



MISTER CAR WASH

MONROE (ATLANTA MSA), GA

Marcus & Millichap
THE DELTONDO GROUP

Mister CAR WASH®

170 Martin Luther King Jr Boulevard,
Monroe, GA

\$4,800,000
PRICE

6.16%
CAP

\$295,680
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built / Remodeled:	2009/ 2019
Building Area	3,138 SF
Land Area	28,750 SF

INVESTMENT HIGHLIGHTS



13.5 YEARS REMAINING ABSOLUTE NET LEASE

Brand-Backed Lease With Zero Landlord Responsibilities; Tenant Responsible For All Operating Expenses, Maintenance, Roof & Structure



1.5% ANNUAL RENT INCREASES

Contractual Annual Increases Throughout Primary Term Provide Predictable NOI Growth Through 2039



CORPORATE TENANT GUARANTY FROM CAR WASH PARTNERS

Lease To Car Wash Headquarters, Inc. With Guaranty From Car Wash Partners, Inc., A Delaware Corporation



2009 CONSTRUCTION RENOVATED 2019

Modern Tunnel Car Wash Facility (3,138 SF) Situated On A 28,750 SF Parcel With Established Customer Base



STRATEGIC RETAIL CORRIDOR

Located Along One Of Monroe's Major Thoroughfares With Connectivity To U.S. Route 78 (14,300 VPD) And Direct Access To Atlanta MSA



PART OF THE EXPANDING ATLANTA MSA

Monroe Sits Within The Atlanta Metropolitan Area between Atlanta and Athens – One Of The Largest And Fastest-Growing MSAs In The Southeast



RENT SCHEDULE

Year	Annual	Monthly
9/12/2025 - 9/11/2026	\$291,405.00	\$24,283.75
9/12/2026 - 9/11/2027	\$295,776.08	\$24,648.01
9/12/2027 - 9/11/2028	\$300,212.72	\$25,017.73
9/12/2028 - 9/11/2029	\$304,715.91	\$25,392.99
9/12/2029 - 9/11/2030	\$309,286.65	\$25,773.89
9/12/2030 - 9/11/2031	\$313,925.95	\$26,160.50

LEASE SUMMARY

Tenant:	Car Wash Headquarters, Inc.
Guaranty:	Car Wash Partners, Inc., a Delaware Corporation
Type of Ownership:	Fee Simple
Lease Type:	Absolute Net
Landlord Responsibilities:	None
Rent Commencement:	9/12/2019
Lease Expiration:	9/30/2039
Term Remaining:	13.5 Years Remaining
Increases:	1.5% Annual
Options:	2x5 Years

Mister CAR WASH®

THE LARGEST CAR WASH CHAIN IN THE UNITED STATES

Mister Car Wash, founded in 1969 in Houston, Texas, is the largest and most recognizable car-wash chain in the United States. Headquartered in Tucson, Arizona, the company has scaled through a combination of strategic acquisitions and organic growth, becoming a dominant force in the automotive services industry. Its operating model centers on high-efficiency express tunnel washes supported by its highly successful Unlimited Wash Club® (UWC) program—a subscription service that provides recurring, predictable revenue and drives customer loyalty.

As of June 2025, Mister Car Wash operates over 522 locations in 21 states, with a footprint concentrated in high-growth Sunbelt and suburban markets. The brand serves more than 2.2 million active Unlimited Wash Club members—an increase of nearly 100,000 members year-over-year—demonstrating continued traction in its subscription-based revenue strategy. In full-year 2024, Mister Car Wash generated approximately \$995 million in revenue and reported over 8,000 employees across its corporate structure. The company remains entirely corporate-operated—Mister Car Wash does not franchise its locations—and all real estate leases are backed by the parent company under a corporate guarantee.



\$995M[±]
REVENUE (2024)

522⁺
CAR WASHES

8,000
EMPLOYEES

2.2M
ACTIVE MEMBERS

1969
FOUNDED



Monroe Area HS
1,205 students

MONROE PAVILION

Publix Marshalls petsense OLD NAVY

five BELOW planet fitness ULTA BEAUTY MATTRESS FIRM RACK ROOM SHOPS WNB FACTORY WINOS BURGERS TENDERS WHATABUGGER

Walmart
DISTRIBUTION CENTER

ATHENS TECHNICAL COLLEGE
1958

1,000+ STUDENTS
\$50M TOTAL ANNUAL REVENUE

MONROE PLAZA

Quality 100% FAMILY DOLLAR ROSES

the Y

Walmart

Davita

NUCOR
WAREHOUSE SYSTEMS

SHOPS AT BREEDLOVE

OLLIE'S GOOD STUFF CHEAP

CITITRENDS HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

PAPA JOHN'S PANERA BREAD WENDY'S PIZZA HUT TACO BELL

DOLLAR TREE Arbys IHOP

THE HOME DEPOT

Starbucks Chick-fil-A MOE'S BANK OF AMERICA SMOOTHIE KING FIREHOUSE SUBS BURGER KING

78 14,300 VPD

Hwy 138 22,700 VPD

Mister CAR WASH

Spring St 11,100 VPD

761 STUDENTS
\$13.7M ANNUAL REVENUE
229 EMPLOYEES
TOP 50 PRIVATE SCHOOL IN GEORGIA

Applebee's LONGHORN STEAKHOUSE ZAXBY'S PINNACLE BANK

Pepp Boys WAFFLE HOUSE

GEORGE WALTON ACADEMY EST. 1948

Piedmont WALTON
77 LICENSED BEDS
\$160M TOTAL ANNUAL REVENUE
450+ EMPLOYEES

SHOPS OF MONROE

TSC TRACTOR SUPPLY CO MCDONALD'S DUNKIN' Domino's

TOKYO SUSHI & HIBACHI

GREAT OAKS SENIOR LIVING
A place you'll love to call home

MONROE FAMILY COSMETIC DENTISTRY ST. MARY'S HEALTH CARE SYSTEM A Member of Trinity Health

Women's Health Associates OF WALTON PC

138

Publix Marshalls petsense OLD NAVY
five BELOW planet fitness ULTA BEAUTY MATTRESS FIRM RACK ROOM SHOES WNB FACTORY WHATABURGER



DOLLAR TREE Arby's IHOP

Pop-Boy's WAFFLE HOUSE

Walmart

Piedmont
WALTON
77 LICENSED BEDS
\$160M TOTAL ANNUAL REVENUE
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BURGER KING



78 21,500 VPD

TSC TRACTOR SUPPLY CO

Domino's

MCDONALD'S

DUNKIN'

Spring St 11,100 VPD

enterprise

Hwy 138 22,700 VPD



Mister CAR WASH

ZAXBY'S



Hwy 138
22,700 VPD

**Mister
CAR WASH**



MONROE GA

ATLANTA MSA

6.4M+

POPULATION
ATLANTA MSA

\$570B+

GDP
ATLANTA MSA

103,000+

EMPLOYEES
DELTA AIR LINES

60,000+

EMPLOYEES
THE HOME DEPOT

15,000+

EMPLOYEES
UPS

43,800+

STUDENTS
UNIVERSITY OF
GEORGIA

52,000+

STUDENTS
GEORGIA STATE
UNIVERSITY

Monroe, Georgia is located approximately 45 miles east of downtown Atlanta within Walton County and is part of the Atlanta–Sandy Springs–Alpharetta Metropolitan Statistical Area—one of the largest and fastest-growing metropolitan regions in the United States. The Atlanta MSA exceeds 6.3 million residents and continues to experience steady in-migration driven by corporate relocations, favorable tax policies, and a diversified economic base. Major industries include logistics, technology, healthcare, film production, and financial services.

Monroe benefits from proximity to U.S. Route 78, providing direct connectivity to Atlanta and Athens, as well as access to Interstate 20. The area has seen steady residential growth as households seek more affordable housing alternatives outside the urban core. Walton County continues to experience population expansion driven by new residential subdivisions, retail corridor development, and infrastructure investment supporting commuter traffic patterns into metro Atlanta.



MONROE, GA



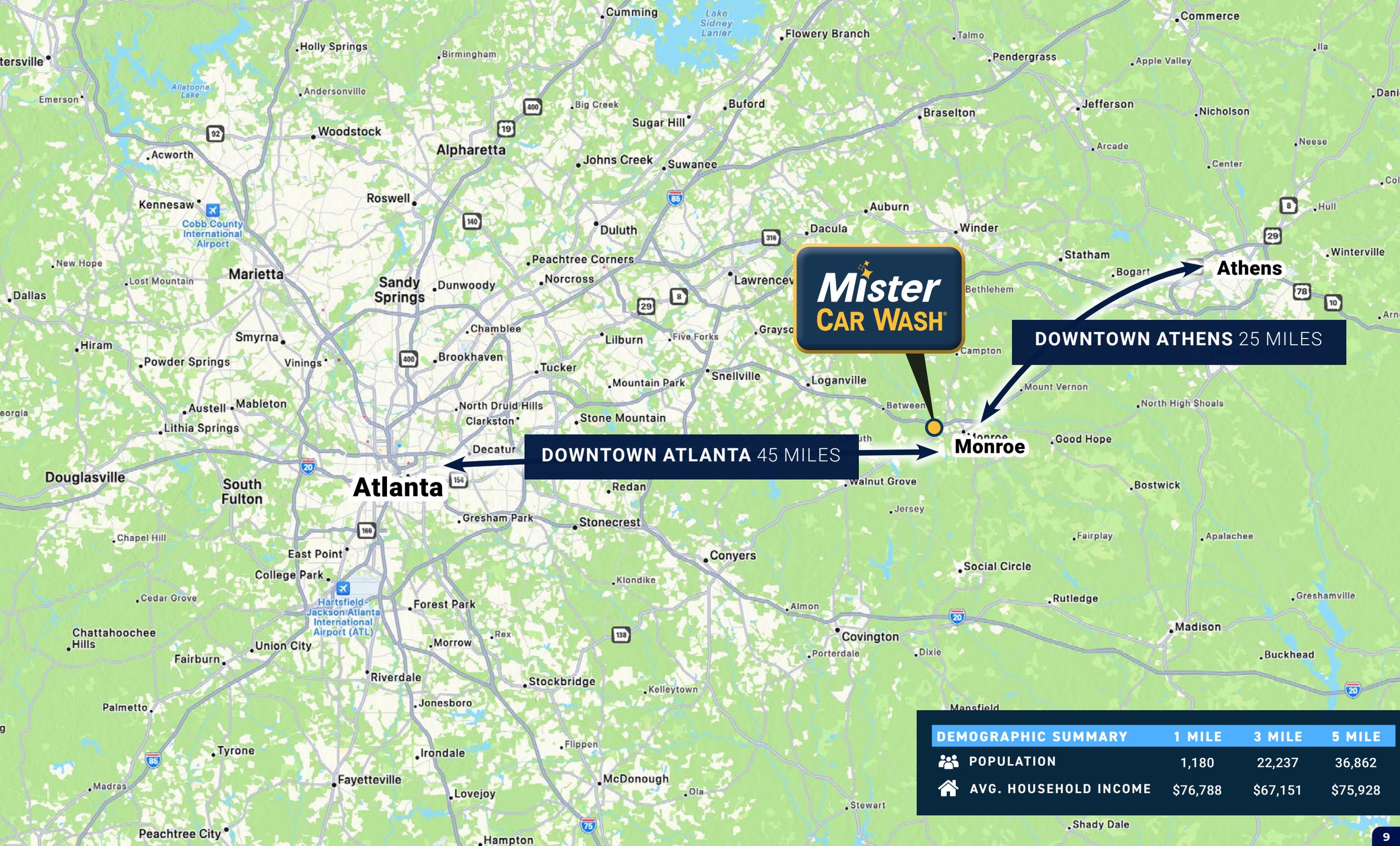
GEORGE WALTON ACADEMY
TOP 50 PRIVATE SCHOOL IN GEORGIA



DOWNTOWN ATHENS 25 MILES

DOWNTOWN ATLANTA 45 MILES

DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	1,180	22,237	36,862
AVG. HOUSEHOLD INCOME	\$76,788	\$67,151	\$75,928



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