

EXPRESS WASH

3510 W Cactus Rd | Phoenix, AZ 85029

Owner User Opportunity
Offering Memorandum



MATTHEWS™

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PROPERTY OVERVIEW

Express Wash

3510 W Cactus Rd, Phoenix, AZ 85029



INVESTMENT HIGHLIGHTS

Property Highlights

- **Turnkey Owner/User Opportunity | Significantly Below Replacement Cost** - Opportunity to acquire both the real estate and operating equipment at \$799,000, well below today's replacement cost, creating immediate built-in equity and a compelling entry point for operators and investors.
- **Modern 2021 Construction** - Built in 2021, the property features a 110-foot express tunnel and 18 vacuum stations, allowing for strong volume capacity, operational efficiency, and scalability for membership-based programs.
- **Built-In Additional Revenue Stream** - The on-site OutFront digital billboard lease runs through 2034, providing stable supplemental income. Current base rent is \$7,200 annually, with potential upside to 25% of Annual Net Revenue (if exceeding \$7,200) — generating approximately \$10,000 in 2025.
- **Prime Hard-Corner Location with Exceptional Visibility** - Strategically located at the highly trafficked intersection of 35th Avenue & Cactus Road, benefiting from $\pm 59,935$ vehicles per day, delivering constant daily exposure and strong traffic counts.
- **Densely Populated Trade Area** - Surrounded by a strong residential population of $\pm 161,276$ residents within 3 miles and $\pm 423,000$ residents within 5 miles, supporting consistent wash demand and long-term revenue stability.





Subject Property

N 35th Ave ± 25,900 VPD



On-Site OutFront Digital Billboard
Lease runs through 2034 | Base Rent of \$7,200 annually



W Cactus Rd ± 34,035 VPD

3510 W Cactus Rd
Phoenix, AZ 85029

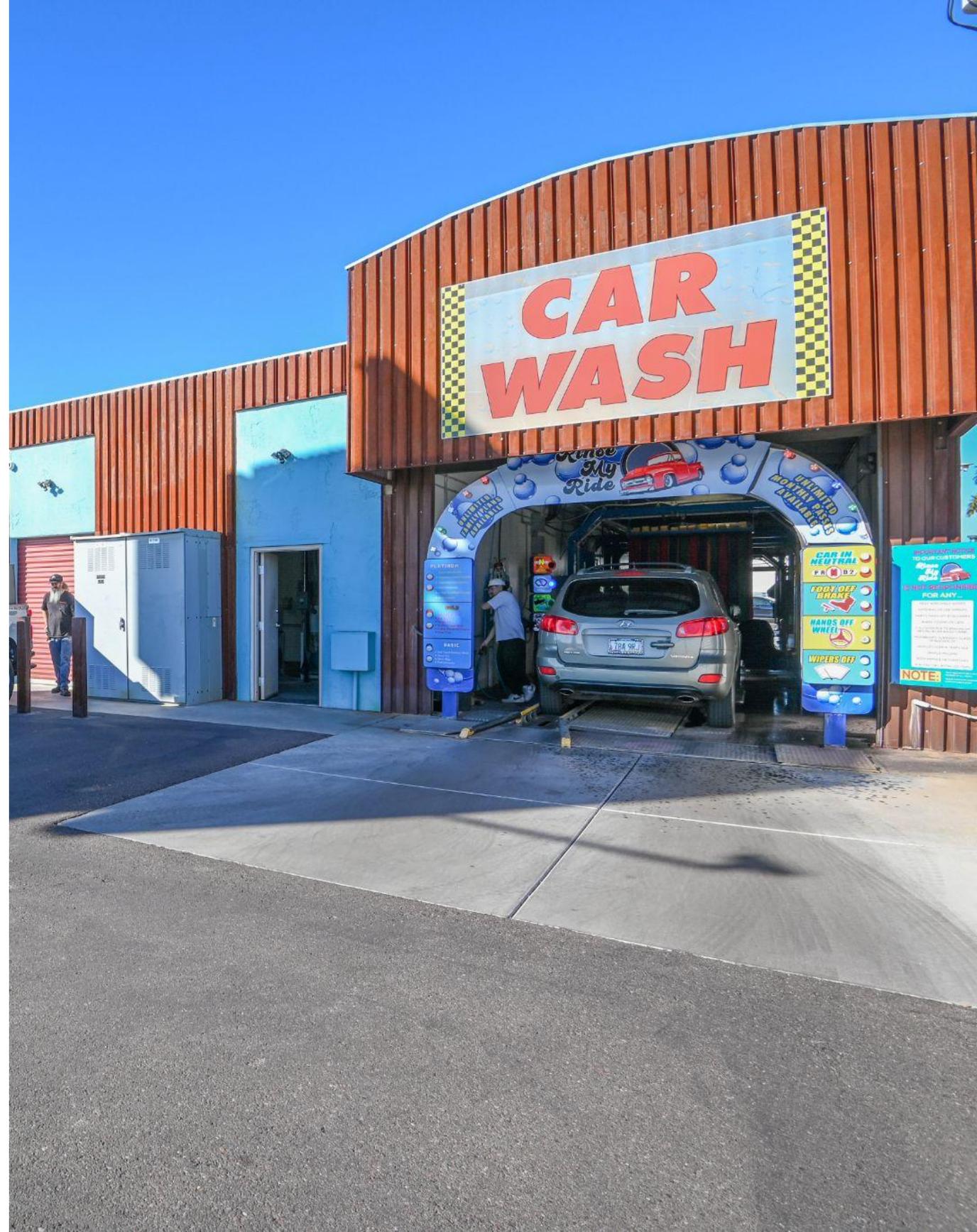
±3,330 SF
GLA

2021
Year Built

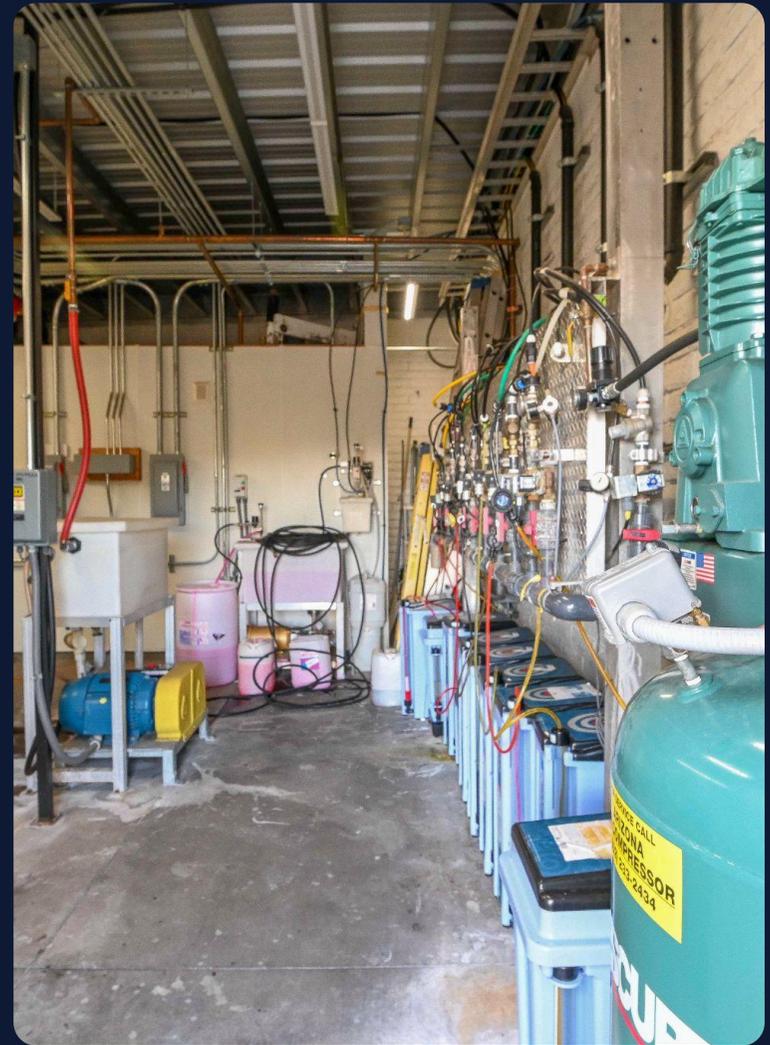
±59,935
Vehicles Per Day (Intersection)

±0.73 AC
Lot Size

\$239.94
Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Express Wash

3510 W Cactus Rd, Phoenix, AZ 85029



FINANCIAL SUMMARY

\$799,000

List Price

±3,330 SF

GLA

\$239.94

Price Per SF

±0.73 AC

Lot Size

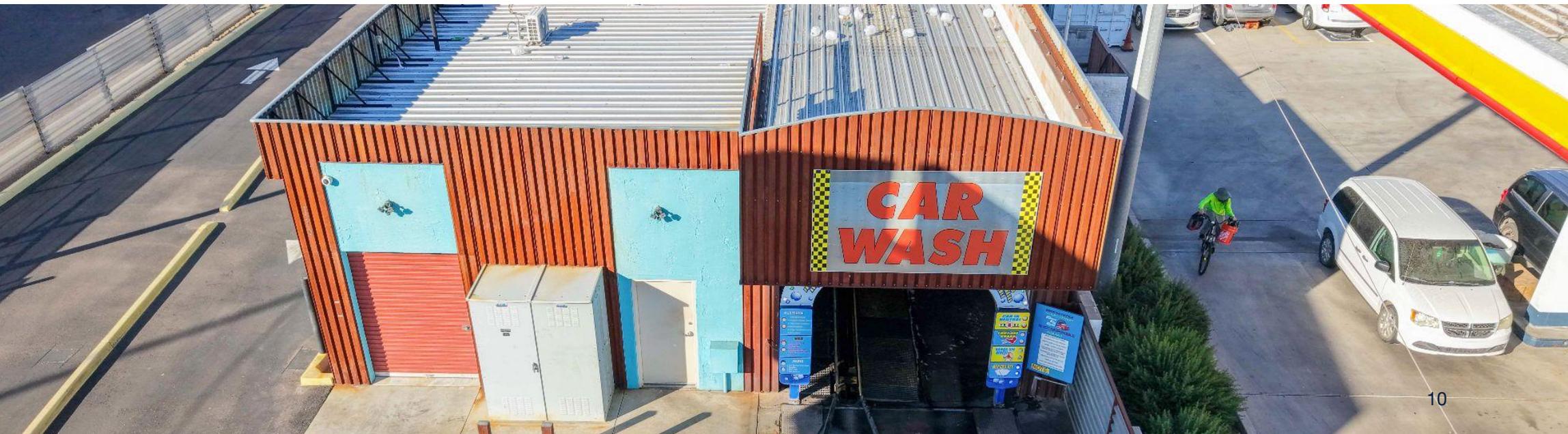
Property Overview

Gross Leasable Area	±3,330 SF
Lot Size	±0.73 AC
Year Built	2021
Car Wash Type	Express
Features	±110 Foot Tunnel
POS	2 Sonny's Pay Stations

Outfront Billboard Lease

Years	Monthly Rent	Annual Rent
1/1/2025 - 12/31/2034	\$600.00	\$7,200.00

Lease calls for the greater of \$7,200 /yr or 25% of Net Revenue. In 2025, the total income was ±\$10,000.



MARKET OVERVIEW

Express Wash

3510 W Cactus Rd, Phoenix, AZ 85029



PHOENIX, AZ

Market Demographics



545,460
Total Population

\$86,562
Median HH Income

184,141
of Households

57.1 %
Homeownership Rate

824,800
Employed Population

31.9 %
% Bachelor's Degree

34.8
Median Age

\$381,900
Median Property Value

Local Market Overview

Phoenix serves as Arizona's capital and the economic and administrative center of the state, characterized by its expansive geographic footprint and continued urban development. The city plays a critical role in regional logistics and commerce, bolstered by proximity to Interstate 10, Interstate 17, and Sky Harbor International Airport—one of the busiest airports in the country by passenger volume. Its transportation infrastructure supports both freight and commuter connectivity throughout the Southwest.

Phoenix is home to multiple Fortune 500 companies and a diverse mix of industries including healthcare, financial services, technology, manufacturing, and government. Institutions such as Arizona State University and the Mayo Clinic contribute to education and biomedical research, while downtown redevelopment has introduced new commercial space, sports venues, hospitality assets, and multifamily housing. The area also supports a strong tourism sector, driven by outdoor recreation, professional sports, and a year-round events calendar. Continued investment in light rail expansion and infrastructure modernization reflect the city's long-term growth strategy.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	21,483	161,276	423,000
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,881	60,489	163,712
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$93,259	\$94,780	\$98,868

PHOENIX, ARIZONA MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

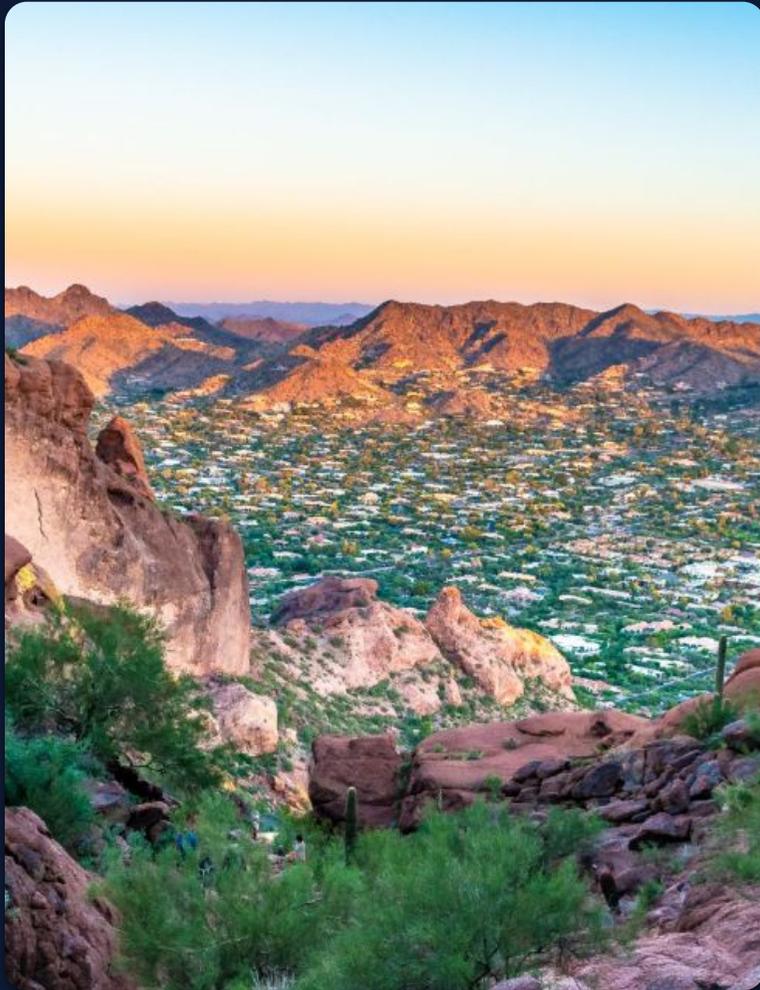
Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



PHOENIX - THE SOUTHWEST'S DESTINATION FOR DYNAMIC GROWTH



Phoenix MSA Accolades & Rankings

#10

Largest MSA in the U.S.
- U.S. Census Bureau

#14

Highest GDP (\$398B)
Among U.S. Metros
- BEA

#4

Best Performing Cities in
the U.S.
- Milken Institute (2022)

#1

Largest MSA in the state
of Arizona
- U.S. Census Bureau

#1

Top Growth Metro In
U.S. 2020-2020

#4

Largest population
growth in the U.S.
- AZ Big Media

#3

Best U.S. Metro for
Manufacturing
- Niche

#7

Best startup cities in
America
- AZ Big Media

Phoenix has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market—anchored by major employers in technology, healthcare, education, and manufacturing—continues to draw a highly skilled workforce and supports ongoing population growth.

Here's what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure Environmental Innovation | Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation Resilient Housing and Business Markets

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3510 W Cactus Rd, Phoenix, AZ, 85029** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



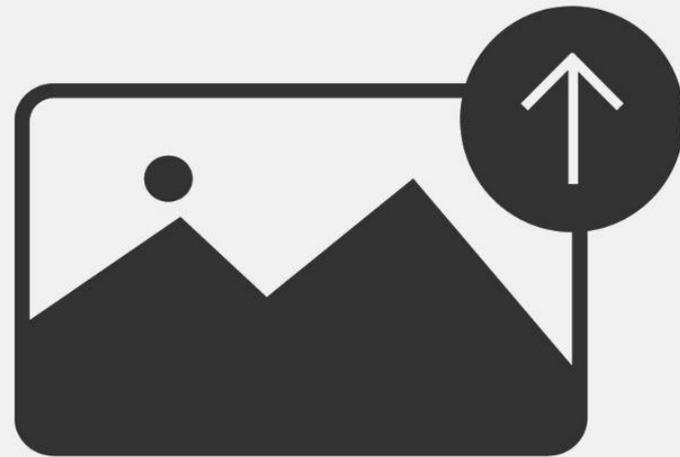
PENDING PHOTOS

**3510
W
Cactus
Rd
2021**
Phoenix, AZ 85029
Year Built

±3,330 SF
GLA

Xxxx
Lease Type

**Retail
Investment Opportunity**
Offering Memorandum



PENDING PHOTOS

MATTHEWS™

Executive Summary

3510 W Cactus Rd
Phoenix, AZ 85029

2021
Year Built

±0 SF
GLA

XXXX
Lease Type

The Opportunity

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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS

Financial Summary

\$950,000

List Price

00.00%

Cap Rate

00.00%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	2026-02-06
Term Remaining on Lease	±00 Years
Increases	Xxxxxxxxxx
Options	Xxxxxxxxxx

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



PENDING PHOTOS

Phoenix, AZ

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	20,221	152,889	404,131
Current Year Estimate	21,483	161,276	423,000
2020 Census	21,779	164,144	425,990
Growth Current Year-Five-Year	-5.88%	-5.20%	-4.46%
Growth 2020-Current Year	-1.36%	-1.75%	-0.70%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,577	58,530	159,659
Current Year Estimate	7,881	60,489	163,712
2020 Census	8,207	61,240	162,952
Growth Current Year-Five-Year	-3.86%	-3.24%	-2.48%
Growth 2020-Current Year	-3.97%	-1.23%	0.47%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$93,259	\$94,780	\$98,868