

Blue Whale Car Wash

Real Estate & Business For Sale

6611 N. Thornydale Rd, Tucson, AZ 85741



ECHOWEST

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DEAL SUMMARY



Address

6611 N. Thornydale Rd
Tucson, AZ 85741

Asking Price

Inquire with Broker

Building Size

5,377 SF

Lot Size

0.68 AC

Tunnel Length

110 Feet

Drone Photos

Click [here](#)





PROPERTY SUMMARY

Request	Property Information
Site Address	6611 N Thornydale Rd, Tucson, AZ 85741
Site Acquisition Date	December 12 th , 2022
Date Site Opened for Business	December 12 th , 2022
Point of Sale (POS) / XPT System	DRB
Number of POS Stations	One (1)
Property OWNED or LEASED?	Owned
What is the lot and building size?	Lot Size: 0.68 AC and Building Size: 5,377 SF
What services do you offer? (e.g. Express, Full Serve, Detailing, etc.)	Express, Full-Service, and Detailing
Wash Menu Pricing for Express Wash	Exterior Express Wash - \$8, Exterior Express Wash - \$11 or \$22/Monthly, Exterior Express Wash - \$14 or \$27/Monthly, and Exterior Express Wash - \$18 or \$32/Monthly
Wash Menu Pricing for Full-Service	Full-Service Wash - \$15.99, Works - \$21.99 or \$34.99/Monthly, Supreme - \$26.99 or \$39.99/Monthly, and Unlimited - \$33.99 or \$49.99/Monthly
Wash Menu Pricing for Detail Services	Full-Service Wash - \$15.99, Works - \$21.99 or \$34.99/Monthly, Supreme - \$26.99 or \$39.99/Monthly, and Unlimited - \$33.99 or \$49.99/Monthly
Tunnel Length	110 Feet
Conveyor Type (Belt/Chain)	Chain
Number/Type of Vacuums	Two (2) Central Vacuum Systems
Number of Unlimited Wash Club Members As of July 22 nd , 2024	274 Unlimited Wash Club Members
Employee Breakdown	Total Number of Employee's: 25-33 Number of Full-Time Employee's: 23 Number of Part-Time Employee's: 5-10
Traffic Counts (Thornydale Rd & Orange Grove Rd)	Combined Traffic Count: (76,115 VPD)
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 7,954 People 3-Mile Radius: 54,035 People 5-Mile Radius: 127,609 People
Is there any notable competition coming in within 3 miles?	Surf Thru Express - 0.4 Miles Away, Clean Freak - 1.5 Miles Away, and Mister Car Wash - 2.4 Miles Away

PROPERTY HIGHLIGHTS



► Grow Your Store Count Faster

This Property is being sold with the real estate and business value included in the purchase price. Bypass the friction costs associated with greenfield development and elevated construction costs. This location is ready to be rebranded and opened immediately under a new banner.

► Leverage the Foundation Already in Place

Acquiring an established car wash business allows you to leverage the foundation already in place. You can build upon its existing customer base, operational systems, and brand reputation to further enhance its success. This minimizes the challenges and risks associated with starting from scratch and provides a solid platform for growth.

► Outparcel to Costco, The Home Depot, and Sportsman's Warehouse Anchored Shopping Center

This location has strong real estate fundamentals being an outparcel to Costco, The Home Depot, and Sportsman's Warehouse anchored shopping center. This is the only Costco in a 14-mile radius which brings people in from all over NW valley of Tucson. The subject property is located less than 0.5 miles from the I-10 (Traffic Counts), which makes this location highly accessible to potential customers across Tucson. Within a 0.5 mile radius, you will find a long list of national retailers such as Costco, The Home Depot, Sportsman's Warehouse, Topgolf, Sprout's Farmers Market, PetSmart, Planet Fitness, Guitar Center, Conn's HomePlus, and Michael's to name a few.

► Community Staple | Lengthy Operating History

This car wash first opened for business in 2002 and has been operating here for over 23 years. This car wash is established within the community and has significant presence being an outparcel to one of the premier shopping centers of Orange Grove Valley.

► Built In Customer Base in the Immediate Area

The subject property has high population density in the immediate area: 7,954 people within a 1-mile radius, 54,035 people within a 3-mile radius, and an impressive 127,609 people within a 5-mile radius. In response to this population density, numerous new housing developments are underway in the immediate vicinity, such as (need to find this information).

► Tucson is the Second Largest City in Arizona

The population in the Tucson Metropolitan Statistical Area (MSA) increased by 0.7% in 2023, bringing the total population to 1,080,300 residents. This growth rate ranked Tucson fourth out of 12 western MSA's. Tucson is located in Pima County, the second largest county in Arizona by population. Pima County represents over 14% of Arizona's total population.

PROPERTY PHOTOS



PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL



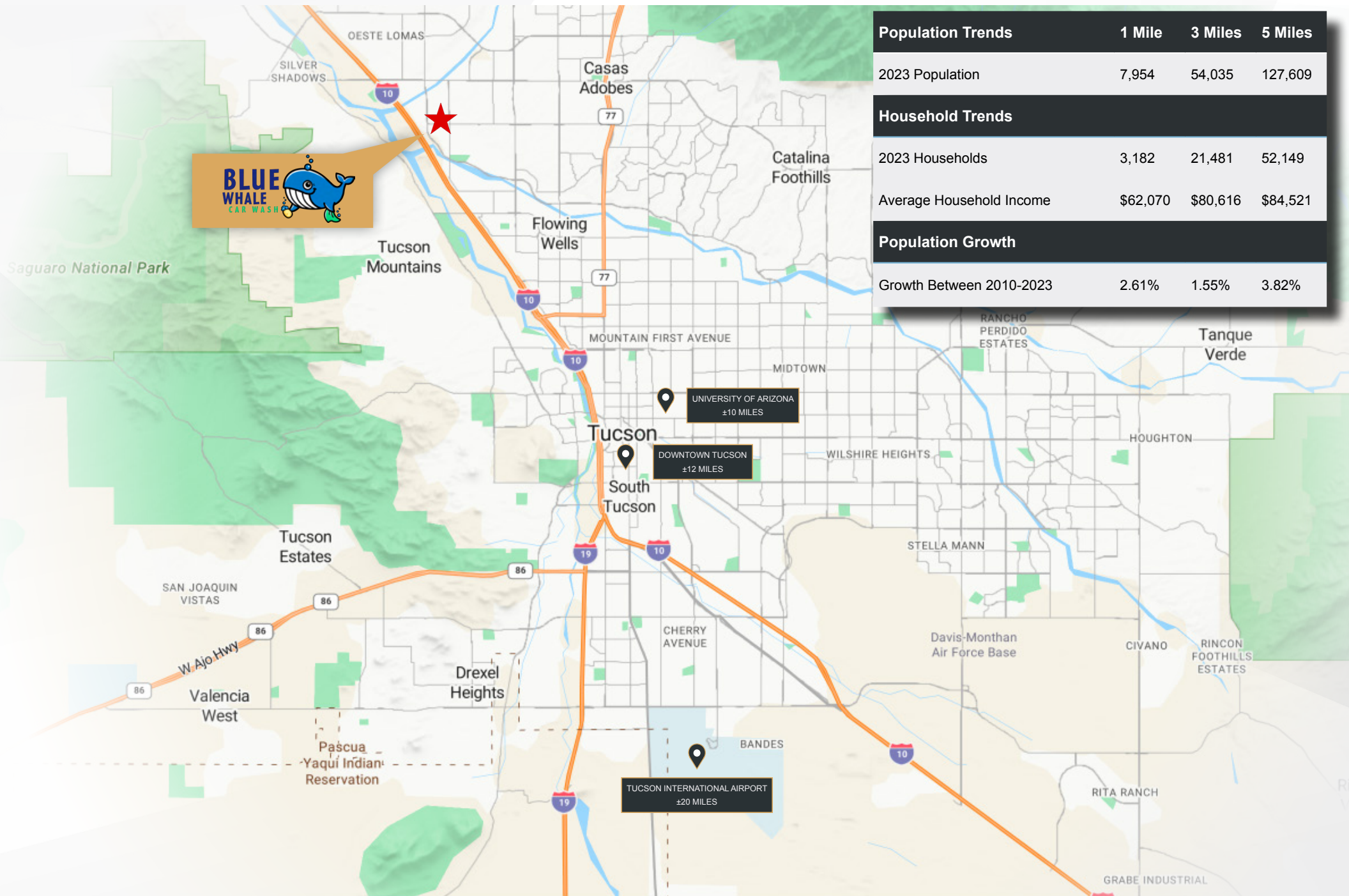
I-10 CORRIDOR

NEW DEVELOPMENTS WITHIN 5 MILES



1	Amavida Marana 200 MF Units (Under Construction)
2	Aerie Northwest 114 MF Units (Under Construction)
3	Villa Cielo Cortaro 196 Units (Under Construction)
4	San Luciano Townhomes 50 Units (Under Construction)
5	Luxury Tucson Townhomes 46 Units (Proposed)
6	The Alexander 209 Apartment Units (Under Construction)
7	Solstice Marana 392 Apartment Units (Under Construction)
8	New Phase at Marana Marketplace 45,000 SF of additional retail to be built (Proposed)

DEMOGRAPHICS - Tucson, AZ



LOCATION OVERVIEW - Tucson, AZ

Tucson is the second-largest city in Arizona and the county seat of Pima County. It's no accident that the Tucson region is home to more than a million residents and hosts more than 7 million visitors a year. Tucson's strategic location provides easy and fast access to California, Mexico and Texas - three of the world's largest economies. Tucson is less than an hour from Mexico, Arizona's number one trading partner, and an hour and a half from Phoenix, the nation's fifth-largest city. Tucson is growing in jobs, investment and opportunity. With an affordable cost of living and doing business, it is seeing major growth with over 14,000 new jobs and a \$6.5 billion impact over the past few years. Couple that with the increased interest in mid-size cities for both business and talent, and Tucson and Southern Arizona are well-positioned for continued growth and expansion. In fact, Tucson ranks Top 25 Next Market for tech talent and No. 6 Best City for Gen Z. Tucson is also part of a top 10 emerging megapolitan region with Phoenix. The region boasts ample land and room to grow, plus access to a massive talent pool with graduates from the University of Arizona, Arizona State University and Pima Community College.

- *Ranked by Investors as a **"Top 10 Growth Frontier"** - Tucson's investment potential is anchored in its unique blend of education (home to the University of Arizona), aerospace and defense industries, and a growing technology sector, along with the city's affordable cost of living. Read more [here](#).*
- *Davis-Monthan Air Force Base is the **third largest employer** in the Tucson area with more than **46,000 employees** who contribute more than **\$2.6 Billion** to the local economy annually. Read more [here](#).*
- *Tucson's **309th Aerospace Maintenance and Regeneration Group (AMARG)** is the **largest aircraft boneyard in the world** with over **4,400 US military aircrafts**. Read more about AMARG [here](#).*
- *Tucson to become **Raytheon's combined missiles/defense unit headquarters** for a new upcoming combined business unit merger. This merger will create an **aerospace and defense behemoth with annual revenues of \$74 Billion**. Read more [here](#).*
- *The **Sonoran Corridor** is a multilevel, multistep economic development initiative for Pima County and Southern Arizona. Once completed, the 50-square mile area home to Pima County's largest employers is estimated to add billions of dollars and tens of thousands of jobs. Read more [here](#).*
 - **Estimated annual economic impact:** \$32 Billion
 - **Estimated job creation:** 200,000
- *New **regional headquarters of Caterpillar's mining technology division** coming to Tucson which **will create 600 jobs** and have an estimated **economic impact of \$600M**. Read more [here](#).*

12% INCREASE
2000-2022 Tucson MSA
Population Growth

2nd LARGEST
City in Arizona

1,024,000
Current 2024 Tucson
MSA Population





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