



BLVD

Real Estate
Investment
Co.

BRAND NEW (20-YR) ABS NNN GROUND LEASE QUICK QUACK CAR WASH - UPLAND, CA

950 Monte Vista Ave, Upland, CA 91786



Signage is Rendered on Actual Building - Sign permits are currently in process and anticipated to be in place by closing.
Estimated Opening Q3 2026.



950 Monte Vista Ave, Upland, CA 91786

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INVESTMENT SUMMARY & PROPERTY SPECIFICATIONS

Price: \$4,290,000 (Land PSF \$66)
Net Operating Income: \$225,000
Cap Rate: 5.25%

INVESTMENT HIGHLIGHTS

- **Brand-New (20-Year) Corporately Guaranteed Lease with Three (5-Year) Renewal Options** and Scheduled Rental Increases
- **Absolute NNN Ground Lease with Zero Landlord Responsibilities**
- **Premier Upland, Southern California Location** - 1.5 miles from **Whole Foods Market** and adjacent to prestigious **Claremont Colleges campus**
- **Affluent, Master-Planned Trade Area** with strong demographics, including more than **380,000 residents** and an average household income exceeding **\$118,700**
- **Large 1.49-Acre Parcel** - The site is strategically positioned and wraps the signalized, hard-corner intersection of Historic Route 66 (Foothill Boulevard) and Monte Vista Avenue, with traffic counts exceeding **45,100 vehicles per day**
- **Strong National Tenant / Corporate Guarantee** – Quick Quack Car Wash owns and operates more than **330~ locations** across Arizona, California, Colorado, Texas, and Utah, with continued expansion throughout the Western United States following an **\$850 million investment from KKR in 2024**, positioned to become dominant national chain
- **Long-Term Tenant Commitment** demonstrated by the execution of a brand-new **20-year lease with three (5-year) renewal options**
- **Built-In Rental Growth** featuring **10% rent increases every five years** throughout the initial lease term and at the commencement of each renewal option, providing predictable NOI growth and a hedge against inflation
- **Passive Investment Opportunity** with an **absolute NNN lease structure**, eliminating landlord management responsibilities while providing stable, long-term cash flow

PROPERTY SPECIFICATIONS

Address: 950 Monte Vista Ave., Upland, CA 91786
Building Size: 3,600 SF
Land Area: 1.49 Acres
Year Built: 2026
APN: 1007-021-11
Traffic Counts: Monte Vista Ave: 17,851 VPD
Route 66 / Foothill Blvd: 27,282 VPD
Total VPD at Intersection: **45,133 VPD**

DEMOGRAPHICS

Source: Costar 2026	1 Mile	3 Miles	5 Miles
Population	12,336	155,438	380,060
Average Household Income	\$123,205	\$124,427	\$118,707
Median Home Value	\$741,081	\$740,346	\$718,455
Employees	8,364	60,967	126,805



AERIAL



VONS

**WHOLE
FOODS
MARKET**

INTERSTATE
210

**TRADER
JOE'S**

**Quick Quack
CAR WASH**

LOWE'S

Walmart+

**IN-N-OUT
BURGER**

US
66

ROUTE 66 / FOOTHILL BLVD

US
66

**THE CLAREMONT
COLLEGES**

**Pomona
College**

**PITZER
COLLEGE**

**SCRIPPS
THE WOMEN'S COLLEGE
CLAREMONT**

**HARVEY
MUDD
COLLEGE**

**CLAREMONT
MCKENNA
COLLEGE**

Claremont

**45,133 VPD at
Intersection**

**East Campus
Extension
Under
Development**

NORTH QUAD

MID QUAD

E 6th St

Claremont Blvd

Monte Vista Ave

W Arrow Route

Central Ave

N Benson Ave

TARGET

**BEST
BUY**

Arrow Hwy

Arrow Hwy

AERIAL



PROPERTY RENDERINGS

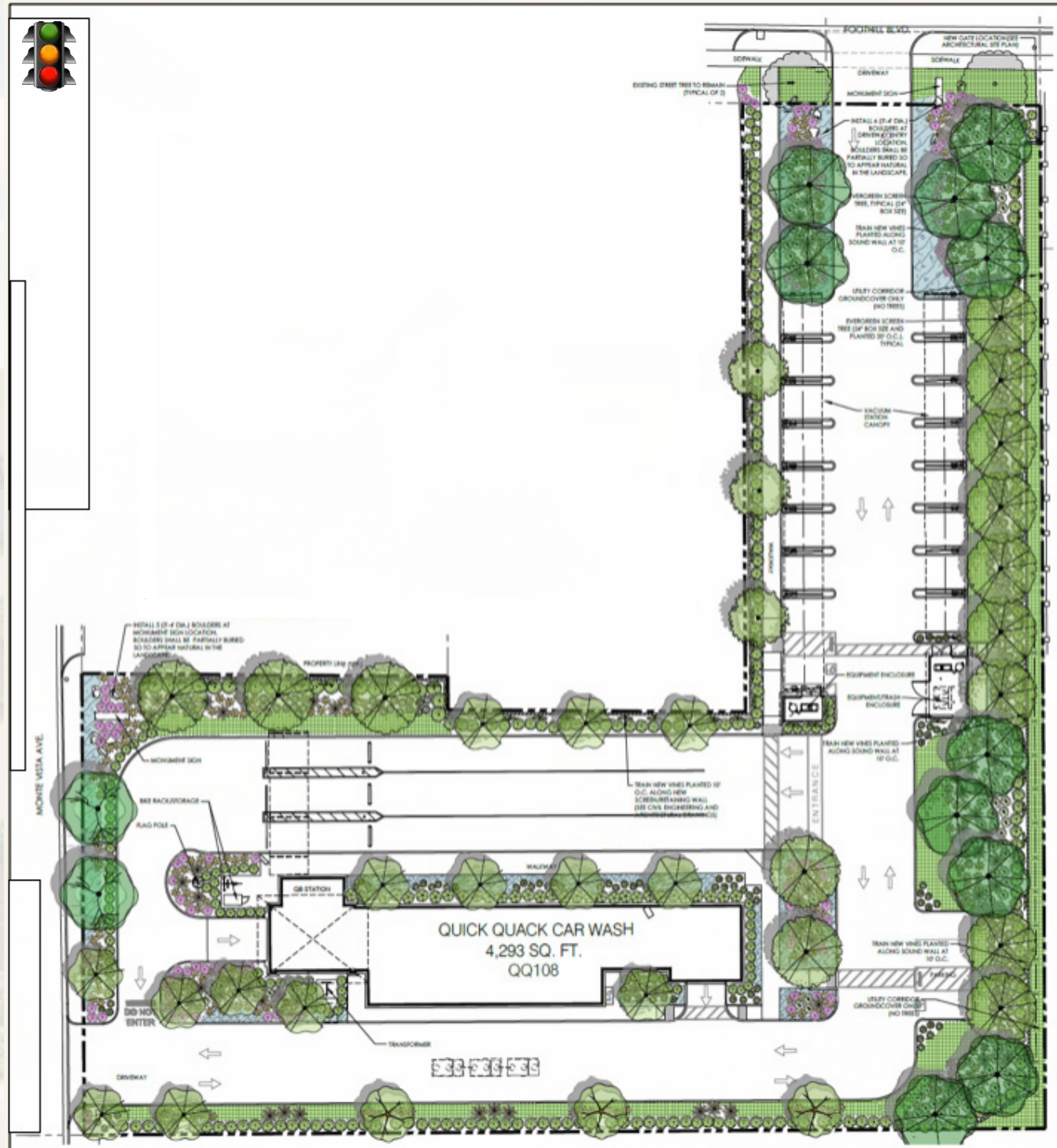


ACTUAL PROPERTY - ESTIMATED OPENING Q3 2026



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RENT ROLL

Tenant	Size (SF)	Current Monthly Rent	Rental Increases	CAM Recovery Type	Lease Start	Lease Expires	Options
Quick Quack Car Wash Holdings, LLC (Corporate)	3,600	\$18,750	10% Every 5 Yrs	Absolute NNN	5/17/26	5/31/46	3 (5 Yr) Options: 10% Increases
Total Occupied	3,600	\$18,750					
Vacant							
Total / Wtd. Avg:	3,600	\$18,750					

Corporate Guarantee (Quick Quack Car Wash Holdings, LLC) - Gold Standard Corporate Guarantor for Quick Quack



TRANSACTION SUMMARY

Financial Information

Price: \$4,290,000

Estimated Operating Information

	<u>In-Place</u>	<u>2031</u>	<u>2036</u>	<u>2041</u>
Gross Scheduled Rent	\$225,000	\$247,500	\$272,250	\$299,475
Plus Recapture	NNN	NNN	NNN	NNN
Effective Gross Income	\$225,000	\$247,500	\$272,250	\$299,475
Less Expenses	NNN	NNN	NNN	NNN
Net Operating Income	\$225,000	\$247,500	\$272,250	\$299,475
Cap Rate:	5.25%	5.77%	6.35%	6.98%

Estimated Operating Expenses

Roof & Structure	By Tenant
Property Taxes	By Tenant
Insurance	By Tenant
Maintenance & Repairs	By Tenant

AREA OVERVIEW - UPLAND, CA

Upland, CA

Located at the base of the San Gabriel Mountains, Upland is one of Southern California's most established and desirable Foothill communities. Bordering Claremont and situated immediately east of Los Angeles County, Upland offers an exceptional combination of affluent demographics, premier residential neighborhoods, and long-term real estate fundamentals.

Positioned along the Foothill Corridor with convenient access to Interstates 10, 210, and 15, Upland provides direct connectivity to Los Angeles, Orange County, Pasadena, the San Gabriel Valley, and Ontario International Airport. The city's strategic location has made it an attractive destination for families, professionals, and businesses seeking a high-quality suburban environment with convenient access to Southern California's major employment centers.

Affluent Residential Community

Upland is surrounded by some of the region's most desirable residential neighborhoods, including **The Colonies, San Antonio Heights, North Upland**, and neighboring **Claremont**. These established communities are known for their high homeownership rates, exceptional schools, tree-lined neighborhoods, and strong household incomes.

The surrounding trade area serves more than **380,000 residents** with an **average household income exceeding \$118,700**, providing a stable and affluent consumer base that supports strong retail sales and long-term commercial real estate performance.

Premier Retail Destination

The property is strategically located adjacent to **Whole Foods Market at The Colonies Crossroads**, one of the premier retail destinations serving the Foothill communities of Upland, Claremont, Rancho Cucamonga, La Verne, San Dimas, and surrounding neighborhoods.

Anchored by a collection of national retailers, restaurants, fitness concepts, and lifestyle services, The Colonies Crossroads has become a dominant regional shopping destination that continues to attract significant consumer traffic from throughout the surrounding area.

Continued Residential Growth

Despite being a mature and largely built-out community, Upland continues to experience significant residential investment through high-quality infill development.

Collectively, these projects represent **more than 900 recently approved or under-construction housing units**, with thousands of additional homes planned under the City's Housing Element. California's Regional Housing Needs Allocation (RHNA) calls for approximately **5,700 additional housing units through 2029**, supporting continued population growth and increasing demand for retail, restaurant, medical, and service-oriented businesses.

This continued residential growth is increasing the local customer base while reinforcing long-term demand for neighborhood-serving retail, restaurants, healthcare, and personal services.

AREA OVERVIEW - UPLAND, CA

Regional Economic Drivers

Upland benefits from several major institutional and employment anchors that support long-term economic stability.

- **The Claremont Colleges**, consisting of seven nationally recognized institutions with approximately **8,500 students**, thousands of faculty and staff, and ongoing campus investment.
- **San Antonio Regional Hospital**, one of the area's leading healthcare providers.
- **Ontario International Airport**, one of Southern California's fastest-growing commercial airports.
- Major employment centers throughout the San Gabriel Valley, Ontario, Rancho Cucamonga, and eastern Los Angeles County.

Outlook

Upland combines the stability of an established Southern California community with the continued growth of the greater Los Angeles metropolitan area. Supported by affluent demographics, premier retail destinations, nationally recognized educational institutions, expanding residential development, and limited future land supply, the city remains one of the most desirable long-term investment markets in the eastern Los Angeles metropolitan region.

Its proximity to Los Angeles County, Orange County, and the San Gabriel Valley—combined with a growing residential population and high barriers to new development—continues to support strong consumer spending, durable retail demand, and long-term real estate appreciation.

Whole Foods Market at The Colonies Crossroads



The Claremont Colleges (Claremont McKenna College campus)





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