



# RAPID EXPRESS D/B/A CLUB CAR WASH | 20-YEAR NNN SALE LEASEBACK | QUALIFIES FOR 100% BONUS DEPRECIATION

2259 NW MILITARY HWY SAN ANTONIO, TX



Representative Photo

## CBRE

### Contact Us:

#### ANDREW JAWORSKI

Vice President  
+1 631 903 7137  
andrew.jaworski@cbre.com

#### ALEXANDER DOOLIN

Associate  
+1 914 552 1488  
alexander.doolin@cbre.com

#### RAY ROMANO

First Vice President  
+1 407 808 1657  
ray.romano@cbre.com

#### MARK DRAZEK

Senior Vice President  
+1 407 496 1334  
mark.drazek@cbre.com

### Local Licensee:

#### JARED AUBREY

Senior Vice President  
Dallas - CBRE

# INTRODUCTION

CBRE is pleased to present the exclusive listing for the Rapid Express Car Wash located at 2259 NW Military Hwy, in San Antonio, TX. The site consists of 4,920 total square feet of building space and sits on 0.75 acres of land. The site will be subject to a 20 year sale-leaseback with Rapid Express Car Wash. Starting in year one, the base rent shall be \$297,567. The lease will call for 1.50% annual rental escalations during the base term and throughout the (4) five-year renewal option periods (40 year total term). The subject property is extremely well located due to its combined high traffic, strong demographics, and retail synergy in one of the city’s most established corridors. Located in Castle Hills, the site sits directly on NW Military Hwy, a heavily traveled arterial that connects dense residential neighborhoods with commercial hubs, ensuring a steady stream of daily commuters. The area’s demographics—solid middle-to-upper income households with high vehicle ownership—support recurring demand for car care and membership-based wash models. The property also benefits from excellent visibility, easy ingress/egress, and proximity to complementary retail and service businesses, which drive additional customer flow.

## INVESTMENT SUMMARY

PROPERTY ADDRESS:	2259 NW Military Hwy San Antonio, TX
PRICE:	\$4,959,450
ANNUAL RENT:	\$297,567
CAP RATE:	6.00%
TENANT:	Rapid Express Car Wash
GUARANTOR:	Rapid Express Car Wash, LLC
RENTAL INCREASES:	1.5% annually, through options
INITIAL LEASE TERM:	20 Years
REMAINING LEASE TERM:	20 years from close of escrow
RENT COMMENCEMENT:	At close of escrow
OPTIONS:	(4) 5-Year options
LANDLORD OBLIGATIONS:	None - Absolute NNN
BUILDING SIZE:	4,920 +/- SF
LAND SIZE:	.75 +/- acres
YEAR BUILT:	2019

## INVESTMENT HIGHLIGHTS

- 20-Year Sale-Leaseback
- Absolute NNN – No landlord management obligations
- Fixed rental increases throughout the entire lease including options
- High traffic site with excellent visibility
- This location has been in operation for over 6 years
- Very experience operator with 46 locations and expanding aggressively
- Texas has NO STATE INCOME TAX

LEASE YEAR	RENT	LEASE YEAR	RENT
YEAR 1:	\$297,567.00	YEAR 11:	\$345,338.65
YEAR 2:	\$302,030.51	YEAR 12:	\$350,518.73
YEAR 3:	\$306,560.96	YEAR 13:	\$355,776.51
YEAR 4:	\$311,159.38	YEAR 14:	\$361,113.16
YEAR 5:	\$315,826.77	YEAR 15:	\$366,529.86
YEAR 6:	\$320,564.17	YEAR 16:	\$372,027.81
YEAR 7:	\$325,372.63	YEAR 17:	\$377,608.22
YEAR 8:	\$330,253.22	YEAR 18:	\$383,272.35
YEAR 9:	\$335,207.02	YEAR 19:	\$389,021.43
YEAR 10:	\$340,235.12	YEAR 20:	\$394,856.75



## TENANT OVERVIEW

**Rapid Express Car Wash**, founded in 2011 in Houston, Texas, has grown into a leading operator of express car washes across the state. Starting with a single location, Rapid now manages 46 sites and expects to reach 49 by year-end. The company offers individual washes and monthly membership options with four tiers—MVP, Elite, VIP, and Rookie—starting at \$22 per month, serving over 200,000 members. Backed by Wildcat Capital Management, Rapid continues to expand its footprint while maintaining a strong focus on operational efficiency, customer service, and sustainability.

## MANAGEMENT BIOS



**AHMED JAFFERALLY**

**CHIEF EXECUTIVE OFFICER,  
FOUNDER**

- Founded Rapid Express Car Wash Group in 2011; 20+ years industry experience
- Significant experience in full-service car washes prior to re-focusing on the express car wash market
- B.B.A., Accounting, University of Houston



**MICHAEL MALLETTE**

**CHIEF FINANCIAL OFFICER,  
PRESIDENT**

- 19+ years experience; 4+ years in car wash
- Texas Tech University – Rawls College of Business



**CLUB CAR WASH**

**OPERATING PARTNER**

- Club providing significant operational infrastructure including marketing, HR, site management, etc., in partnership with and with oversight from Rapid's management





## TENANT OVERVIEW

**Club Car Wash** is one of the fastest-growing express car wash chains in the U.S. The company operates over 200 locations across 14 states, including Missouri, Kansas, Illinois, Iowa, Oklahoma, Nebraska, Arkansas, Wisconsin, Tennessee, Texas, Minnesota, Mississippi, and Colorado. Club offers tiered wash packages—Rookie, VIP, Elite, and MVP—and unlimited membership options. Known for its community involvement, Club Car Wash partners with charities and local organizations for fundraising events. It is also backed by **Wildcat Capital Management**, which supports its rapid expansion strategy.



**Wildcat Capital Management** was founded in 2011 as the New York-based family office of TPG Co-Founder, David Bonderman. The firm takes a long-term, flexible, family-office-driven approach and invests in leading private consumer, business services, software, healthcare, and technology-enabled companies. Wildcat typically commits up to \$150M per equity transaction. Its portfolio includes Club Car Wash, Express Wash Concepts, DraftKings, Robinhood, Coupang, Frontier Airlines, and more.

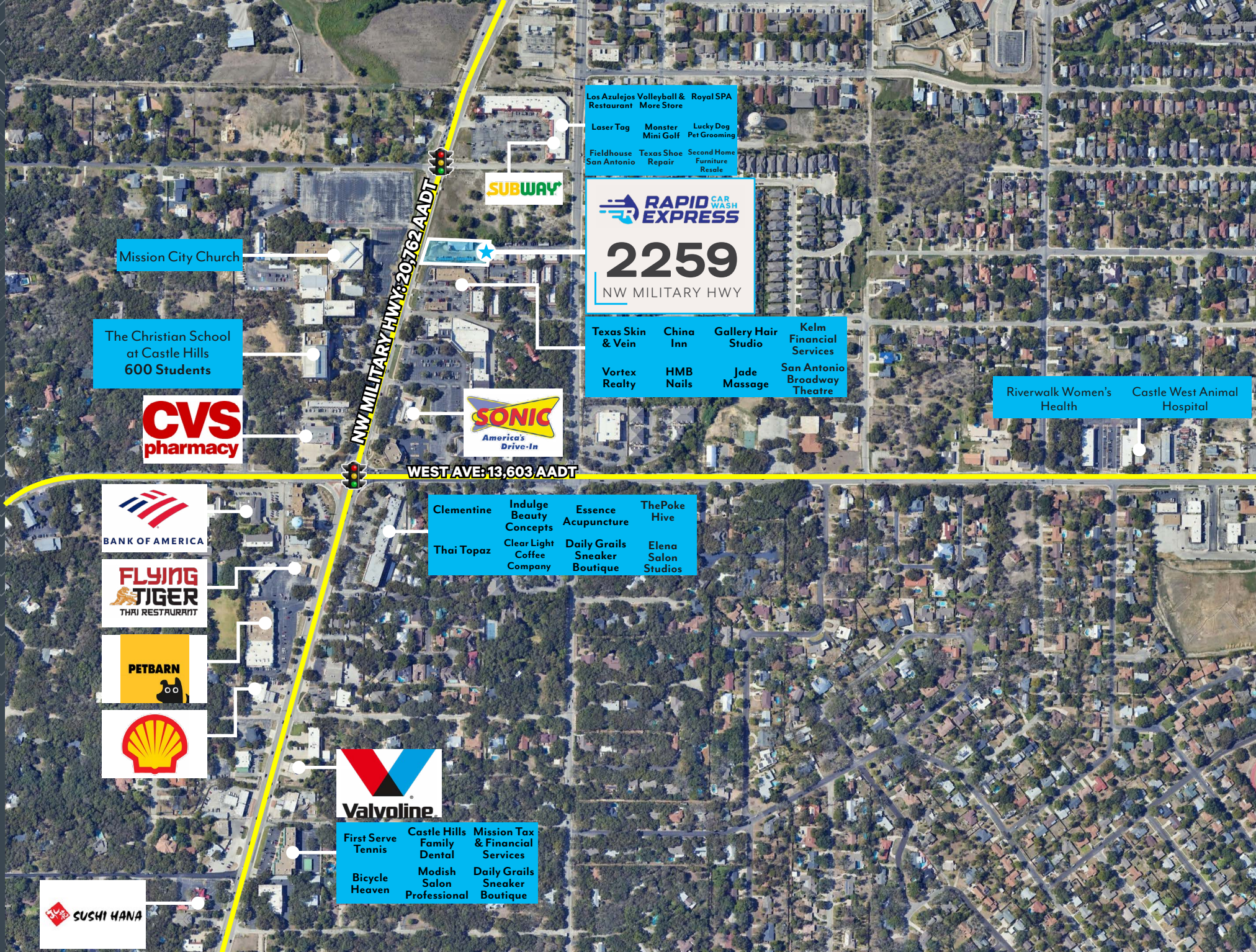
### SELECT PORTFOLIO OF COMPANIES:



## PROPERTY IMAGES

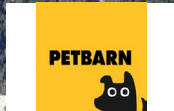






Mission City Church

The Christian School  
at Castle Hills  
600 Students



NW MILITARY HWY: 20,762 AADT



WEST AVE: 13,603 AADT

Los Azulejos Volleyball & Restaurant  
Royal SPA More Store  
Laser Tag  
Monster Mini Golf  
Lucky Dog Pet Grooming  
Fieldhouse San Antonio  
Texas Shoe Repair  
Second Home Furniture Resale



2259  
NW MILITARY HWY

Texas Skin & Vein  
China Inn  
Gallery Hair Studio  
Kelm Financial Services  
Vortex Realty  
HMB Nails  
Jade Massage  
San Antonio Broadway Theatre

Riverwalk Women's Health  
Castle West Animal Hospital

Clementine  
Indulge Beauty Concepts  
Essence Acupuncture  
ThePoke Hive  
Thai Topaz  
Clear Light Coffee Company  
Daily Grails Sneaker Boutique  
Elena Salon Studios



First Serve Tennis  
Bicycle Heaven  
Castle Hills Family Dental  
Modish Salon Professional  
Mission Tax & Financial Services  
Daily Grails Sneaker Boutique





Colonial Hills  
Elementary School  
620 Students

Somerset Academy  
Collegiate  
1,367 Students

Jackson Middle  
School  
768 Students

Antonian College  
Preparatory High  
School  
Over 650 Students

**2259**  
NW MILITARY HWY

NW MILITARY HWY: 20,762 ADT

WEST AVE: 13,603 ADT

I-410: 245,727 ADT

Logos: AQUAZUL, DISCOUNT TIRE, Academy, Starbucks, AT&T, 7 ELEVEN, SONIC, K, McDonald's, NORTHERN, TURNEY, Kai

Logos: Public Storage, Pizza Hut, ExtraSpace Storage

Logos: CVS pharmacy, BANK OF AMERICA, FLYING TIGER THAI RESTAURANT, PETBARN, Shell, SUSHI HANA

Logo: Valvoline

Logos: Great Clips, U-HAUL

Logos: DUTCH BROS, HEB, NAPA

Logos: Cash America, BURGER KING, metro by T-Mobile, cricket wireless, WIND DADDY'S SALAD BOAT, total wireless, home OUTLET, LUMBER LIQUIDATORS, CHAGO'S

Logos: Target, LA FITNESS, ROOMS TO GO, DOUBLETREE, goodwill, Jack in the box, BARNES NOBLE, DICK'S SPORTING GOODS, The Container Store, Olive Garden, petco, five BELOW, BEST BUY, DSW, DAVID'S BRIDAL, Chick-fil-A, Cheddar's, Applebee's, Hampton Inn, Holiday Inn Express, Jason's deli, MATTRESS FIRM, Total Wine & More, ROSS DRESS FOR LESS, Guitar Center, SHAKE SHACK, CHIPOTLE MEXICAN GRILL, Burlington, FirstWatch, WORLD MARKET



## AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	12,305	120,261	296,404
2029 Population (Projection)	11,840	116,798	291,271

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	5,844	52,970	138,730
Black or African American	807	7,891	17,294
Asian	807	5,327	15,494
American Indian & Alaskan Native	125	1,434	3,454
Pacific Islander	29	171	376
Two or More Races	3,449	34,946	80,617

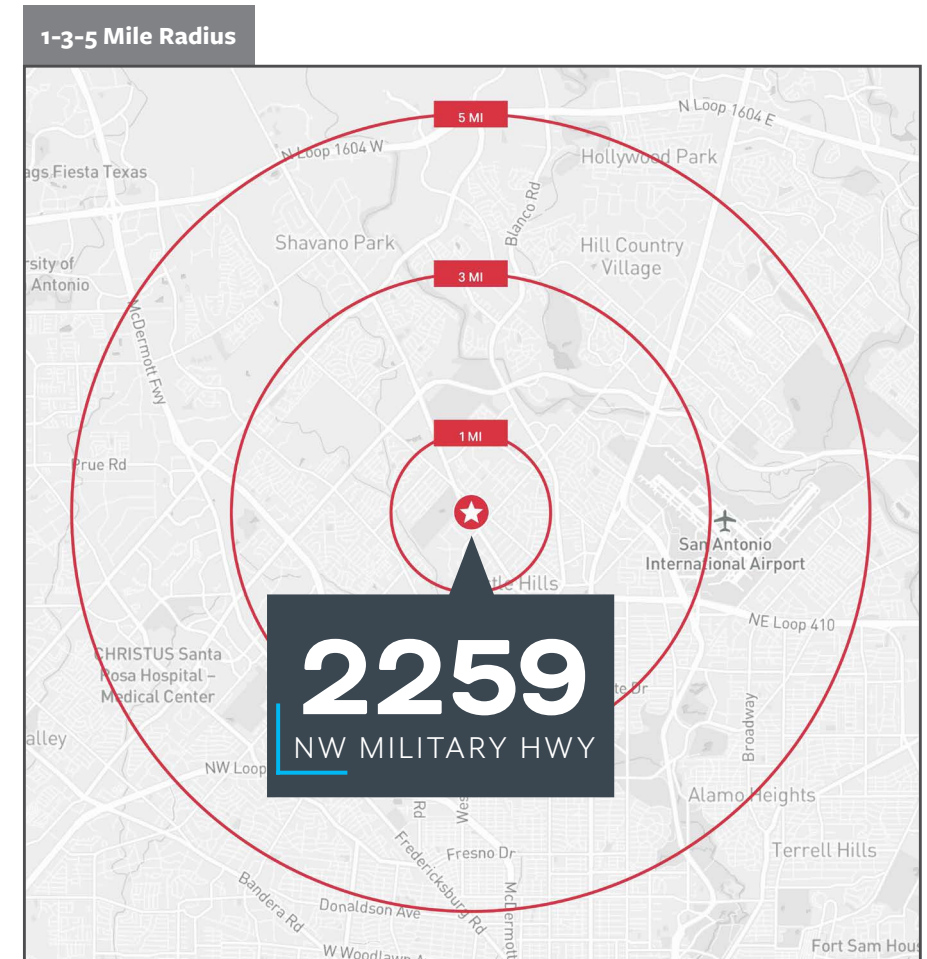
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2024 Daytime Population	12,584	167,107	453,864
Daytime Workers	7,348	112,967	320,141
Daytime Residents	5,236	54,140	133,723

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	699	8,378	19,940
2024 Employees	5,630	85,150	246,948

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$102,988	\$89,322	\$96,658

AGE	1 MILE	3 MILES	5 MILES
2024 Median Age	37.8	37.3	37.8

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	5,578	53,830	134,193
2029 Households (Projection)	5,476	53,313	135,026





## Top Industries



### Trade, Transportation & Utilities

This is the largest sector, representing 17.5% of total employment. San Antonio's strategic location along I-35 and I-10 makes it a major hub for logistics, warehousing, and distribution. The region's proximity to Mexico and strong freight rail connectivity further support international trade.



### Government

Accounting for 16.2% of employment, this sector is anchored by Joint Base San Antonio, one of the largest military installations in the U.S., as well as federal agencies and local government offices. Military presence drives significant economic activity.



### Education & Health Services

This sector comprises 15.4% of employment. Major healthcare systems, research institutions, and universities—including UT Health San Antonio—fuel growth in medical services, education, and research. The cluster benefits from ongoing population growth and rising healthcare demand.



### Professional & Business Services

Representing 13.4% of employment, this sector includes corporate headquarters, administrative support, and a growing cybersecurity ecosystem. San Antonio is recognized as a national leader in cyber defense, attracting tech firms and federal contracts that strengthen this industry.

## Transportation

ROAD

### STRATEGIC TRADE ACCESS

The San Antonio–New Braunfels MSA sits on the I-35 corridor, a critical NAFTA/USMCA trade route connecting Mexico to the U.S. Midwest. It also links to I-10, providing east-west connectivity for freight and passenger traffic.

AIR

### REGIONAL CONNECTIVITY

San Antonio International Airport (SAT) serves over 10 million passengers annually and offers expanding cargo operations. The airport provides direct flights to major U.S. cities and Mexico, supporting both business and leisure travel.

RAIL

### RAIL & FUTURE MOBILITY

The region is served by Union Pacific and BNSF Railway, offering robust freight connectivity to national and international markets. Rail infrastructure supports bulk goods movement and industrial supply chains. Long-term plans include exploring high-speed rail links between San Antonio and Austin, enhancing future passenger mobility.

### DRIVING DISTANCES



AUSTIN, TX	80 Miles
CORPUS CHRISTI, TX	150 Miles
HOUSTON, TX	200 Miles
DALLAS, TX	275 Miles
MONTERREY, MX	300 Miles

Sources: [businessintexas.com](http://businessintexas.com), [mcallenedc.org](http://mcallenedc.org), [wfsolutions.org](http://wfsolutions.org)



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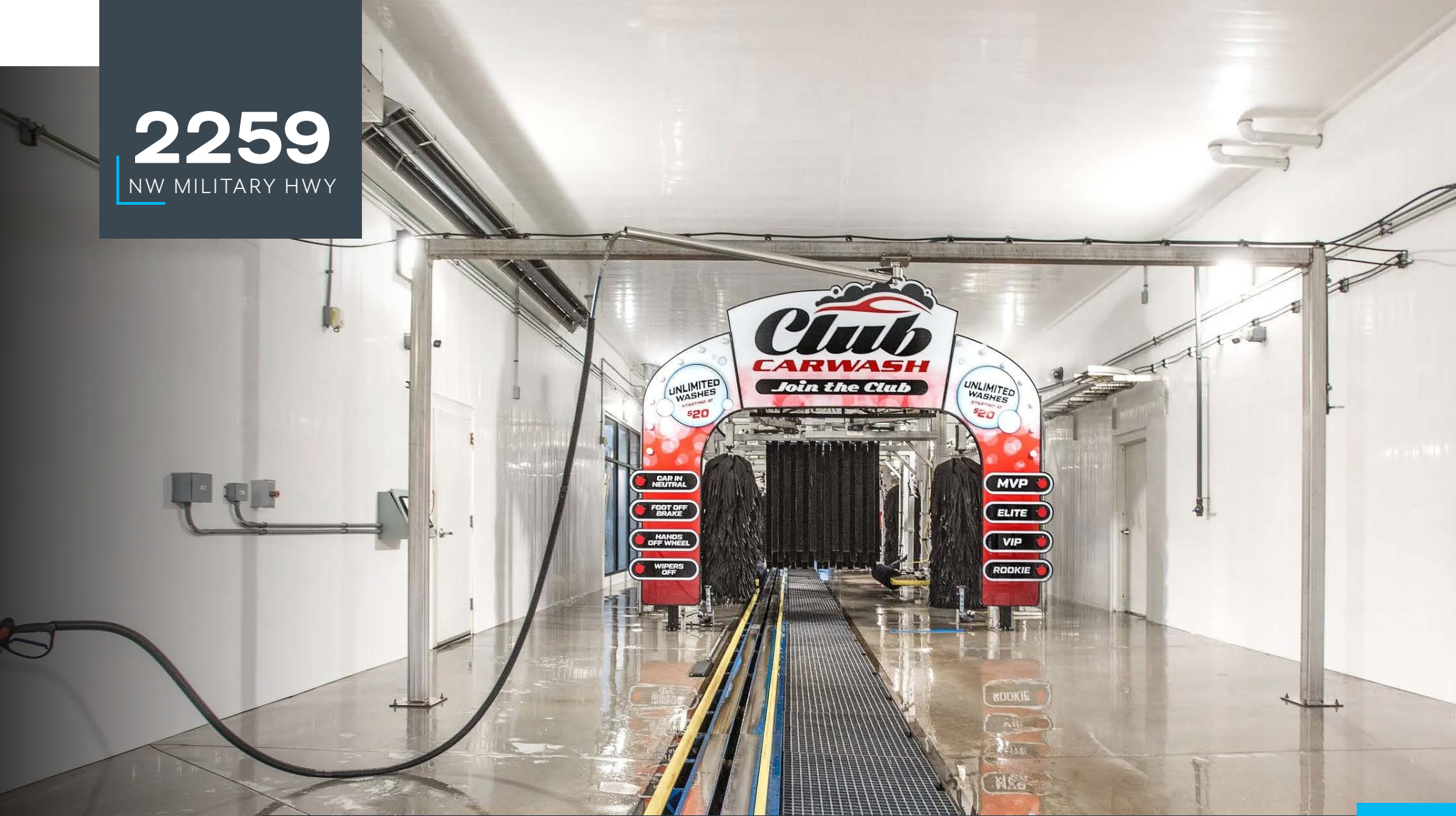
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# 2259

NW MILITARY HWY



Representative Photo

## Contact Us:

### ANDREW JAWORSKI

Vice President  
+1 631 903 7137  
andrew.jaworski@cbre.com

### ALEXANDER DOOLIN

Associate  
+1 914 552 1488  
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