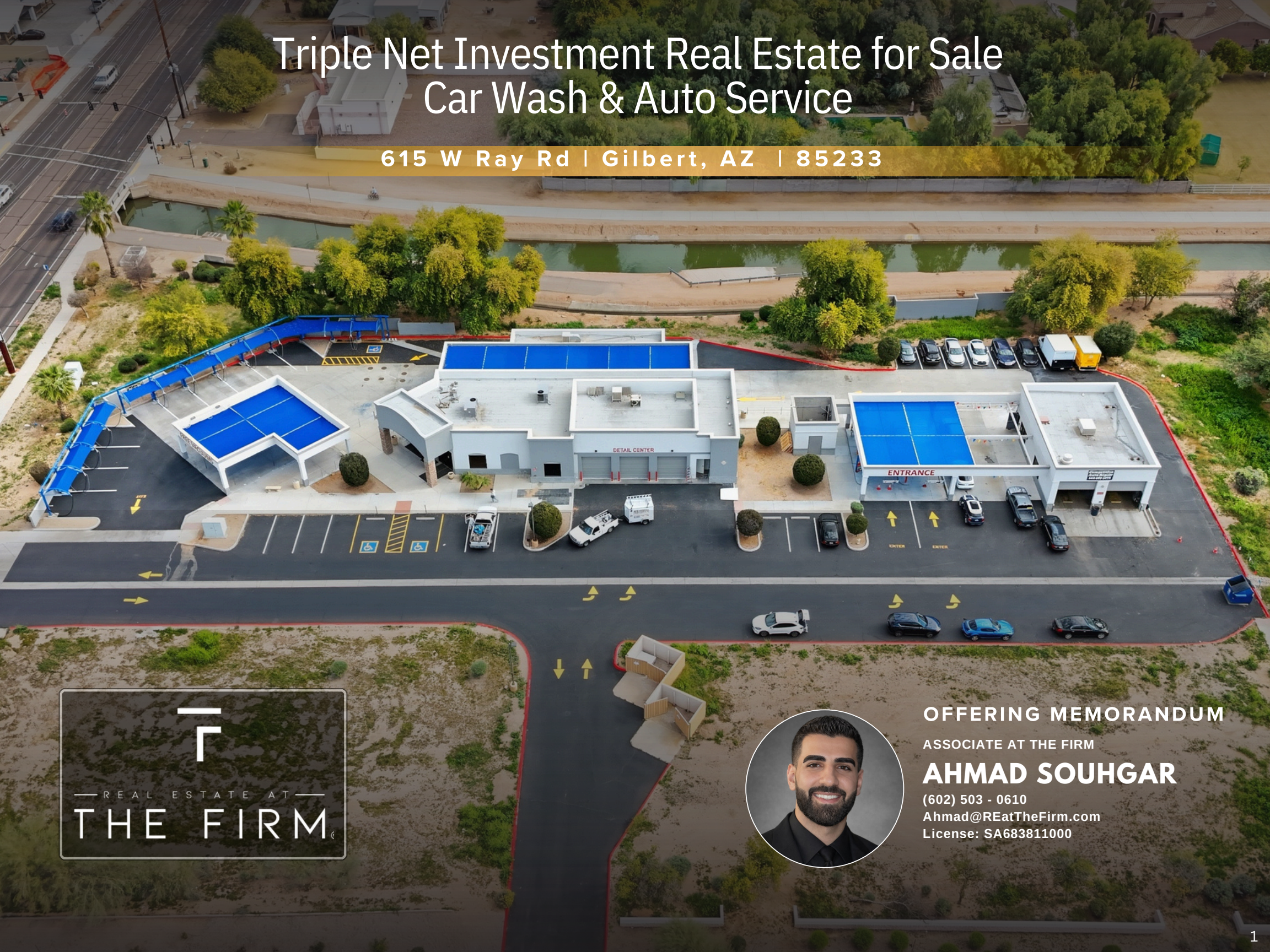


Triple Net Investment Real Estate for Sale Car Wash & Auto Service

615 W Ray Rd | Gilbert, AZ | 85233



OFFERING MEMORANDUM

ASSOCIATE AT THE FIRM

AHMAD SOUHGAR

(602) 503 - 0610

Ahmad@REatTheFirm.com

License: SA683811000



PARCEL BOUNDARIES ARE APPROXIMATE. FOR VISUAL REPRESENTATION ONLY.



Property Description

Property Name	Ray Rd Auto Service
Address	615 W Ray Rd
City, State, Zip	Gilbert, AZ 85233
Occupancy	100%
Land Area	1.727 acres / 75,232 sqft
Year Built	2004/2025
Zoning	CC / SC
Gross leasable area	±6331
Number of Tenants	2
Tenant Mix	Full Service Car Wash / Auto Lube service / Pet wash
Parcel Number	302-83-962

OFFERING SUMMARY

List Price	\$3,250,000
Year 1 Cap Rate	7%
Year 1 NOI	\$216,836.00

FINANCING INQUIRIES

Imad Hatoum
 Chief Investment Officer - ACPIRE Capital
 D (520) 429-2774
 E Imad@acpire.com

INVESTMENT HIGHLIGHTS

Investment Opportunity:

- Express Wash Tunnel: 100-Foot Express Car Wash Tunnel
- Interior Space: ±3,400 SF with 3 Detail Bays
- Vacuum Stations: 12 Vacuums
- Lot Size: ±1.7 Acres

Pay processing & Technology:

- 3 Automated Credit Card Kiosks
- License Plate Recognition System
- Customer Flow: Covered canopy at both tunnel entrance and exit

Additional Building

- Separate auto service building
- 2 detail bays
- Underground access and storage
- Occupied by separate tenant

Lease Structure

- Two tenant-operated businesses
- 10-Year Triple Net (NNN) Leases
- Low-management investment structure

Recent Improvements (Completed Late 2025 – Early 2026)

- New roof
- New HVAC systems and swamp coolers
- Plumbing and fixture upgrades
- New exterior paint and windows
- Brand new paved lot
- Regularly maintained gutters and drainage
- Tunnel equipment less than 3 years old (certified)
- 12 vacuum stations less than 3 years old

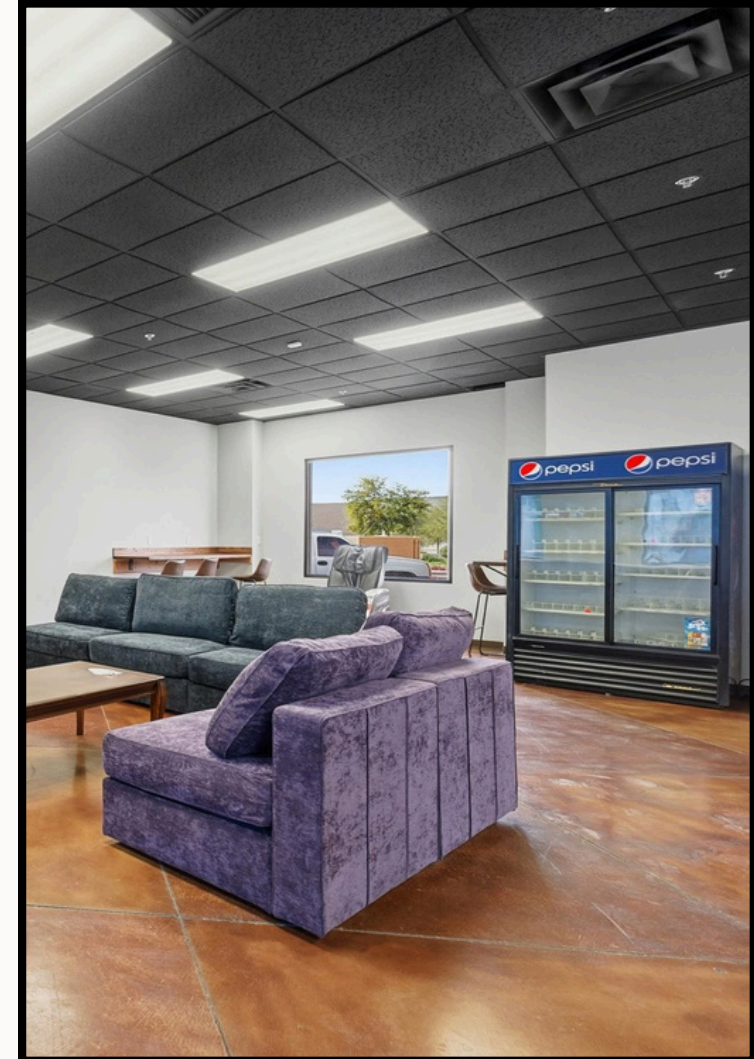
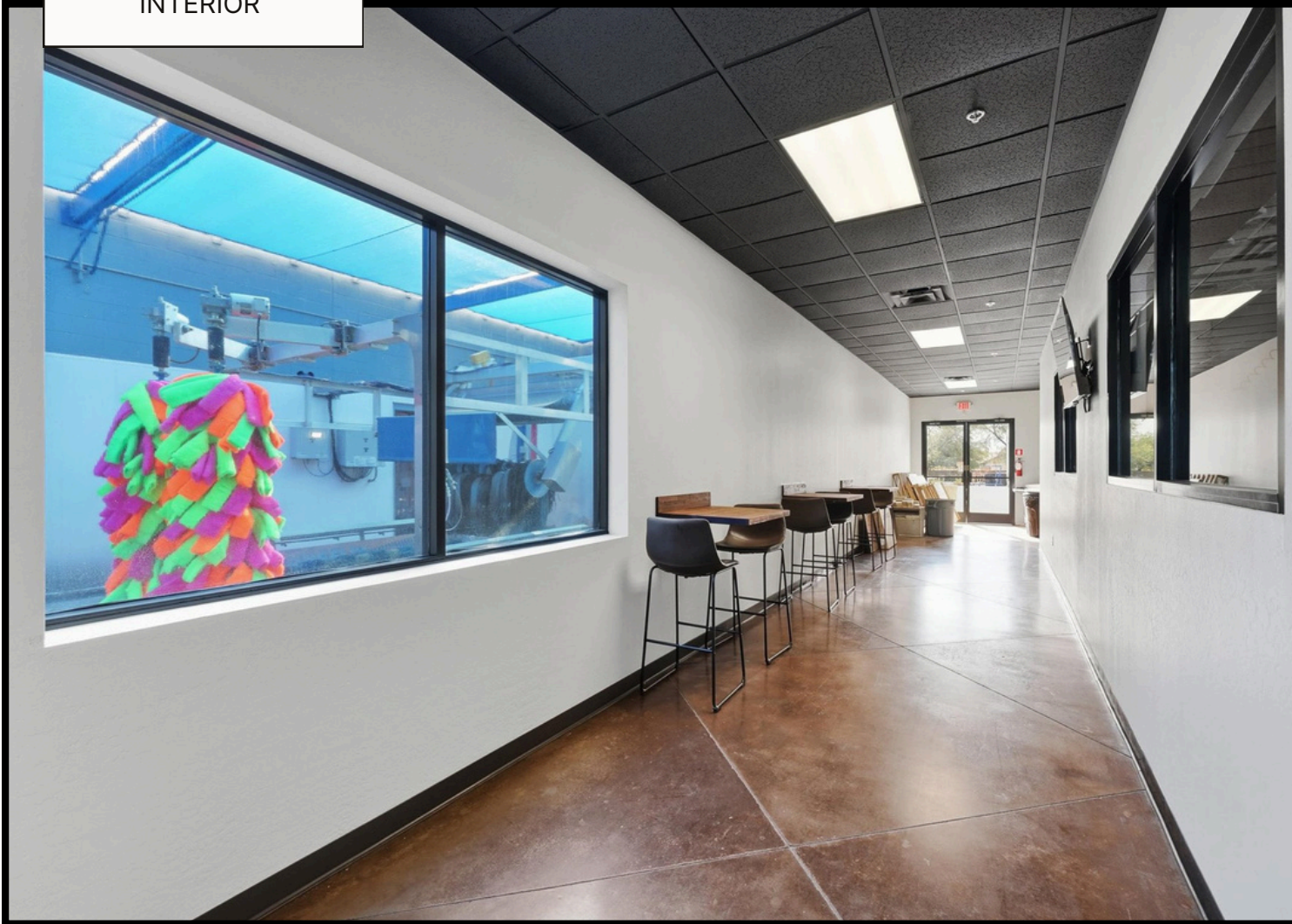
Location

- High visibility and accessibility
- Surrounded by strong residential density and commercial traffic
- Positioned in one of Gilbert's most active retail corridors





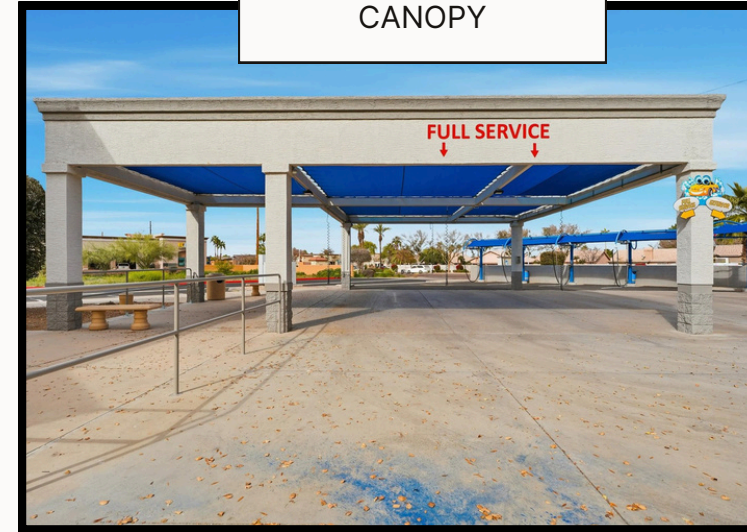
INTERIOR



TUNNEL EXIT & VACCUMES



CANOPY



VACCUMES

DETAIL BAYS



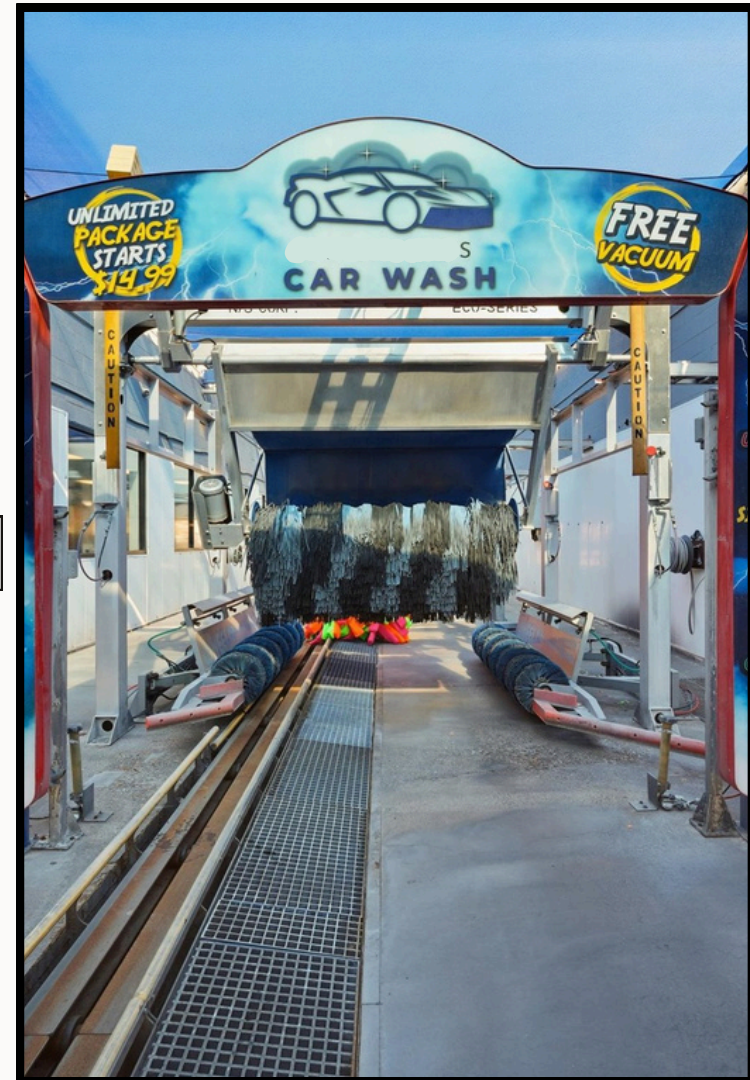
TUNNEL ENTRANCE



CANOPY & VACUUMS



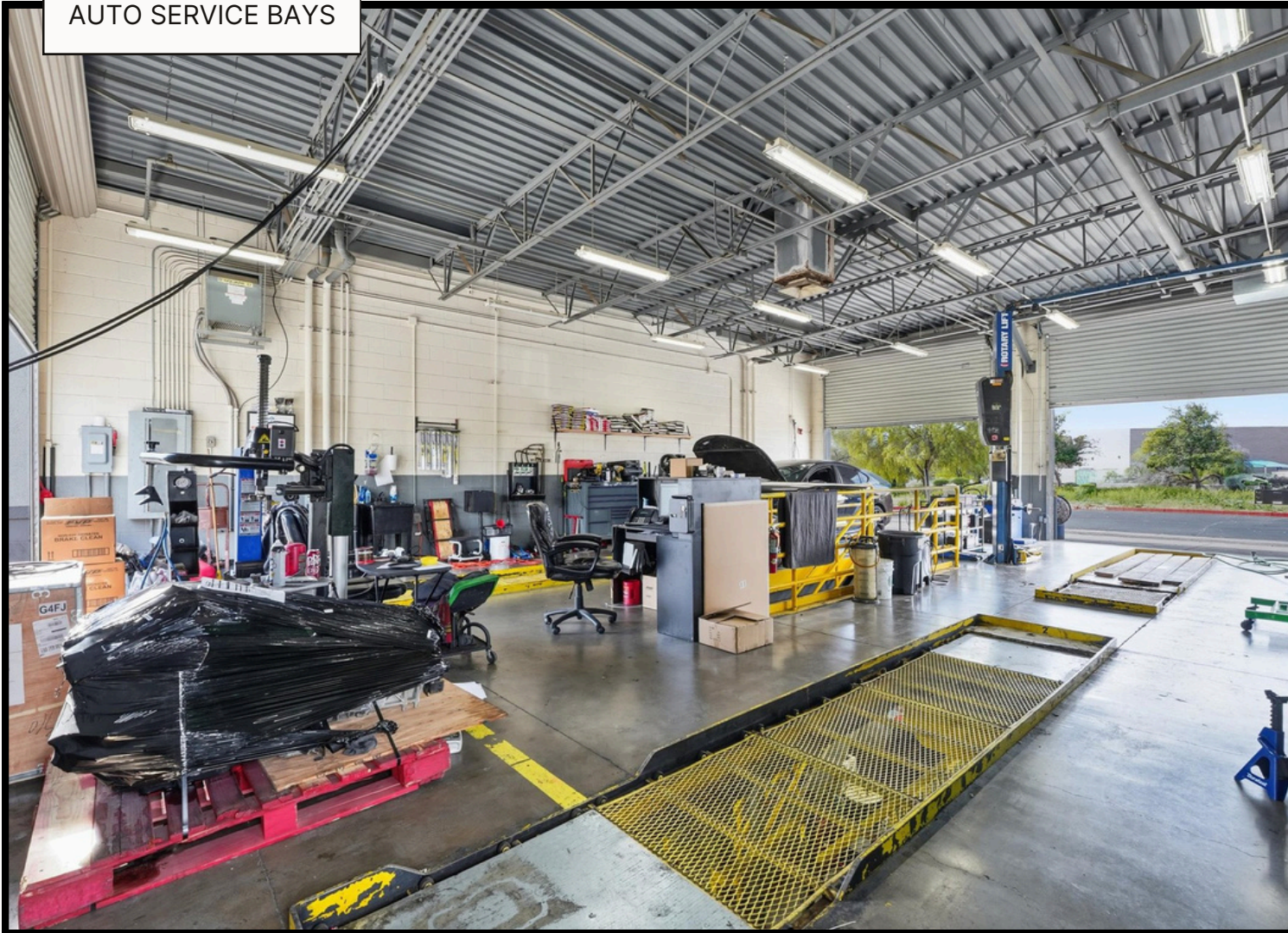
EXPRESS TUNNEL



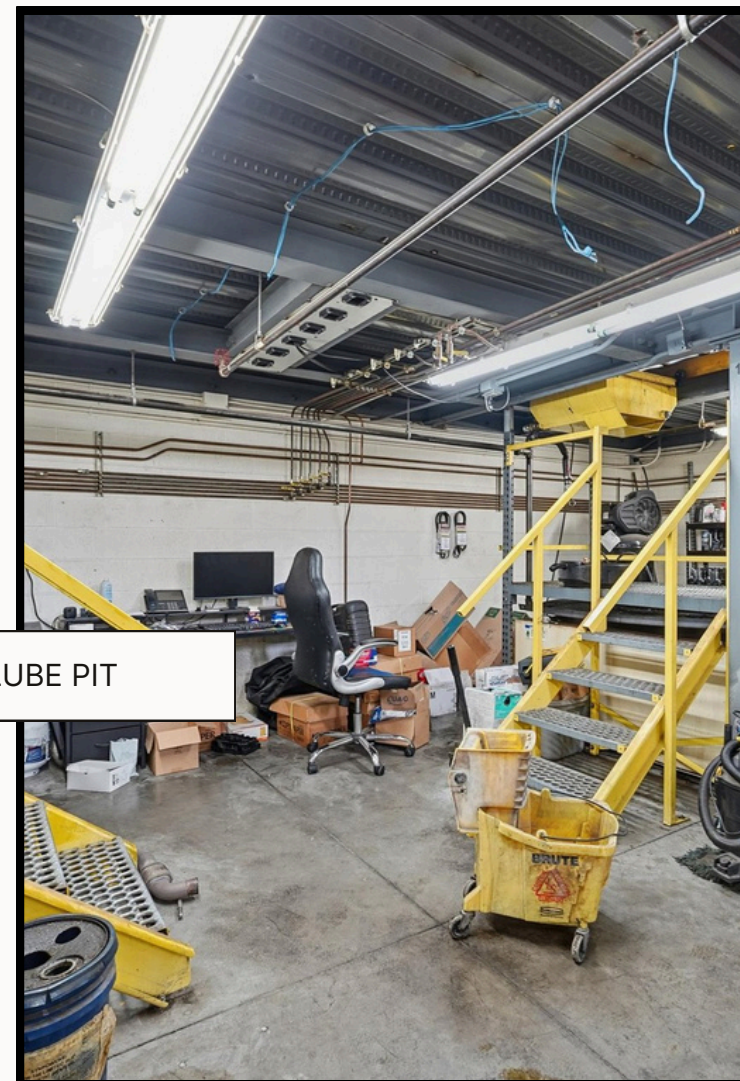
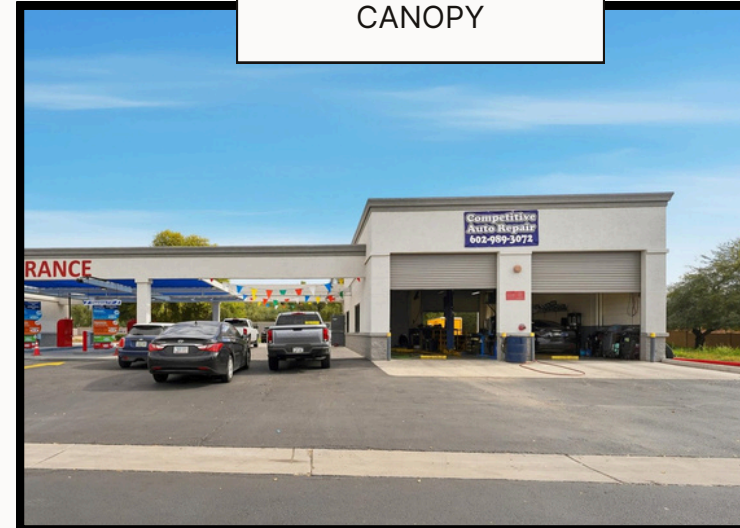
EQUIPEMENT ROOM



AUTO SERVICE BAYS

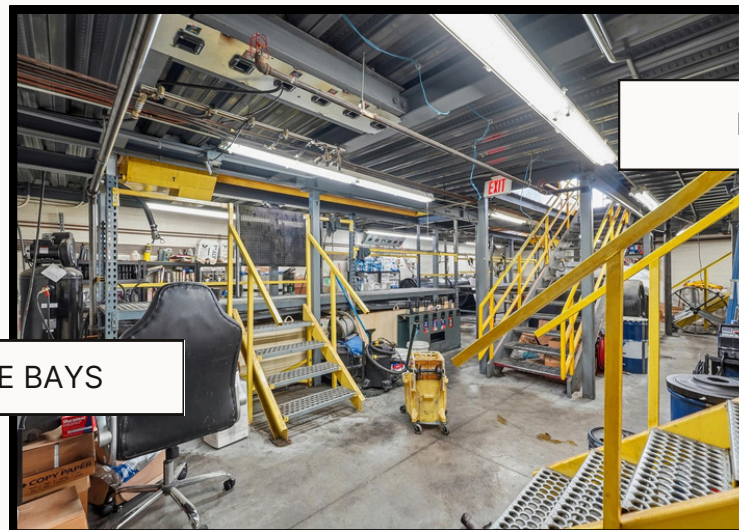
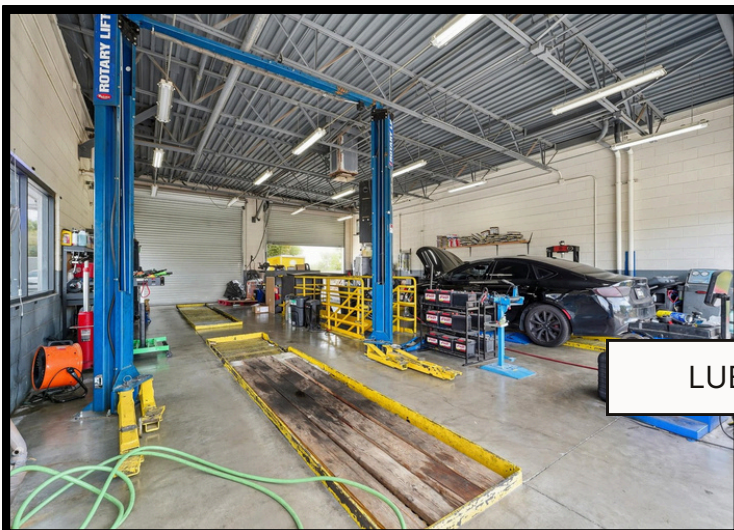


CANOPY



LUBE PIT

LUBE BAYS





**\$4
BILLION**
IN CONSUMER SPENDING

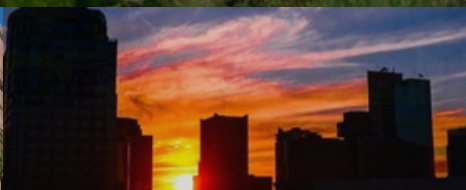
4.8 M
METRO AREA
POPULATION

>2,000
SQ MILES
(METRO AREA)

NO. 2
SUNNIEST CITY
IN THE USA



THE VALLEY OF THE SUN



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum (“Brochure”) contains select information pertaining to the proposed sale of the real property and business operations located at 615 W Ray Rd, Gilbert, Arizona (the “Property”), consisting of an express car wash facility and a separate automotive service building. This Brochure is provided for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to purchase, or a representation of any kind.

Real Estate at the Firm is acting solely as a real estate broker in connection with this offering. The information contained herein has been obtained from sources believed to be reliable, including property ownership and third-party sources; however, such information has not been independently verified. Neither the property owner, Real Estate at the Firm, nor any of their respective officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this Brochure, including but not limited to property dimensions, square footage, equipment condition, lease terms, tenant operations, financial information, site improvements, zoning, utilities, or suitability for any particular use.

Any references to equipment, improvements, renovations, tenant operations, or capital upgrades—including but not limited to tunnel systems, vacuum equipment, building systems, and site improvements—are provided for general informational purposes only. Prospective purchasers are responsible for independently verifying the condition, age, functionality, and transferability of all equipment, improvements, and operational components of the Property.

All maps, aerials, site plans, building layouts, and boundary illustrations contained in this Brochure are approximate and are provided solely for illustrative purposes. Such materials should not be interpreted as surveys, engineering plans, or representations of exact property boundaries, dimensions, or configurations. Prospective purchasers must conduct their own independent investigations, inspections, surveys, and studies to verify all aspects of the Property.

Prospective purchasers are expressly advised to rely solely on their own due diligence, including but not limited to legal, financial, tax, environmental, engineering, zoning, and operational investigations, and to consult with their own professional advisors prior to entering into any agreement related to the Property. No reliance should be placed upon the information contained in this Brochure.

Confidentiality: This Brochure and all information contained herein are confidential and are furnished solely for the purpose of evaluating a potential acquisition of the Property. The recipient agrees not to disclose, distribute, reproduce, or make this Brochure available to any third party without the prior written consent of the property owner or Real Estate at the Firm, except to the recipient’s legal, financial, or professional advisors who are engaged for the purpose of evaluating the Property and who are bound by confidentiality obligations.

By accepting and reviewing this Brochure, the recipient acknowledges that they have not relied upon any representation or warranty made by the property owner or broker, and that any decision regarding the purchase of the Property will be based solely on the recipient’s independent analysis, inspections, and investigations.



Thank you,



FOR MORE INFORMATION CONTACT

AHMAD SOUHGAR

(602) 503 - 0610

AHMAD@REATTHEFIRM.COM

LICENSE: SA683811000