



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



QUICK QUACK CAR WASH ABSOLUTE NET GROUND LEASE INVESTMENT

1000 NORTH 1000 WEST,
LOGAN, UT 84321

MIKE MEDINA
m.medina@mwcre.com
direct 801.416.1049
[View Profile](#)

ALBERTO VAZQUEZ
avazquez@mwcre.com
direct 801.852.8574
[View Profile](#)

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1000 N 2,883 ADT

EXECUTIVE SUMMARY & HIGHLIGHTS

PRICING

PURCHASE PRICE Contact Brokers for Pricing

TENANT RENT \$100,000

LEASE INFORMATION

CAP RATE Contact Brokers for Pricing

LEASE TYPE Absolute Net Ground Lease

LEASE TERM 20 Years
6 - 5 Year Options

PROPERTY INFORMATION

PROPERTY ADDRESS 1000 North 1000 West
Logan, UT 84321

LAND SIZE (AC) 0.98

YEAR BUILT Under Construction

OUTSTANDING INVESTMENT OPPORTUNITY: ABSOLUTE NET GROUND LEASE IN LOGAN, UTAH WITH QUICK QUACK CAR WASH

We are pleased to present a standout investment opportunity in the rapidly growing city of Logan, Utah—an absolute net ground lease with Quick Quack Car Wash.

As one of the largest car wash operators in the nation, Quick Quack boasts over 230 locations across Arizona, California, Colorado, Texas, and Utah, with new sites to expand further in 2023-2024. This growth underscores its strong market presence and commitment to accessibility.

This prime property is strategically located at the intersection of 10th North and 10th West, ensuring high visibility in a high-traffic area. The site benefits significantly from its proximity to major retail anchors like Costco and enjoys the synergy of having Mountain America Credit Union as a co-tenant, which boosts its consumer draw and potential for steady traffic flow.

With an exclusive 20-year lease, this investment offers long-term stability and minimal landlord responsibilities, making it an attractive and hassle-free option for investors. The continued expansion of Quick Quack not only demonstrates its robust business model but also enhances the value of this investment, promising sustained returns in a vibrant commercial hub.

This is more than just a property investment—it's a chance to invest in a location primed for success and aligned with a nationally recognized brand that continues to grow and prosper.

PROPERTY FEATURES & LAND OVERVIEW

PROPERTY FEATURES

LOCATION

1000 North 1000 West
Logan, UT 84321

LAND AREA

0.98 Acres (42,688.8 SF)

PARCEL NUMBER

05-123-0004

YEAR BUILT

Under Construction

TENANT



SITE

Located on the Northeast corner of 1000 North 1000 West in Costco anchored shopping center and consists of one parcel

TRAFFIC COUNTS

1000 West: 17,973 ADT
1000 North: 2,883 ADT

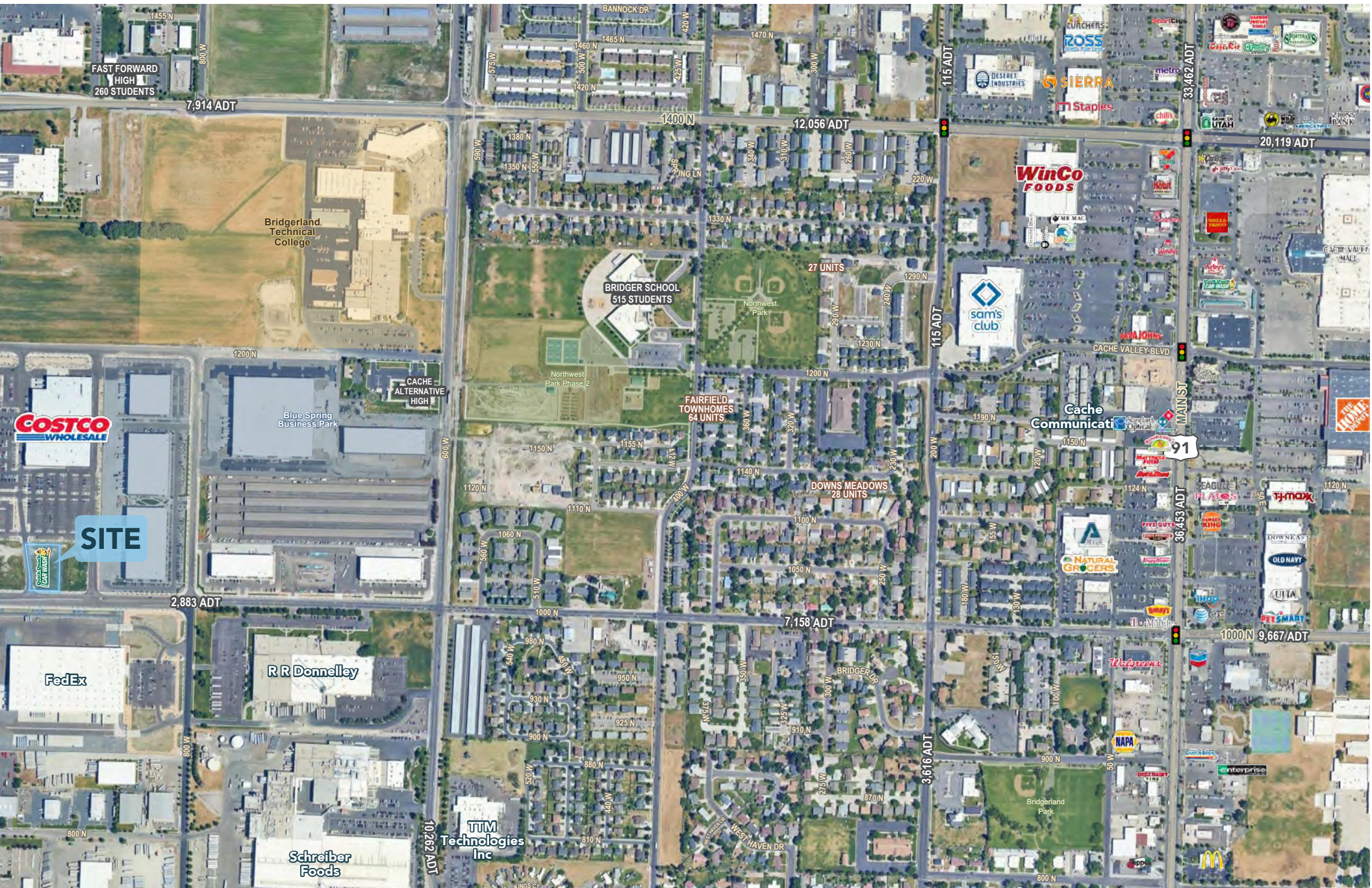
FRONTAGE & ACCESS

Access from 1000 North and cross access with Costco and adjacent pads

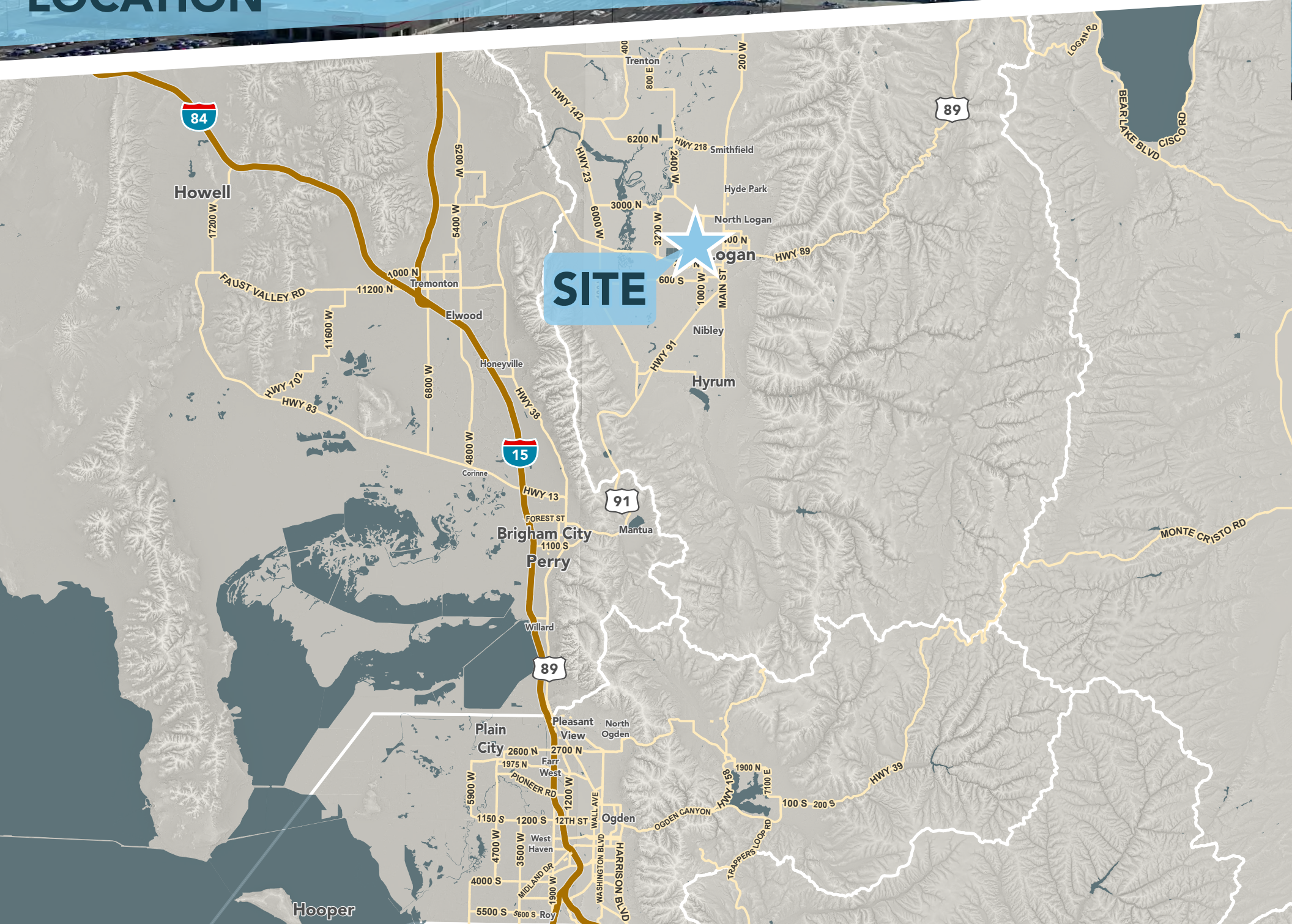
NOT ACTUAL PROPERTY



TT MAP



LOCATION



TENANT PROFILE



Quick Quack began in 2004 as an idea and a desire by a few business partners. The desire was to wake up every morning feeling that their efforts were changing lives for the better. The idea was to achieve that desire by way of an outstanding car wash product and an amazing work environment. From a single car wash in Sacramento, California, the business quickly grew to a handful of locations. Then, in 2008, the company doubled in size by acquiring a small chain of car washes in northwest Texas named Quick Quack Car Wash. Shortly following the acquisition, the Quick Quack name was adopted across all 13 locations.

Headquartered in Roseville, California, Quick Quack now owns and operates more than 230 locations across Arizona, California, Colorado, Texas, and Utah, with continued growth throughout these regions. Quick Quack takes pride in having been awarded "The Best of..." or "The Favorite" car wash in every community where a Quick Quack can be found. Additionally, Quick Quack has been recognized as a leader in establishing an environmentally friendly and sustainable business.

As the company continues to grow, the founding partners never lose sight of the Quick Quack mission to Change Lives for The Better. Through their Random Quacks of Kindness, community fundraisers and organization sponsorships, Quick Quack is honored to give back to the communities they serve.

*Source: www.dontdrivedirty.com/about-qq/

DEMOGRAPHICS

POPULATION



1 MILE
6,554
 2023 EST.
 POPULATION

3 MILES
56,448
 2023 EST.
 POPULATION

5 MILES
90,550
 2023 EST.
 POPULATION



1 MILE
7,321
 2028 EST.
 POPULATION

3 MILES
62,074
 2028 EST.
 POPULATION

5 MILES
101,647
 2028 EST.
 POPULATION

HOUSEHOLDS & MEDIAN INCOME



1 MILE
2,305
 2023 EST.
 HOUSEHOLDS

3 MILES
19,182
 2023 EST.
 HOUSEHOLDS

5 MILES
29,494
 2023 EST.
 HOUSEHOLDS

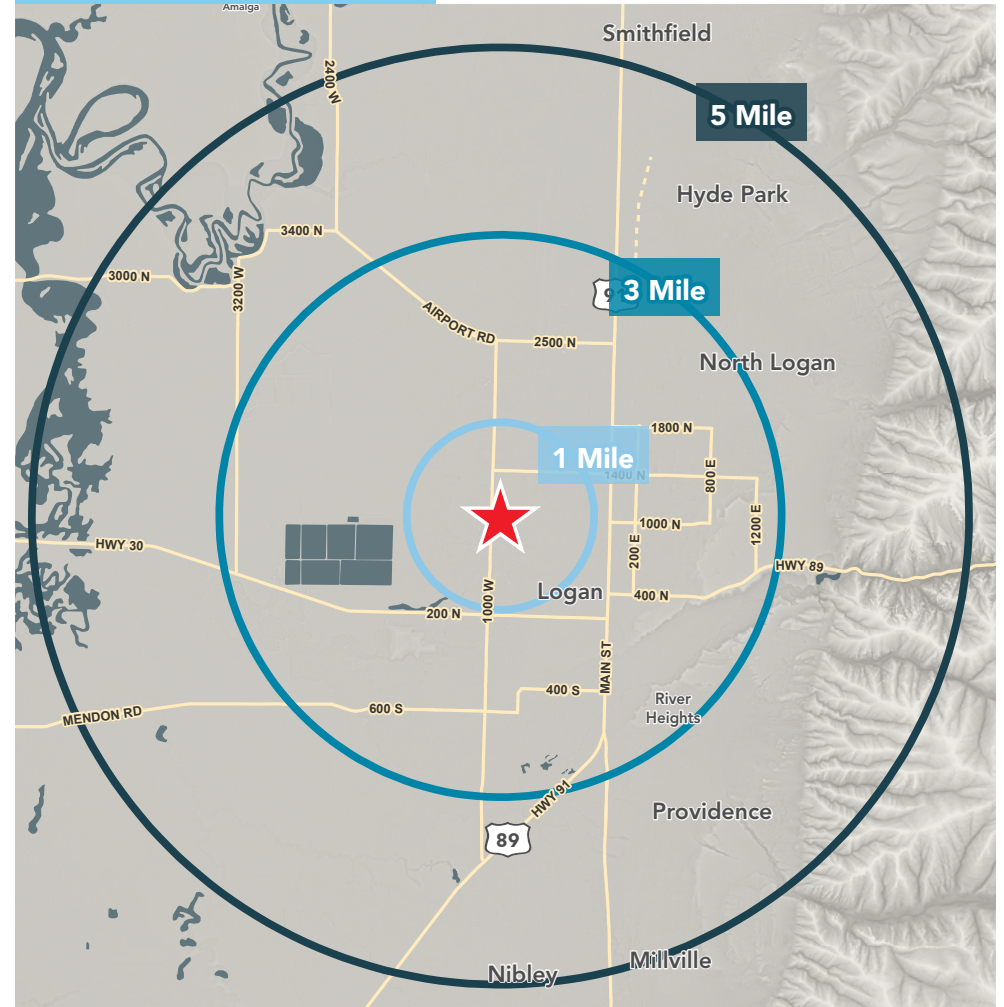


1 MILE
\$64,920
 2023 EST.
 INCOME

3 MILES
\$73,080
 2023 EST.
 INCOME

5 MILES
\$94,181
 2023 EST.
 INCOME

BUFFERS - 1, 3, 5 MILES



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CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 1000 North 1000 West, Logan, UT 84321. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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312 East South Temple, Salt Lake City, UT 84111
Office 801.456.8800 | www.mtnwest.com

