



... Van Buren Blvd & Opportunity Wy, Riverside, CA 92518 ...



REPRESENTATIVE IMAGE

EXCLUSIVELY LISTED BY:

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REALSOURCE GROUP

... OFFERING MEMORANDUM ...



Van Buren Blvd & Opportunity Wy, Riverside, CA 92518

PRICE	CAP RATE	NOI
\$4,347,800	5.75%	\$250,000

TENANT: ¹	Quick Quack Car Wash
LEASE SIGNATURE:	Quick Quack Car Wash Holdings, LLC (Corporate)
RENT COMMENCEMENT DATE: ²	6/1/2026
LEASE EXPIRATION:	5/31/2046
LEASE TERM:	20 Years
LEASE TYPE:	Absolute NNN Ground Lease
MONTHLY RENT:	\$20,833
PROPERTY TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
COMMON AREA MAINTENANCE:	Tenant Responsibility
REPAIRS & MAINTENANCE:	Tenant Responsibility
ROOF & STRUCTURE:	Tenant Responsibility
ANNUAL INCREASES:	10% Every 5 Years
RENEWAL OPTIONS:	Ten, 5-Year
YEAR BUILT:	2025
LOT SIZE (ACRES):	1.14 AC
NET RENTABLE AREA:	3,596 SF

1. All lease provisions to be independently verified by Buyer during the Due Diligence Period.
2. Projected Rent Commencement Date



REPRESENTATIVE IMAGES

- **Single Tenant Quick Quack Car Wash Ground Lease:**
 - Absolute NNN Lease, zero landlord responsibilities
 - 20-year initial lease term with Ten, 5-year options
 - Favorable, 10% increases every 5-Years during primary term and options
 - Corporately guaranteed lease by one of the fastest-growing car wash operators in the U.S.
- **About Quick Quack Car Wash**
 - Top-5 Ranked Express Car Wash Operator in the Western U.S.
 - Currently at 280+ locations and expanding rapidly
 - Private-Equity Backed by KKR, who recently provided \$580M investment
 - [\(Click for more information\)](#)
- **Brand New, 2025 Construction: Quick Quack’s Latest Prototype (opening Dec 2025)**
- **High-Traffic Signalized Intersection: Strategically situated at the signalized intersection of Van Buren Boulevard and Opportunity Way with over 50,000 CPD**
- **Gateway Positioning w/ Highway Pylon Signage: Nearby Access to I-215, a 155,000+ CPD Arterial Highway**
- **Affluent & Dense Nearby Demographics of \$117,000+ Avg. Household Incomes & 219,000+ Population within a 5-mi Radius**
- **Positioned within Veteran’s Plaza, the areas primary shopping center off the 215:**
 - Anchored by Hampton Inn & Home2 Suites by Hilton & Adjacent Retail Tenants including In-n-Out, Jersey Mikes, Chipotle, Starbucks with another hotel, self storage and more retail pads coming soon
- **Meridian Business Park (1,290-Acres):**
 - Veteran’s Plaza is within Meridian Business Park, a 1,290- acre master-planned commerce and distribution center planned to have 16 million square feet of building space which will create up to 15,000 jobs – current tenants include Amazon, UPS, Sysco, Kaiser Permanente, Kia Automotive, McLane Foods, and more
- **Across from March Air Reserve Base:**
 - The property sits across the I-215 from the March Air Reserve Base, a 2,075-acre facility that has over 7,000 personnel assigned to it with a 1,750 civilian population.
- **Riverside-San Bernardino-Ontario, CA MSA: #3 Most Populous MSA in CA**
 - **5th Strongest Population growth in the USA**
 - **Ranked 20th in USA for GDP**



20-Year

Lease
Term



10%

Increase Every
5-Years



TOP

Ranking Express
Wash Operator



2025

Brand New
Construction



155K

Car Per Day
Highway Visibility



\$117k+

Avg. Household
Income in 5-Mi Radius



#3

Most Populous
MSA in CA



219K+

Population in a
5-mi Radius



NEW HOMEWOOD SUITES, 500 UNIT SELF STORAGE FACILITY, IN-N-OUT EXPANSION AND RETAIL CURRENTLY IN PERMITTING



SUBJECT PROPERTY
Quick Quack CAR WASH

DEMOGRAPHICS		
	Population	AHHI
3-Mile Radius	68,630	\$118,244
5-Mile Radius	217,974	\$117,483
7-Mile Radius	360,168	\$125,011



MERIDAN BUSINESS PARK
 - 1,290-AC COMMERCE AND DISTRIBUTION CENTER: Located in Riverside -
 - ALONG INTERSTATE 215: Providing access to freeways, rail and air hubs, and major ports -
 - 600 ACRES DEVELOPED TO DATE: Nearly half of the full project -
 - 16 MILLION SQUARE FEET OF BUILDING SPACE AND 15,000 NEW JOBS CREATED UTILIZED BY AMAZON, UPS, SYSCO, KAISER PERMANENTE, AND OTHERS -



INTERSTATE 215
 130,000+ CPD



SUBJECT PROPERTY



NEW HOMWOOD SUITES, 500 UNIT SELF STORAGE FACILITY, IN-N-OUT EXPANSION AND RETAIL CURRENTLY IN PERMITTING



50,000 CPD - INTERSECTION -



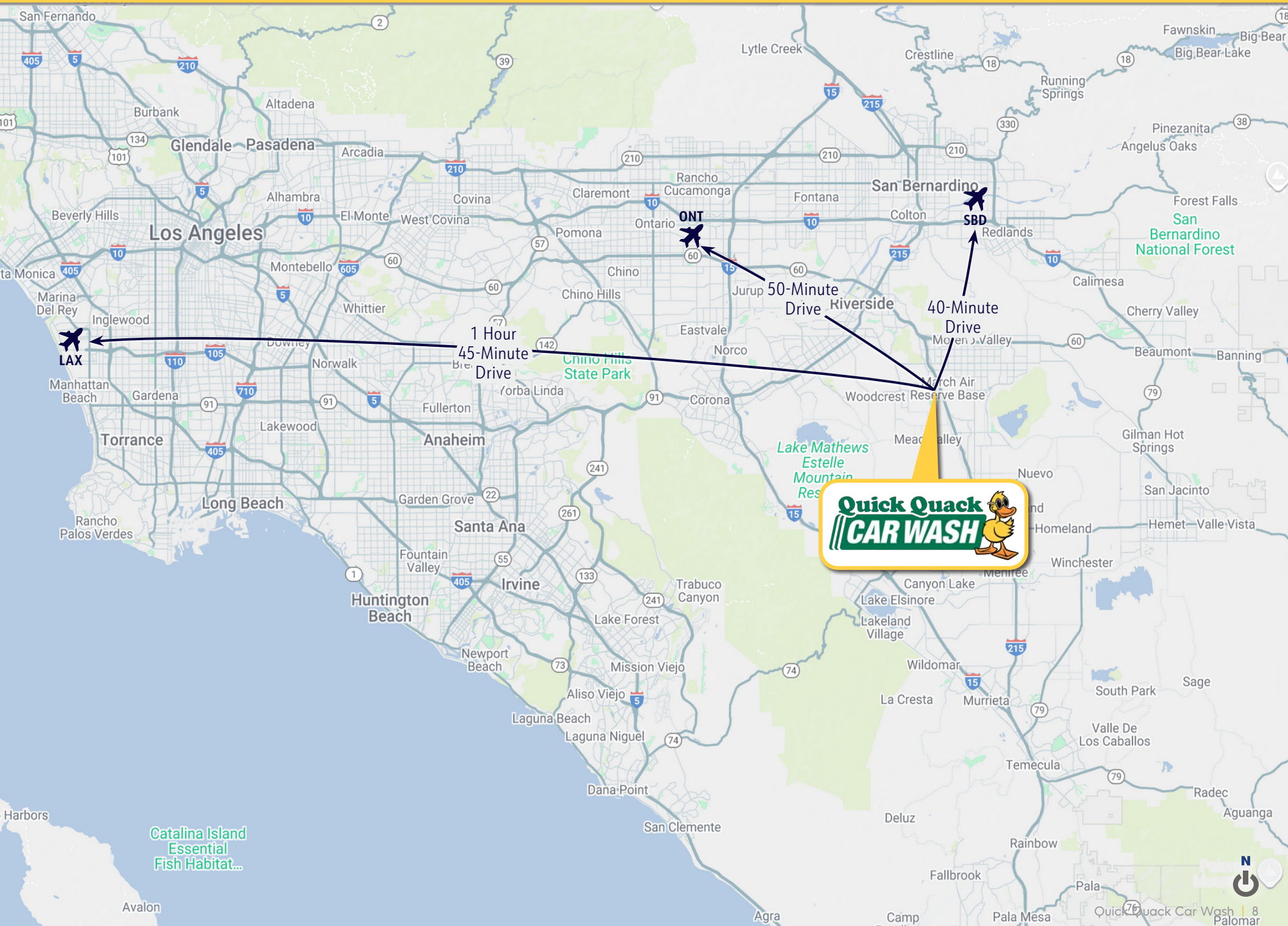
VAN BUREN BOULEVARD



Subject Property
 Property Parcel | APN # 294-070-044







1 Hour Drive
45-Minute Drive

50-Minute Drive

40-Minute Drive

Catalina Island
Essential
Fish Habitat...



Quick Quack Announces Strategic Investment by KKR



NEW YORK & ROSEVILLE, Calif.-(BUSINESS WIRE) – KKR, a leading global investment firm and Quick Quack Car Wash (“Quick Quack” or the “Company”) today announced that investment funds managed by KKR have made a significant minority investment in the Company.

With its differentiated operating model, strong track record of organic growth and world-class team, we believe Quick Quack is well-positioned to continue its growth trajectory,” said Sam Plotner, Director at KKR. “We look forward to working with the Quick Quack and Seidler teams to continue to drive growth by building upon on the strong foundation that they have established over the past two decades.”

[Read More](#)

Quick Quack expansion into El Paso



EL PASO, TX, UNITED STATES, October 2, 2024 /EINPresswire.com/ - Quick Quack Car Wash has officially opened its first location in the El Paso market. Quick Quack has announced plans to open several additional locations over the next several months through acquisitions and new construction. The first El Paso location marks the 56th Quick Quack Car Wash in Texas, covering most of the state, with plans to double that number as early as next year.

“We have a long history and tradition delighting our customers in many communities all over Texas, and now we are excited to bring Quick Quack service and convenience to El Paso,” said Jason Johnson, CEO of Quick Quack Car Wash. “In addition to providing a fast, clean, and entertaining car wash experience, our mission is to make a real difference in the lives of our Team Members, customers, and communities.”

[Read More](#)

How big is the car wash industry?

- \$15 billion industry, expected to be over \$23 billion by 2030
- 80% of drivers in the U.S use professional car wash services

Why is the express car wash model poised for long-term success?

- It is an Internet resistant and recession proof business model
- Express car washes are the highest revenue generating of any other car wash model, little overhead, high wash volumes and big reoccurring revenues through monthly membership programs

What Factors are driving the U.S. Car Wash Market?

- The demand for speed & convenience, affordability and more “do it for me” customers versus “do it yourself” customers washing cars at home.
- Strict Environmental Regulations against Residential Car Washing, creating an Increased Demand for Professional Car Wash Services & Eco-Friendly Alternatives





Headquartered in Roseville, California, Quick Quack Car Wash is a leading express car wash operator with over 280 locations across seven states, including California, Texas, Arizona, Utah, Colorado, Oklahoma, and Washington. Founded in 2004, Quick Quack is backed by Seidler Equity Partners and, as of 2024, received a significant minority investment from global investment firm KKR, which committed \$850 million through its Strategic Investments Group.

Quick Quack is known for its bright, modern locations and its Unlimited Wash memberships, offering convenient, fast, and eco-friendly car wash services. The company emphasizes premium customer experience with free vacuums, a highly efficient wash process, and an environmentally responsible model featuring water reclamation systems and biodegradable soaps.

Quick Quack’s brand is built on values of kindness, smart service, and community connection. The company places strong emphasis on employee culture and development, highlighted by its innovative employee ownership program rolled out in partnership with KKR. It is also known for community involvement through programs like Random Quacks of Kindness and local fundraising partnerships.

With a robust pipeline of new sites under development, a track record of successful market expansion, and the support of institutional capital, Quick Quack Car Wash is positioned to continue its growth as one of the most recognized and community-driven names in the express car wash industry.

[More Details](#)



TOP 5
Ranked Car Wash
Chain in USA

280+
Locations
Nationwide

7
States in Western
US and Expanding

Tenant Name:	Quick Quack Car Wash
Locations:	280+
Company Type:	Private
Headquarters:	Roseville, CA
Founded:	2004
Website:	www.dontdrivedirty.com

RIVERSIDE-SAN BERNARDINO-ONTARIO MSA (INLAND EMPIRE)

GEOGRAPHY

- Riverside-Ontario-San Bernardino MSA = 27,000 sq mi
- Riverside-Ontario-San Bernardino MSA, otherwise known as the Inland Empire, an area larger than states like Maryland, West Virginia, Massachusetts and Connecticut
- East of Los Angeles and Orange Counties , 2 major counties & 52 Cities fall within the dense Metropolitan Area

INLAND EMPIRE ECONOMY

- Ontario International Airport is the fastest-growing airport in US for 5th straight year
- Averaging 3,833 new jobs per month in 2022, with Transportation & warehouse at 138% of pre-pandemic levels
- Estimated 40% of all consumer goods flow through the region with logistics centers reaching 600+M Sq Ft.
- Five Major Sectors leading to region's growth:
 - Logistics, Healthcare, Construction, Manufacturing, Scientific Research
- 39% growth of CA Tech Jobs- highest rate in U.S.
- Cal St. San Bernardino is top two cyber security programs in US
- Loma Linda University, a global healthcare leader, expanded \$1B IN 2021

RIVERSIDE-SAN BERNARDINO-ONTARIO



RIVERSIDE, CA



AMAZON - INLAND EMPIRE



ONTARIO INTERNATIONAL AIRPORT

RIVERSIDE-SAN BERNARDINO-ONTARIO MSA (INLAND EMPIRE)

POPULATION

- The Inland Empire is one of the fastest-growing metropolitan areas in the US
- The Riverside-San Bernardino-Ontario MSA has the 5th largest population growth in the US, an increase of 31% since 2010
- The Inland Empire is the 3rd most populous county in CA, with projections of reaching 7M residents over the next decades
- Home to approximately 2,556,000 residents and the center of regional growth in Southern California
- Amazon is the region's largest employer, having invested \$19.3B into the Inland Empire

INLAND EMPIRE'S LARGEST EMPLOYERS:

- | | |
|--------------------------|-------------------------------|
| » Amazon | » Kaiser Permanente Riverside |
| » UC Riverside | Medical Center |
| » March Air Reserve Base | » Pechanga Resort & Casino |
| » Stater Bros. | » Walmart |

#5

Fastest Growing
Population in the US

#3

Most Populous
County in CA

#1

Employer: Amazon
investing \$19.3B into IE

#1

Fastest Growing Airport in US
(Ontario International Airport)

RIVERSIDE-SAN BERNARDINO-ONTARIO



UC RIVERSIDE



PECHANGA RESORT & CASINO



KAISER PERMANENTE RIVERSIDE MEDICAL CENTER

	3-MILE	5-MILE	7-MILE
Population			
2025 Estimated Population	68,630	217,974	360,168
2030 Projected Population	69,310	218,651	363,398
2020 Census Population	71,890	224,850	366,168
2010 Census Population	68,083	210,079	343,346
2025 Median Age	32.2	32.4	33.0
Households			
2025 Estimated Households	18,416	59,849	99,200
2030 Projected Households	18,929	61,156	102,156
2020 Census Households	18,669	60,873	100,548
2010 Census Households	17,789	56,605	94,016
Household Income			
2025 Estimated Average Household Income	\$118,244	\$117,483	\$125,011
2025 Estimated Median Household Income	\$102,280	\$99,462	\$103,227



360k
Estimated
Population
(7-MILE RADIUS)



99k
Estimated
Households
(7-MILE RADIUS)



\$125k
Ave. Household
Income
(7-MILE RADIUS)

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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