



# OFFERING MEMORANDUM

## SPLASH CAR WASH | ANKENY, IA



**1325 N ANKENY BLVD | ANKENY, IA**

**MATT LUNDBERG, SIOR, CCIM**

SENIOR VICE PRESIDENT

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**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

# INVESTMENT HIGHLIGHTS



## INVESTOR/OWNER USER OPPORTUNITY

Established car wash location offering turnkey business operations with the underlying real estate included.



## ESTABLISHED CLIENT BASE

Reliable repeat customers, supported by surrounding residential density and complementary retail business.



## HIGH TRAFFIC EXPOSURE

Site averages 20,514 vehicles per day, supported by proximity to several retailers and established neighborhoods.



## STRATEGIC LOCATION

Site is located in high-traffic corridor near major retail centers or dense residential areas, ensuring consistent demand.



## QUALIFY FOR BONUS DEPRECIATION

Eligible under the Tax Cuts and Jobs Act of 2017, allowing investors to depreciate the full value of the car washes in the first year.



## MODERN EQUIPMENT

The car wash features four “Touch Free” automatic wash bays and four “Self Service” wash bays, and five vacuum stations.

# PROPERTY PHOTOS





# EXECUTIVE SUMMARY



# INVESTMENT SUMMARY

## THE OFFERING

Cushman & Wakefield Iowa Commercial Advisors is the exclusive advisor for the sale of 1325 N Ankeny Blvd in Ankeny, Iowa. This offering includes the car wash business in addition to the real estate. The car wash features four “Touch Free” automatic wash bays and four “Self Service” wash bays, and five vacuum stations.

## LOCATION

Conveniently located just off I-35 and minutes north of I-80, Ankeny is positioned for a simple commute to downtown Des Moines attractions or a quick trip to Ames – but that’s only if you want to leave. Ankeny provides a variety of offerings when it comes to employers, attractions and education. This is exactly why the city continues to be one of the safest, most active and fastest growing communities in the entire United States. If you’re looking for a change, Ankeny is the place to be.

Since 1980, Ankeny’s population has more than tripled – from 15,000 to over 51,000 in 2014, and now approaching 80,000. The city’s population projections continue to show substantial growth over the next twenty years, and as an added bonus, the city’s total property values are growing as well.

## PROPERTY DETAILS

- FACILITY SIZE: 5,848 SF
- LOT SIZE: 1.91 AC
- YEAR BUILT: 2004
- 1,500 SF OFFICE AND STORAGE BUILDING
- EXCELLENT VISIBILITY & LOCATION ON ONE OF ANKENY’S BUSIEST ROADS
- FINANCIALS AND EQUIPMENT INFORMATION AVAILABLE UPON REQUEST

**SALE PRICE: \$2,725,000**



# PROPERTY AERIAL



OFFICE/STORAGE BUILDING

VACUUM STATION

SUBJECT PROPERTY

**CB**  
Christian Brothers  
Automotive  
*Fixing cars, driving joy*

**SONIC**



HWY 69/N ANKENY BLVD  
20,514 VPD

# RETAIL AERIAL





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### CONTACT

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