

Blue Whale Car Wash

Real Estate & Business For Sale

7210 E. 22nd Street, Tucson, AZ 85710



Kolb Road - 49,013 VPD

East 22nd Street - 43,483 VPD



ECHO WEST

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DEAL SUMMARY



Address

7210 E 22nd St
Tucson, AZ 85710

Asking Price

Inquire with Broker

Building Size

4,975 SF

Lot Size

0.83 AC

Tunnel Length

100 Feet

Drone Photos

Click [here](#)





PROPERTY SUMMARY

Request	Property Information
Site Address	7210 E. 22nd St, Tucson, AZ 85710
Date Site Opened for Business as Blue Whale	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: 0.83 AC and Building Size: 4,975 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	Express Hand Wash - \$54.99 or \$44.99/Monthly, Superior Clean Interior - \$54.99 or \$44.99/Monthly, Carpet Shampoo - \$54.99 or \$44.99/Monthly, and Seat Shampoo - \$54.99 or \$44.99/Monthly
Tunnel Length	100 Feet
Conveyor Type (Belt/Chain)	Chain
Number/Type of Vacuums	One (1) Central Vacuum System
Number of Unlimited Wash Club Members As of July 22 nd , 2024	239 Unlimited Wash Club Members
Employee Breakdown	Total Number of Employee's: 20-25 Number of Full-Time Employee's: 20 Number of Part-Time Employee's: 5
Traffic Counts (22 nd Street & Kolb Road)	Combined Traffic Count: (93,761 VPD)
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 15,157 People 3-Mile Radius: 119,627 People 5-Mile Radius: 216,449 People
Is there any notable competition coming in within 3 miles?	Mister Car Wash - 1.2 Miles Away, Mister Car Wash - 1.0 Mile Away, and Surf Thru Express - 1.8 Miles Away

PROPERTY HIGHLIGHTS



High Barriers of Entry | Re-Brand & Open Quickly!

Rare opportunity to penetrate three dense submarkets within a major MSA -- the offering provides a prospective buyer the ability to acquire three Blue Whale car wash locations as a portfolio. Purchase, re-brand and open quickly to bypass all friction costs associated with greenfield/ground-up development including increasing construction costs and other delays.

Major Retail & High Traffic Corridor | Prime Arterial in Tucson

The immediate intersection of 22nd Street/Kolb Road is one of Tucson's busiest, seeing nearly 95,000 vehicles bringing a consistently steady, influx of drive-by traffic to the foot of Blue Whale on a daily basis. The wash is surrounded by a lengthy list of high traffic retailers including Fry's directly across the street, Sprouts, Safeway, The Home Depot, Wal-Mart Supercenter, Dick's Sporting Goods, Nordstrom Rack, Natural Grocers, Floor & Decor, and Home Goods all within a 2-mile radius.

Tucson Community Staple | 45-Year Operating History

The subject property has operated as a full-service car wash since 1980 making it an established staple within the Central Tucson community.

Densely Populated Location | Built-In Customer Base

Blue Whale Car Wash has the luxury of being located in an extremely dense area of Tucson with over 216,000 people residing within just 5 miles and nearly 20,000 people within the immediate 1 mile.

2nd Largest City in Arizona | Home to the University of Arizona

Tucson, Arizona is Arizona's 2nd largest city with a population that is just under 1.1M and is the largest in Pima County, which consists of over 14% of Arizona's total population. The Tucson area boasts a relatively low cost of living with a competitive disposable income compared to other major metros on the West Coast of the United States making it an attractive MSA to live in. Tucson is also home to the University of Arizona, the state's second largest university with over 44,000 on-campus students.

PROPERTY PHOTOS



PROPERTY AERIAL



NATURAL GROCERS
ROSS DRESS FOR LESS
Michael's HomeGoods

LOWE'S Walmart

FLOOR DECOR

SPROUTS FARMERS MARKET
KOHLS THE HOME DEPOT

CHUZE FITNESS

PEPBOYS

Arby's

POPEYES LOUISIANA KITCHEN

BLUE WHALE CAR WASH

MIDAS

Kolb Road - 49,013 VPD

East 22nd Street - 43,483 VPD

PROPERTY AERIAL



Downtown Tucson
~8 Miles

 THE UNIVERSITY
OF ARIZONA
53,187 Students



















Kolb Road - 49,013 VPD

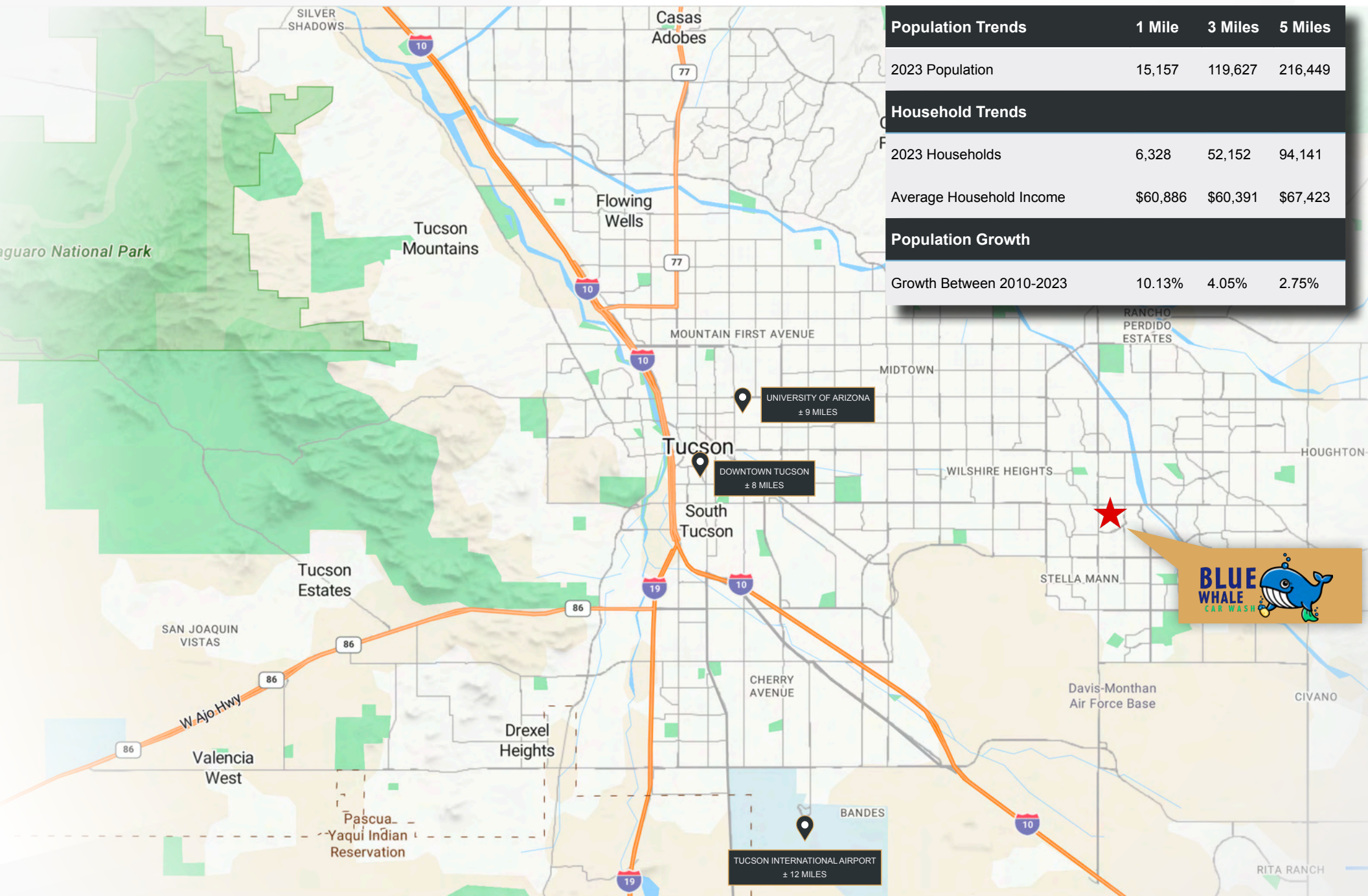
East 22nd Street - 43,483 VPD



TRADE AREA MAP



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





ECHOWEST

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