

MATTHEWS™



Business & Real Estate For Sale

PRO CLEAN CAR WASH

1236 Yellowstone Ave | Pocatello, ID 83201

Retail
Investment Opportunity
Offering Memorandum

Brayden Conner | Broker of Record | License No. License No. CO56879 (ID)

A photograph of a public electric vehicle charging station. Several charging stations with blue cables are visible, with a white SUV and a dark sedan parked at them. A person is standing near the white SUV. In the background, there is a large building with a green roof and a red pickup truck parked nearby. The sky is clear and blue.

PROPERTY OVERVIEW

Pro Clean Car Wash
1236 Yellowstone Ave Pocatello, ID 83201

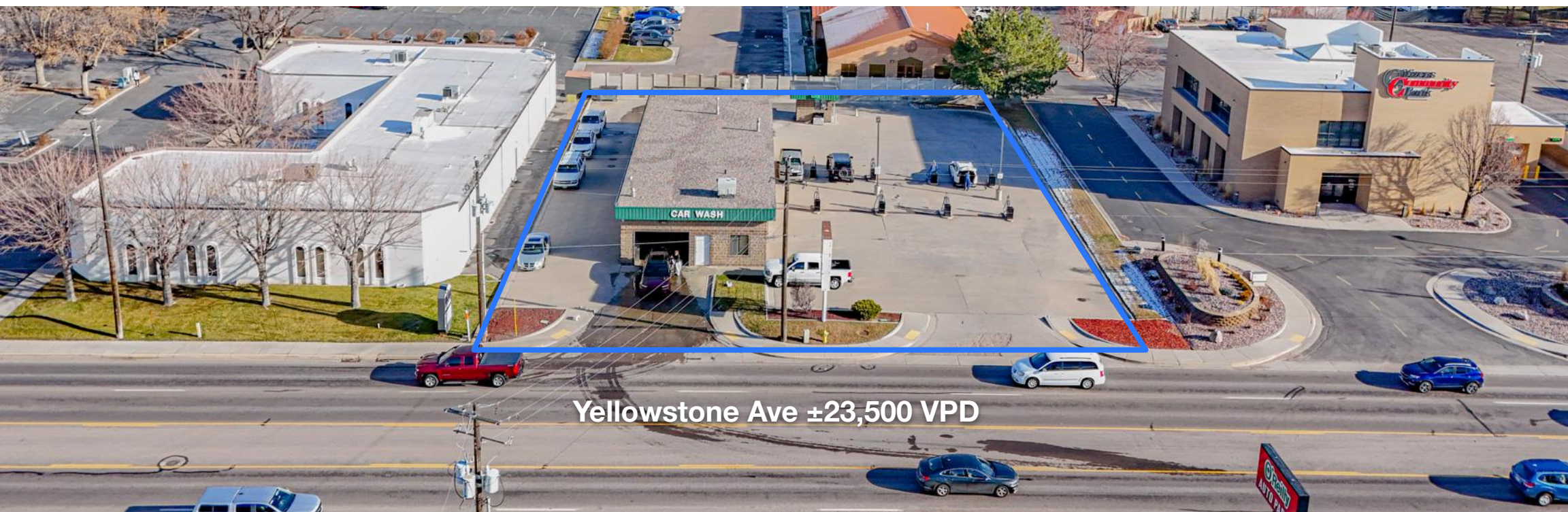


Touchless Wash Tunnel

INVESTMENT HIGHLIGHTS

Property Highlights

- **Rare Asset & Real Estate Opportunity** - Acquire the business, equipment, and real estate of a 30-year established brand, providing the security of a seasoned operation and a prime physical asset.
- **The "Touchless" Tunnel Advantage** - Home to the only high-pressure touchless tunnel in Pocatello. This "frictionless" model is consistently in demand, for its ability to provide a superior clean without the risk of scratches or damage.
- **The "ProClean" Service Difference** - A unique hybrid service model that combines the efficiency of a high-pressure tunnel with a premium hand-prep and hand-dry finish, justifying premium pricing and driving high customer satisfaction.
- **Recession-Resilient & Competition-Proof** - Established customer based that prefers this specialized model, resulting in nearly 10% revenue growth in 2025, despite new competition, showcasing a service competitors cannot replicate.
- **Substantial Value-Add Upside** - Immediate opportunity for growth through the implementation of a monthly membership model, the launch of a digital presence (Website/SEO), and modernized payment systems.
- **Operational Optimization** - A new owner can significantly increase the bottom line by extending operating hours to capture untapped demand and updating utility-efficient equipment to reduce expenses.
- **Tax-Advantaged Asset** - Potential Accelerated depreciation under IRS Code Sections 179 & 168(k) allows investors to maximize first-year tax benefit.



Yellowstone Ave ±23,500 VPD



± 27,000 VPD



± 170,000 VPD



Yellowstone Ave ±23,500 VPD

1236 Yellowstone Ave
Pocatello, ID 83201

\$1,937,693

List Price

1995 / 1996

Year Built / Site Opened

±23,500

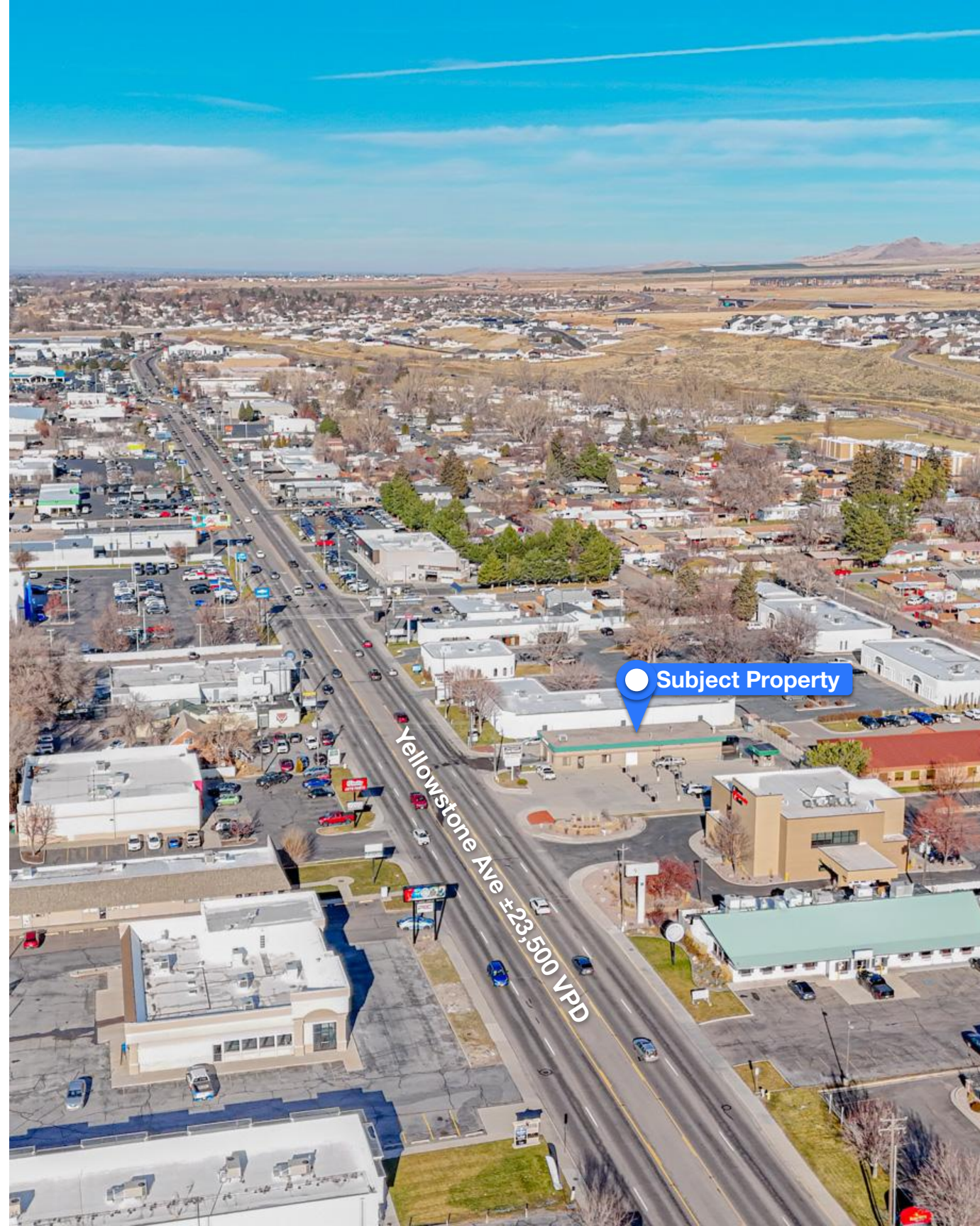
Vehicles Per Day

100ft

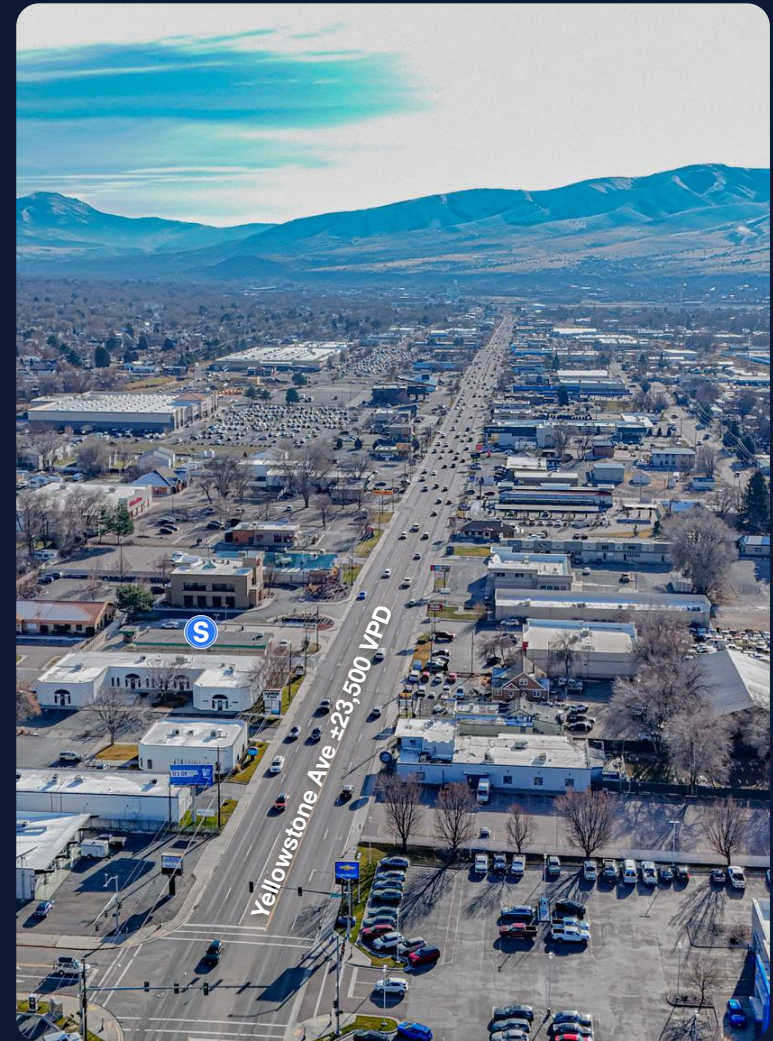
Tunnel Length

±0.56 AC

Lot Size



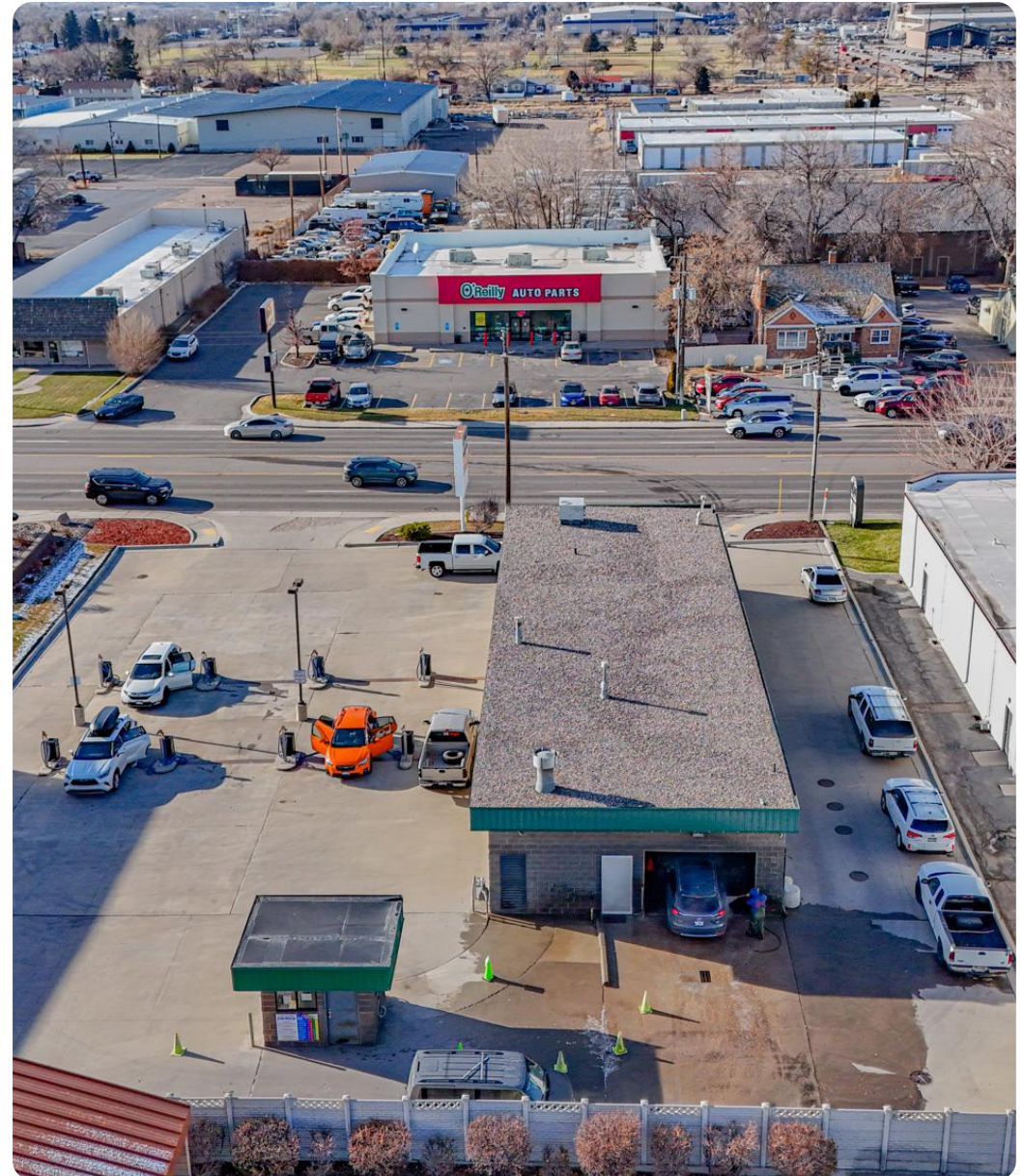
PROPERTY PHOTOS



PROPERTY SUMMARY

Property Details

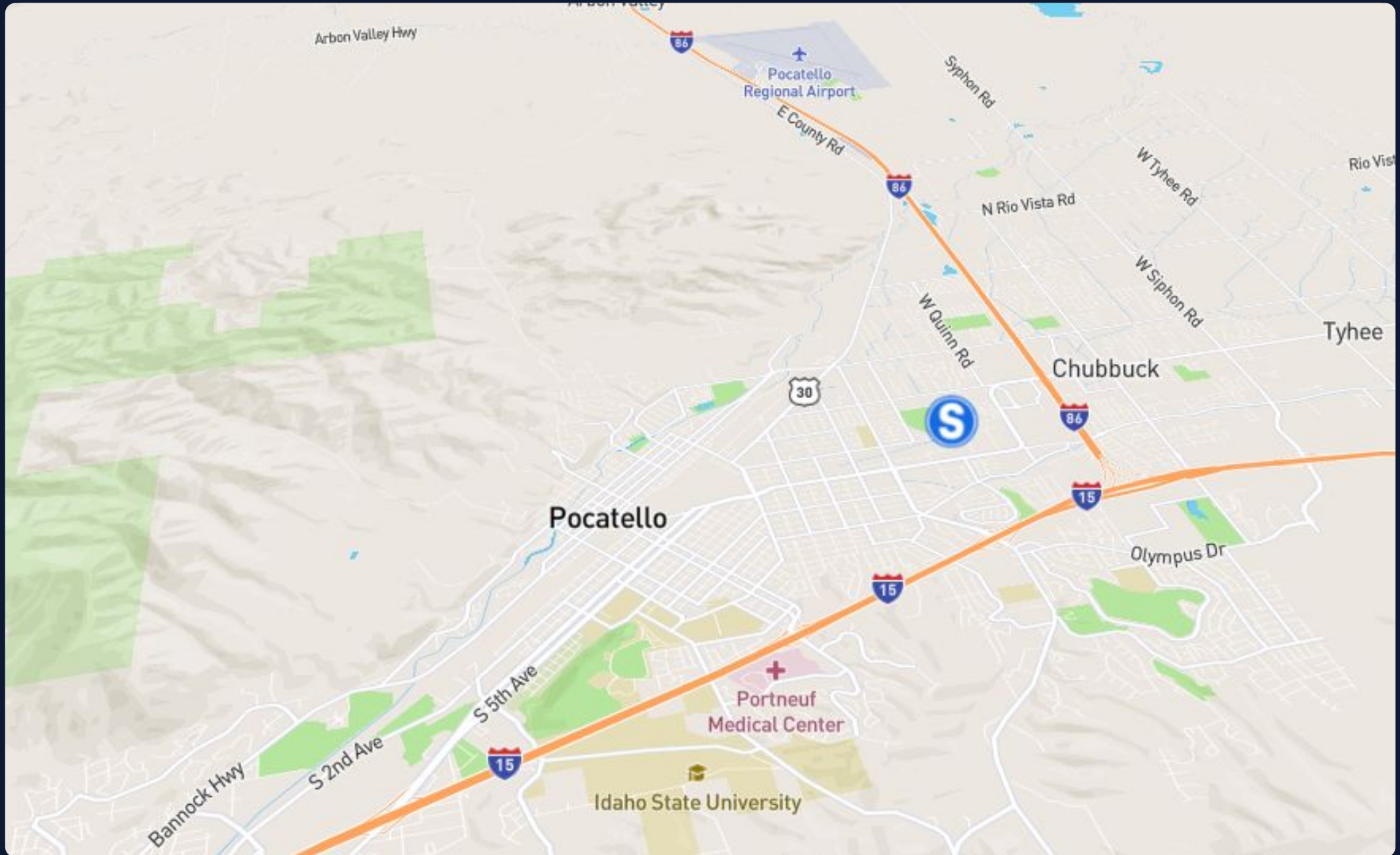
Address	1236 Yellowstone Ave, Pocatello, ID 83201
List Price	\$1,937,693
Business Name	Pro Clean Car Wash
Type of Sale	Business and Real Estate
Car Wash Type	Touchless Tunnel
Vacuums	6
VPD	±23,500



MARKET OVERVIEW

Pro Clean Car Wash

1236 Yellowstone Ave Pocatello, ID 83201



POCATELLO, ID

Market Demographics



86,054

Total Population

\$88,901

Median HH Income

33,013

of Households

63.1%

Homeownership Rate

62.7%

Employed Population

32.9%

% Bachelor's Degree

32.9

Median Age

\$240,600,000

Median Property Value

Local Market Overview

Pocatello blends small-city charm with a dynamic regional economy, offering an attractive balance of livability and opportunity. Nestled in the scenic southeastern corner of Idaho, the city is home to Idaho State University, a key driver of innovation, workforce development, and cultural vibrancy. Pocatello continues to draw families, professionals, and businesses with its welcoming community, strong educational institutions, and access to wide-open outdoor recreation.

The area boasts a stable housing market, a growing talent base, and a business-friendly environment that supports a range of industries—from healthcare and logistics to advanced manufacturing. Surrounded by natural beauty and powered by steady economic momentum, Pocatello stands out as a compelling destination for both residents and investors.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	63,861	74,791	85,901
Current Year Estimate	64,408	75,264	86,054
2020 Census	61,303	71,822	81,972
Growth 2020-Current Year	5.07%	4.79%	4.98%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	25,700	29,627	33,873
Current Year Estimate	25,211	29,026	33,013
2020 Census	23,456	26,973	30,507
Growth Current Year-Five-Year	1.94%	2.07%	2.61%
Growth 2020-Current Year	7.48%	7.61%	8.21%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,408	\$86,664	\$88,901



Economy

Pocatello's economy is anchored by a diverse mix of education, healthcare, manufacturing, and regional services that support both local residents and the broader southeastern Idaho trade area. Education plays a central role in the city's identity, with Idaho State University at the heart of community life. ISU is one of Pocatello's largest employers and a hub for academic programs, research activity, and cultural engagement, bringing students, faculty, and events into the city year-round. The presence of the university contributes to a skilled talent pool and supports vibrant sectors like healthcare, professional services, and technology. Beyond education, Pocatello serves as an economic center for surrounding rural communities, offering retail, entertainment, and business services that reinforce its role as a regional hub.

Attractions

Pocatello blends economic opportunity with a rich quality of life grounded in culture, history, and outdoor adventure. The city offers a variety of attractions that complement everyday living and appeal to visitors alike. Within walking or short drives from the university, residents and guests can explore the Idaho Museum of Natural History, distinctive local parks, and the unique offerings of historic downtown. Outdoor enthusiasts enjoy extensive trail systems, riverfront spaces, and easy access to recreation like biking, hiking, and skiing. Pocatello also sits within reach of relaxing destinations such as Lava Hot Springs, while community venues host performances, athletics, and festivals that bring people together. This mix of academic energy, cultural amenities, and scenic surroundings makes Pocatello both inviting and lively.

MATTHEWS™

EXCLUSIVELY LISTED BY

Kyle Matthews | Broker of Record | License No. CO56879 (ID)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1236 YELLOWSTONE AVE, POCATELLO, ID, 83201** ("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.