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REPRESENTATIVE PHOTO



QUICK QUACK CAR WASH

LIHUE, KAUAI (HAWAIIAN ISLANDS)

25 Year Absolute NNN Ground Lease on the Island of Kauai

REPRESENTATIVE PHOTO



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Located on a high income island with \$128K+ average household incomes in a 1, 3, 5, and 10 mile radius surrounding the subject property.

LEAD BROKERS

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REPRESENTATIVE PHOTO



2026 construction Quick Quack car wash on a brand new, 25 year, absolute NNN corporate ground lease. Located in a tourist destination and surrounded by high traffic national retailers including Safeway, Home Depot, Costco, Target, and more.

Price	\$6,632,000
Cap Rate	4.75%
NOI	\$315,000
Lease Type	ABS NNN
Land Area SF	53,578 SF
Land Area AC	1.23 AC
Self-Clean Stalls	20 Stalls
Year Built	2026

4454 NUHOU ST, LIHUE, HI 96766 



WHY INVEST

Long-Term, Passive Investment Structure The subject property features a brand-new 25-year absolute triple-net (NNN) corporate ground lease with Quick Quack Car Wash, providing investors with long-term, fully passive income backed by a nationally recognized tenant. The lease includes scheduled rent increases, offering built-in protection against inflation and predictable income growth. The property occupies a large 1.23-acre parcel and will be completed in 2026, ensuring modern construction and high residual value.

Island's Only National Car Wash Brand Quick Quack will be the only national car wash chain on Kauai, with zero competition from major operators. The existing competitor uses out-dated coin-operated tunnel equipment and does not accept credit cards, highlighting the unmet demand for a modern, high-quality express car wash. As the island's first corporate-backed operator, Quick Quack is positioned to dominate the market and establish long-term brand loyalty.

Membership Model Suited to Local Climate Quick Quack's membership-based business model is particularly well-suited for Kauai's environment, which averages 194 days of rainfall annually, with certain mountain regions experiencing over 300 days of precipitation. Frequent rain, combined with the island's network of unpaved and dirt roads, creates continual need for vehicle cleaning. These conditions translate into repeat business and strong membership retention, supporting predictable, recession-resistant revenue.

Premier Location in Kauai's Retail Core Strategically positioned within Hokulei Village Shopping Center at the commercial heart of Kauai and the island's dominant retail destination. The center is anchored by Safeway and surrounded by major national retailers such as Costco, Target, Home Depot, and more. The site's prime location near Lihue Airport ensures constant visibility to both local residents and visitors, with virtually every traveler entering or leaving the island passing by this retail corridor.

Tourism-Driven Market with Strong Traffic Volume The site benefits from exceptional traffic driven by 1.2 million annual visitors to Kauai, along with robust daily activity from local residents. Located near the airport and major hotel clusters, the property captures a diverse customer base that includes tourists, rental car operators, and residents alike. Additionally, the nearby Turo rental lot and gas stations create natural synergies that promote frequent visits as many customers choose to wash their vehicles before refueling or returning rentals.

High-Barrier, Irreplaceable Island Location Kauai's tightly controlled land-use policies and limited commercial zoning create extremely high barriers to new development, making this an irreplaceable long-term asset. As one of the few new developments in the island's core retail corridor, this Quick Quack represents a rare opportunity to own a trophy ground lease in one of Hawaii's most supply-constrained and tourism-driven markets.



		CURRENT
Price		\$6,632,000
Capitalization Rate		4.75%
Building Size (SF)		53,578
Lot Size (SF)		1.23
Stabilized Income	\$/SF	
Scheduled Rent	\$5.88	\$315,000
Expenses	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$315,000



FINANCING

Financing is available on the subject property. Please contact agent for details.

LEASE NOTES

- Absolute Triple Net Lease
- Fee Interest in Condominium Unit
(see broker for details)



Tenant Info		Lease Terms				Rent Schedule		
TENANT NAME	SQ. FT.			TERM YEARS	MONTHLY RENT	ANNUAL RENT	RENT/FT	INCREASES
Quick Quack Ground Lease	53,578			06/01/26 05/31/51	26,250	\$315,000	\$5.88	
Quick Quack Car Wash Holdings, LLC		Increase	Yr 6- 10	06/01/31 05/31/36	28,875	\$346,500	\$6.47	10.0%
		Increase	Yr 11- 15	06/01/36 05/31/41	31,763	\$381,150	\$7.11	10.0%
		Increase	Yr 16-20	06/01/41 05/31/46	34,939	\$419,265	\$7.83	10.0%
		Increase	Yr 21-25	06/01/46 05/31/51	38,433	\$461,192	\$8.61	10.0%
(4 - 5 Year Options)		Option 1	Yr 26- 30	06/01/51 05/31/56	42,276	\$507,311	\$9.47	10.0%
		Option 2	Yr 31- 35	06/01/56 05/31/61	46,503	\$558,041	\$10.42	10.0%
		Option 3	Yr 36- 40	06/01/61 05/31/66	51,154	\$613,846	\$11.46	10.0%
		Option 3	Yr 41- 45	06/01/66 05/31/71	56,269	\$675,230	\$12.60	10.0%
TOTALS:					\$26,250	\$315,000	\$5.88	



Buyer must verify all information and bears all risk for any inaccuracies.



THE 4TH LARGEST CAR WASH CHAIN IN THE U.S.

Quick Quack Car Wash is a company that provides **exterior car washes utilizing eco-friendly techniques**, promising fast lines and quick service.

The company is based in Roseville, California, and has **over 300 total locations** across Arizona, California, Colorado, Oklahoma, Texas, Utah, Washington, and now Hawaii as well.

They have **5 affordable, monthly plans**, including their Ceramic Duck Plan, which offers subscribers unlimited washes for multiple cars in a household.

According to Professional Carwashing & Detailing, an industry publication, Quick Quack Car Wash was the **4th largest car wash chain in the United States in 2021**.

Quick Quack has been **recognized as a leader in establishing an environmentally friendly and sustainable business** by using filtering technology to reclaim 100% of the water used in each cleaning operation as well as biodegradable and non-toxic soaps and cleansers.

\$21.99

LOWEST MONTHLY PLAN COST

300+

LOCATIONS ACROSS 8 STATES

FIVE

AFFORDABLE MONTHLY PLANS

2004

YEAR FOUNDED



KKR TO BUY \$850-MILLION STAKE IN QUICK QUACK CAR WASH

Reuters | June 11, 2024

[Read the Full Article](#)

KKR & Co (KKR.N), has agreed to buy a “significant” minority stake in Quick Quack Car Wash, the investment firm told Reuters on Tuesday and sources familiar with the deal said KKR would pay \$850 million.

Reuters reported earlier this year that Quick Quack was working with banks Goldman Sachs and William Blair to sell a minority stake.

Quick Quack, which launched in 2004, has over 230 locations across California, Texas, Arizona, Utah and Colorado. KKR said its investment will help the company grow through marketing and expansion.

Quick Quack will **adopt a program to give equity in the company to its whole workforce**, a strategy that KKR has implemented at several other portfolio companies.

KKR agreed to **buy the stake through its strategic investments group, which invests across a company’s capital structure**. The group sits under KKR’s credit business, which manages \$260 billion in assets.



COMPANY PROFILE: KKR & CO

KKR & Co. Inc., also known as Kohlberg Kravis Roberts & Co., is an **American global investment company** that manages multiple alternative asset classes, including private equity, energy, infrastructure, real estate, credit, and, through its strategic partners, hedge funds.

As of December 31, 2023, the firm had completed more than 730 private equity investments in portfolio companies with approximately **\$710 billion of total enterprise value**. Assets under management and fee paying assets under management were \$553 billion and \$446 billion, respectively.



PROPERTY DATA

53,578
Lot SF

0.55
Lot Acres

20
Stalls

LEGEND

 Property Boundary

 Ingress/Egress



First Hawaiian Bank relocated its Lihue branch to this site after purchasing the pad for development. Construction began in 2023, and the new branch opened to the public in 2025. First Hawaiian Bank is Hawaii's largest bank with 48 locations.



TOP PERFORMING RETAILERS IN LIHUE

The retail corridor along Kaumualii Highway serves as Lihue’s primary retail destination, home to top-performing national tenants including Costco, Target, The Home Depot, and Safeway, among others. This concentrated mix of essential and destination retailers draws shoppers from across Kauai, generating some of the island’s highest sales volumes. Given Kauai’s limited land availability, high construction costs, and strict development regulations, opportunities for new large-format retail are extremely scarce. As a result, this corridor represents a core and irreplaceable retail hub within the island’s economy, offering exceptional stability and long-term value for operators and investors alike.



\$262M
ESTIMATED SALES
FOR 2024



\$58M
ESTIMATED SALES
FOR 2024

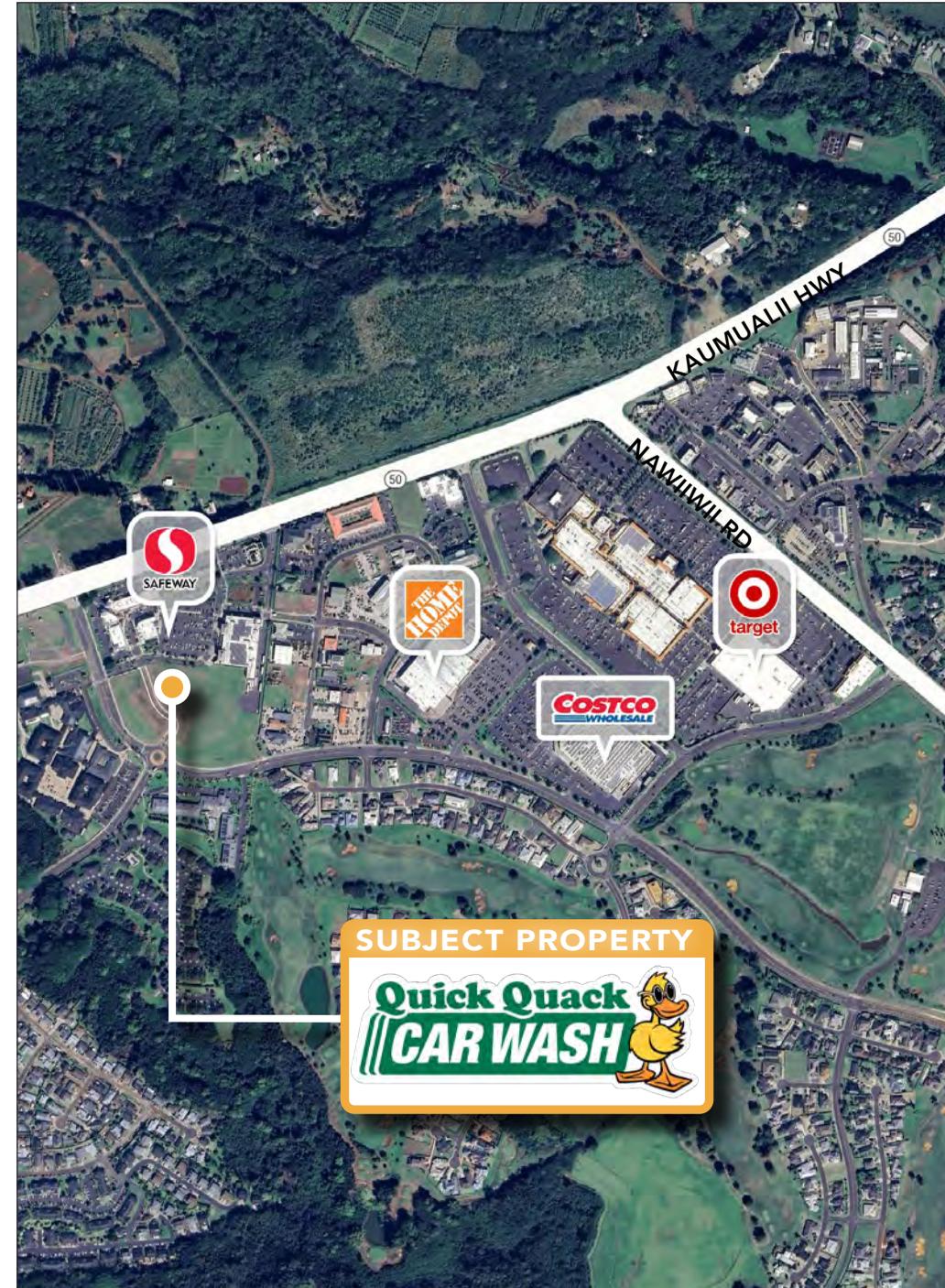


\$96M
ESTIMATED SALES
FOR 2024



\$33M
ESTIMATED SALES
FOR 2024

Sales data sourced from [CenterCheck](#).



1 1 NEARBY RETAILERS





NA PALI COAST STATE PARK

Famous for its dramatic sea cliffs, lush valleys, and cascading waterfalls, Na Pali Coast State Park on Kauai offers world-class hiking, boating, and helicopter tours for nature enthusiasts.



HANALEI BAY

Hanalei Bay on Kauai's north shore is a crescent-shaped beach with golden sand and gentle waves, popular for swimming, surfing, and stunning mountain views.



WAIMEA CANYON STATE PARK

Known as the "Grand Canyon of the Pacific," Waimea Canyon features striking red and green cliffs, panoramic vistas, and scenic hiking trails across Kauai's western region.



KAUAI

SUBJECT PROPERTY



WAILUA FALLS

A picturesque waterfall on Kauai's east side, Wailua Falls drops 80 feet into a scenic pool and is easily accessible for visitors seeking a quick natural sightseeing stop.



POIPU BEACH

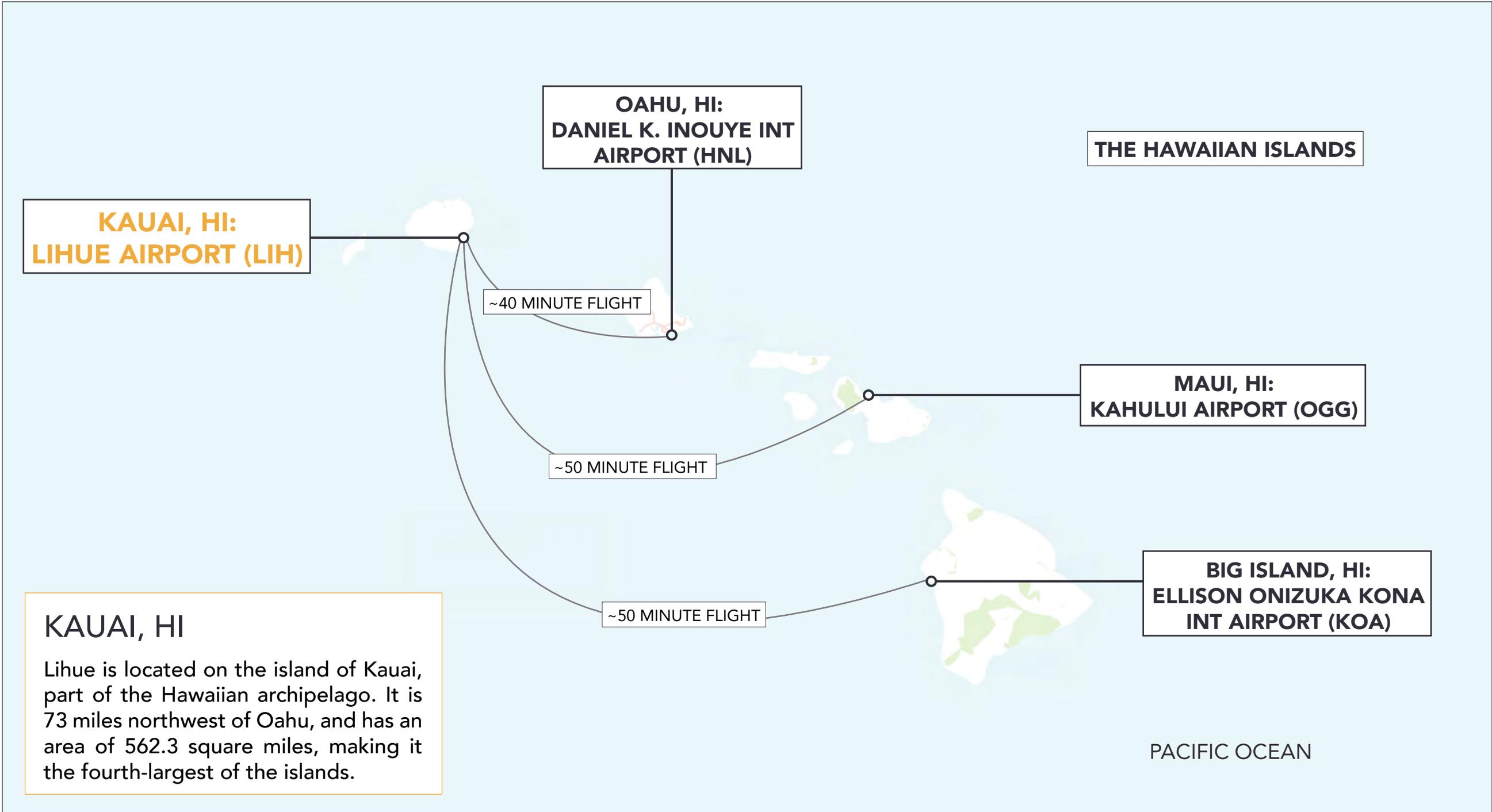
Located on Kauai's sunny south shore, Poipu Beach is a family-friendly destination offering calm waters, snorkeling, and frequent sightings of Hawaiian monk seals.



LIHUE AIRPORT

Serving as Kauai's primary airport, Lihue Airport connects the island to major Hawaiian destinations and the U.S. mainland, welcoming hundreds of thousands of travelers each year.





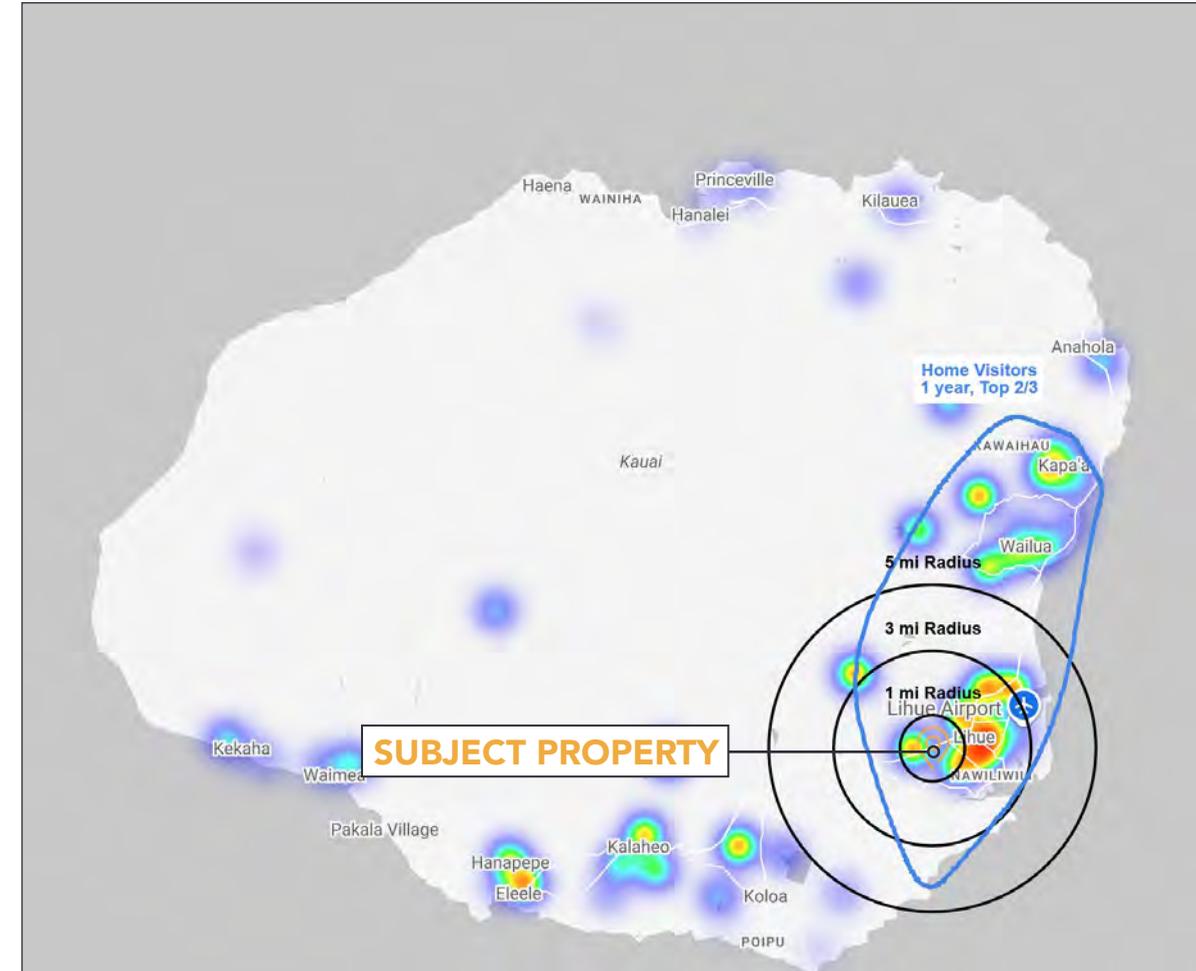


VISITATION DATA

The Safeway anchored Hokulei Village draws from a large trade area, receiving **over 263,622 visits in the past 12 months**. Shading on the heatmap represents home location of visitors to Hokulei Village based on cellular data.

DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	4,774	15,344	16,260	50,143
Average HH Income	\$147,365	\$128,864	\$128,430	\$134,102
Median HH Income	\$129,089	\$102,624	\$102,638	\$101,798
Annual Growth ('10-'20)	1.1%	1.4%	1.5%	1.2%
Estimated Households	1,492	5,041	5,293	17,314



Visitor Heat Map: Hokulei Village Trade Area
 The heat map reveals a strong pattern of visitation to Hokulei Village from both nearby residents and those living well beyond the immediate area. This mix of hyper-local loyalty and regional draw underscores the center's strength as a retail destination. Map & data sourced from REGIS Online, Sites USA.

HIGHLIGHTS

263K

ANNUAL VISITS TO HOKULEI VILLAGE

\$149K

AVG HH INCOME WITHIN 1-MILE RADIUS



LIHUE, HAWAII, IN FOCUS

A STRATEGIC HUB FOR GROWTH AND
CONNECTIVITY ON KAUAI



KALAPAKI BEACH

THE GATEWAY TO KAUAI

Located on the southeastern coast of Kauai, Lihue is the island's commercial, governmental, and transportation center, serving as the **primary hub for business, travel, and tourism**. Home to 7,874 residents, the town is also the seat of government for Kauai County, which encompasses the entire island and its 73,289 residents. Lihue is anchored by **Lihue Airport (LIH)**, which connects Kauai to the other Hawaiian Islands and the U.S. mainland, as well as **Nawiliwili Harbor**, the island's main seaport handling cargo, cruise ships, and interisland freight. Lihue's central location and infrastructure make it a **vital link between Kauai's resort destinations and residential communities**, supporting both tourism and local commerce.

The economy of Lihue is **anchored by government administration, hospitality, and retail trade, with tourism driving much of the business activity**. Major employers include the County of Kauai, Wilcox Medical Center, and a mix of national and local retailers located within shopping centers such as Kukui Grove Center and Anchor Cove.

The area also benefits from steady visitor spending, as Kauai welcomes **over 1.2 million tourists annually**, many of whom pass through or stay in Lihue due to its proximity to beaches, hotels, and scenic attractions such as Wailua Falls and Kalapaki Beach. Continued investment in infrastructure, sustainable tourism, and residential development has strengthened Lihue's role as **the economic and logistical heart of Kauai**, offering stability and long-term growth potential.



THE HAWAIIAN ISLANDS

9M

ANNUAL VISITORS TO
THE HAWAIIAN ISLANDS

\$117.6B

HAWAII'S GDP
FOR 2024

1.4M

RESIDENTS ACROSS
ALL ISLANDS

6TH

HIGHEST MEDIAN HH
INCOME IN THE U.S.

NATURAL BEAUTY AND ECONOMIC VITALITY

The Hawaiian Islands comprise an archipelago of eight major islands—Hawaii (the Big Island), Maui, Oahu, Kauai, Molokai, Lanai, Niihau, and Kahoolawe—spanning more than 1,500 miles in the central Pacific Ocean. The state's unique geography and year-round tropical climate have positioned it as **one of the world's most desirable destinations** for both leisure travel and investment. The islands collectively attract **over 9 million visitors annually, contributing more than \$20 billion to Hawaii's economy** each year through spending on lodging, dining, transportation, and entertainment.

Economically, Hawaii is driven by tourism, defense, agriculture, and real estate, with Oahu serving as the state's political and commercial center. Honolulu, the state capital, is home to major financial institutions, the **University of Hawaii at Manoa**—Hawaii's flagship university with a strong focus on research, business, and Pacific-Asian studies—and several private colleges including Chaminade University of Honolulu. The city also hosts the **Port of Honolulu, the largest and busiest seaport in the state, handling over 11 million tons of cargo annually** and serving as a vital hub for trans-Pacific shipping and interisland trade. Additionally, the U.S. military maintains a strong presence through bases such as **Joint Base Pearl Harbor-Hickam** and Schofield Barracks. Maui and Kauai support thriving resort economies and a growing luxury residential market, while the Big Island continues to expand its renewable energy and agricultural sectors.

In addition to its economic diversity, Hawaii offers world-class infrastructure including **international airports** on Oahu, Maui, Kauai, and the Big Island, modern healthcare facilities, and an advanced interisland logistics network. The combination of **natural beauty, robust tourism, and a strategic mid-Pacific location** makes the Hawaiian Islands a globally significant market for commerce, real estate, and sustainable development.



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