25,314
2 mile	90,724
3 mile	153,459

DAYTIME POPULATION

1 mile	3,202
2 mile	12,351
3 mile	23,758

AVERAGE HHI

1 mile	\$93,432
2 mile	\$98,497
3 mile	\$103,388

AREA OVERVIEW

Moreno Valley is the second largest city in Riverside County and one of the fastest growing cities in the Inland Empire. It is strategically located at the junction of I-215 and SR-60. The city has a workforce population of over 2.4 million within a 20-mile trade area making it an attractive place to do business. Moreno's pro-business approach and fast track development services made it home to many Fortune 500 companies like Amazon, Sketchers, Procter & Gamble, Harbor Freight, Walgreens, Aldi, Medline, and more.

Moreno Valley is part of the Inland Empire in California, a major Southern Californian metropolitan area that is adjacent to Los Angeles. It is composed of both Riverside and San Bernadino County, and includes notable cities like Riverside, Coachella, Temecula, San Bernadino, Big Bear, Moreno Valley, and Ontario. Covering over 27,000 square miles and having a population of over 4.6 million, according to the U.S. Census Bureau, the Inland Empire is larger than several U.S. states. Close access to North America's largest ports, Ontario International being the second largest cargo airport in California, and direct access to I-10 and I-15 makes Inland Empire one of the most in-demand industrial markets in all of North America.



CENTRAL LOCATION!

SAME DAY ACCESS TO LOS ANGELES, ORANGE COUNTY, SAN DIEGO, NORTHERN CALIFORNIA, NEVADA, AND ARIZONA



GROWING CITY!

OVER ±16,000 HOUSING UNITS PROPOSED/PLANNED/ UNDER CONSTRUCTION WITHIN 2 MILES OF THE SITE



±5,188 employees
±3,100 students
3 mi from site



±1,457 employees
4.7 mi from site



VALLEY VIEW
HIGH SCHOOL
±2,843 students
1.5 mi from site



MORENO VALLEY
HIGH SCHOOL
±2,143 students
1.5 mi from site

DEMOGRAPHICS

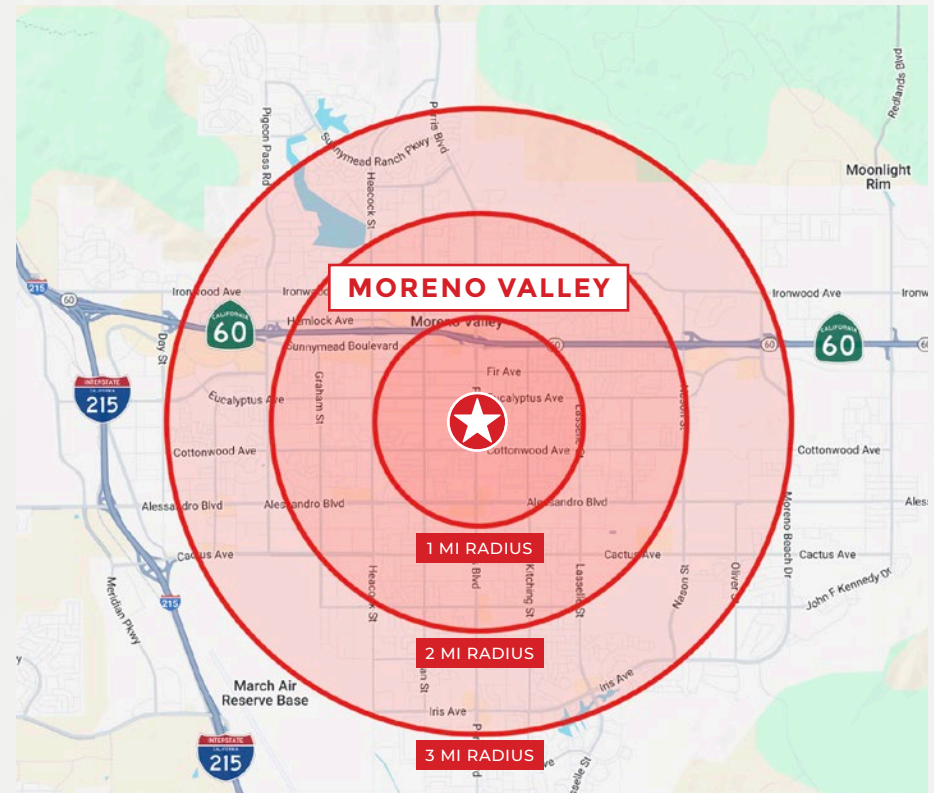
	1 mile	2 miles	3 miles
POPULATION			
2025 Estimated Population	25,314	90,724	153,459
2030 Projected Population	25,342	90,160	152,852
2020 Census Population	26,114	94,505	158,365
Projected Annual Growth 2025-2030	-	-0.1%	-
Historical Annual Growth 2010-2025	-	0.3%	0.3%

HOUSEHOLDS			
2025 Estimated Households	6,550	23,675	41,328
2030 Projected Households	6,690	23,973	41,971
2020 Census Households	6,652	24,393	42,196
Projected Annual Growth 2025-2030	0.4%	0.3%	0.3%
Historical Annual Growth 2010-2025	0.2%	0.4%	0.4%

RACE & ETHNICITY			
2025 est. White	24.1%	25.1%	25.7%
2025 est. Black	13.4%	14.2%	15.5%
2025 est. Asian	6.2%	6.9%	7.4%
2025 est. Native American	1.6%	1.7%	1.7%
2025 est. Other	54.7%	52.2%	49.7%
2025 est. Hispanic	71.8%	71.4%	67.3%

INCOME			
2025 est. Average Household Income	\$93,432	\$98,497	\$103,388
2025 est. Median Household Income	\$80,558	\$83,633	\$88,055
2025 est. Per Capita Income	\$24,267	\$25,784	\$27,911

BUSINESSES & EMPLOYEES			
2025 est. Total Businesses	617	1,793	3,145
2025 est. Total Employees	3,202	12,351	23,758



BRAND PROFILE



Splash first opened in 1988. Aiming to provide car wash service above and beyond its contemporaries, they are looking to expand its locations in the Riverside County area. Originally having a total of six car wash locations, Splash sold off four and now have locations in Riverside, Beaumont, and this one.

Website: splashexpress.net/
Company Type: Private
Current Locations: 2

RENT ROLL

RENT SCHEDULE

YEARS	ANNUAL RENT
Years 1-5	\$225,000.00
Years 6-10	\$247,500.00
Years 11-15	\$272,250.00
Years 16-20	\$299,475.00

OPTION RENTS

DATE RANGE	ANNUAL RENT
#1. Option 1 (Years 21-25)	\$329,422.50
#2. Option 2 (Years 26-30)	\$362,364.75
#3. Option 3 (Years 31-35)	\$398,601.23





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