



ARSENAL Real Estate
Advisors



CAR WASH
IT'S A BLAST

ROCKET EXPRESS CAR WASH

1122 BLUE LAKES BLVD NORTH, TWIN FALLS, ID



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Scott Scurich

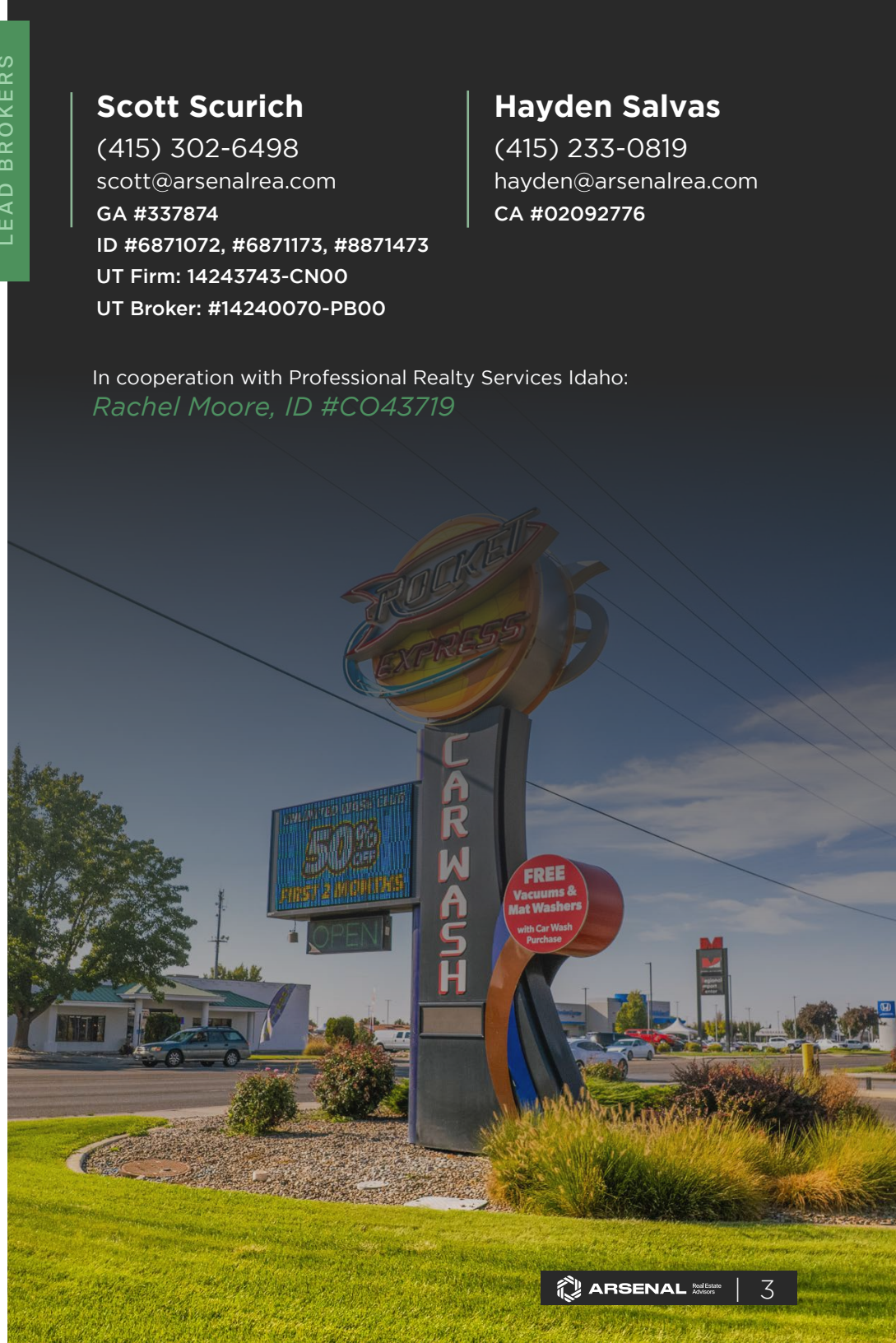
(415) 302-6498
scott@arsenalrea.com
GA #337874

ID #6871072, #6871173, #8871473
UT Firm: 14243743-CN00
UT Broker: #14240070-PB00

Hayden Salvas

(415) 233-0819
hayden@arsenalrea.com
CA #02092776

In cooperation with Professional Realty Services Idaho:
Rachel Moore, ID #CO43719



TWIN FALLS - PROPERTY OVERVIEW

Offering Price
\$10,583,777

Cap Rate
6.75%

Address **1122 Blue Lakes Blvd North, Twin Falls, ID**

Tenant **Rocket Express Car Wash**

Guarantor **Zips Car Wash LLC**

NOI **\$714,405**

Lease Type **Absolute NNN**

Rent Increases **2.00% Annually**

Lot Size **1.95 AC**

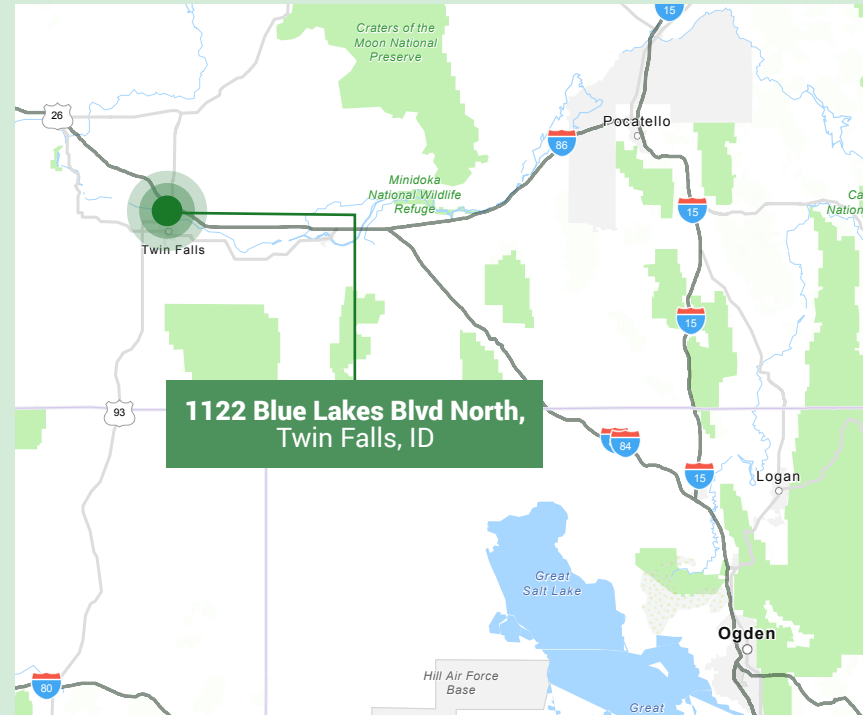
Building Size **8,538 SF**

Year Built **2010**

Tunnel Length **+/- 225'**

Vacuums **30**

LOCATION HIGHLIGHTS



Location Highlights

+/- 30,000 VPD
Traffic

\$85,074
5-Mile HH Income

65,487
5-Mile Population

35 MPH
Speed Limit

Excellent Visibility

	3-Mile	5-Mile	10-Mile
Population			
Current Total Population	54,510	65,487	90,697
2029 Projected Population	60,348	72,399	100,019
Growth 2024 - 2029	10.71%	10.55%	10.28%
Households & Growth			
2029 Projection	22,512	26,804	36,296
2024 Estimate	20,272	24,171	32,817
Growth 2024 - 2029	11.05%	10.89%	10.60%
Income			
2024 Avg Household Income	\$84,354	\$85,074	\$88,842
2024 Med Household Income	\$52,248	\$54,776	\$58,567



PROPERTY HIGHLIGHTS

Founding Rocket Express Location | 15+ Year Operating History

This Twin Falls property is the founding Rocket Express Car Wash location, representing the origin of the brand's five-location premier express portfolio. With a 15+ year operating history, the site established the operational foundation for Rocket Express and benefits from long-standing brand recognition, deep customer loyalty, and proven performance within the Twin Falls market.

Absolute NNN Lease w/ +/- 16 Years Remaining | 2.00% Annual Rent Escalations

The property is secured by an absolute triple-net lease, with the tenant responsible for all operating expenses, including taxes, insurance, and maintenance. With approximately ±16 years remaining and 2.00% annual rent increases, investors benefit from long-term, inflation-protected income and truly passive, management-free ownership.

100% Bonus Depreciation Eligible Asset

As a qualifying car wash investment, the property is eligible for 100% bonus depreciation, allowing investors to potentially accelerate depreciation and enhance after-tax returns. Investors should consult with their tax advisor.

High-Visibility Location on Blue Lakes Blvd (+/- 30k VPD)

Situated along Blue Lakes Blvd (US-93) with approximately ±30,000 vehicles per day, the property offers excellent visibility, strong traffic exposure, and convenient access within Twin Falls' primary retail and automotive corridor.

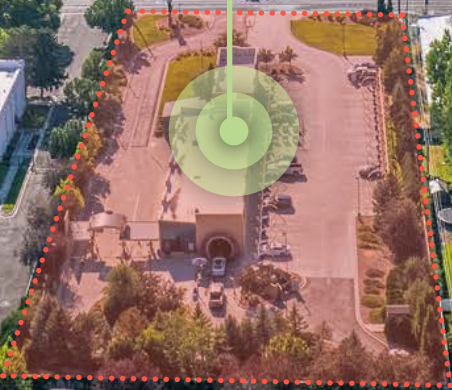
Strong & Growing Demographics Supporting Long-Term Performance

The property serves a robust and expanding trade area with a current population of approximately 90,000 residents within a 10-mile radius, which is projected to grow by approximately 10% by 2029. This sustained population growth, coupled with above-average household incomes, supports long-term demand for express car wash services.





93 30,526 VPD



PORTFOLIO

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HYUNDAI



Fred Meyer



BIG 5
SPORTING GOODS

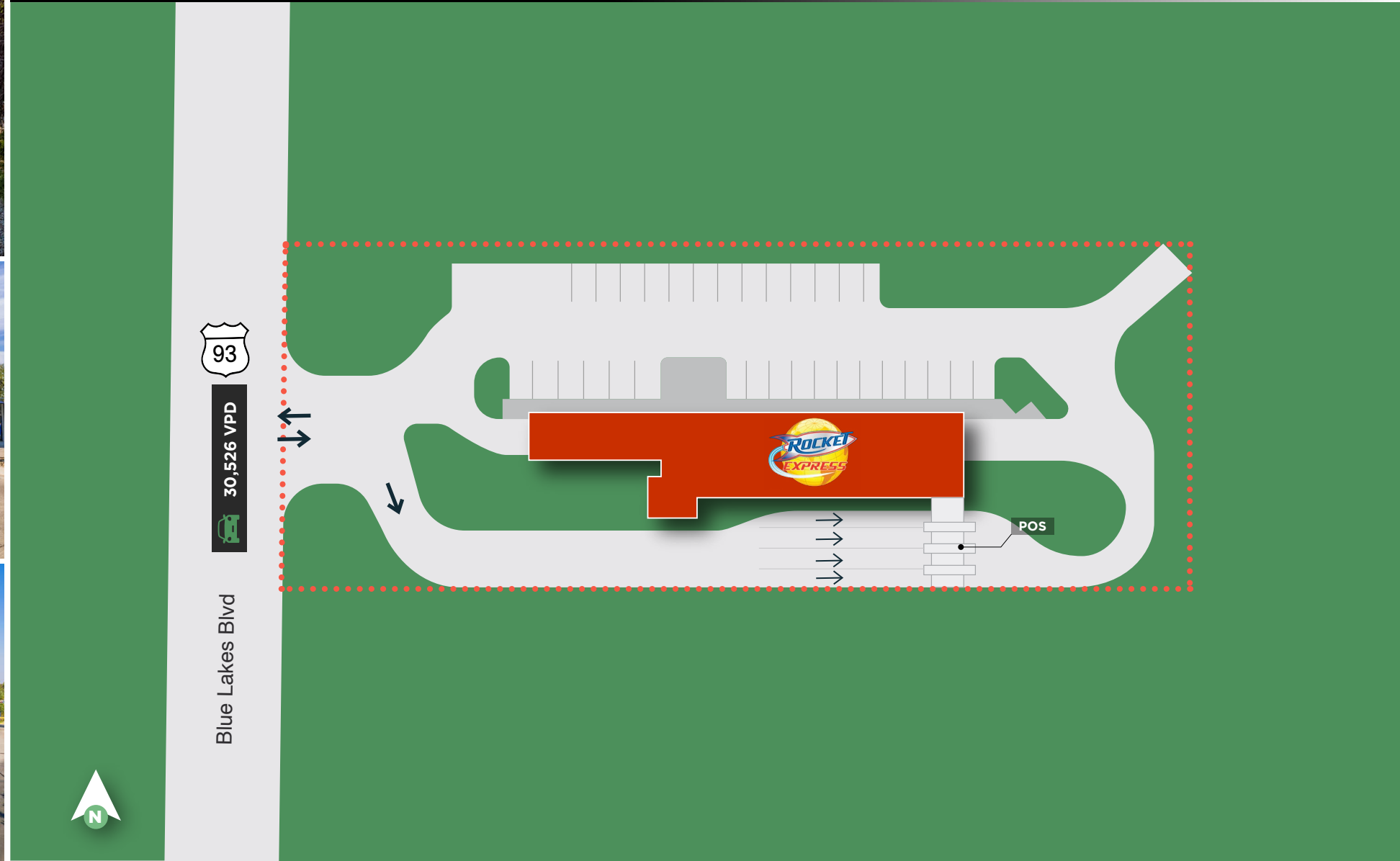


30,526 VPD

TWIN FALLS - SITE PLAN



1122 Blue Lakes Blvd North, Twin Falls, ID



TWIN FALLS - RETAIL AERIAL



1122 Blue Lakes Blvd North,
Twin Falls, ID

Snake River

Starbucks SUBARU EVERPREP HANSEN'S
 Pizza Hut KNEADERS JESUS LOVER'S O'Reilly
 BUCKLE KING Dutch Bros JOYNTA John Gardens Inn
 Fairfield taco john's Calamba
 Walgreens St Luke's

TOYOTA MAVERIK 66
 CALIBER COLLISION THE CLEAN TEXACO USbank
 UFFOLA BANK JiffyLube Shell A-1
 Sencor Chevron McDonald's DQ
 Family Health St Luke's

Mazda Chevrolet American Family Bank
 JiffyLube Sencor American Family Bank
 Smith's WELLS FARGO FAMILY DOLLAR NAPA
 Pizza Hut URGENT CARE Family Health

SEPHORA COTTON:ON
 Ford RAM VW GMC
 Jeep Dodge CHEVROLET CHRYSLER
 Honda carter's Shell crumbl
 OLD NAVY HOTTOPIC DONATOS 66
 TORRID Buckle B
 SportClips HAZOPRIA TACO BELL
 6 H Home Depot Q ULTA
 CVS pharmacy GYM JEAN'S WEARHOUSE
 Starbucks GNC A-1
 SALLY BEAUTY Great Clips Bath & Body Works
 Chick-fil-A rue21 JCPenney
 Jack in the Box McDonald's Waffle House PLACE
 AMERICAN EAGLE maurices WinCo FOODS
 WELLS FARGO St Luke's KeyBank claire's

NISSAN HYUNDAI PAPAJOHNS MAVERIK
 Dutch Bros MOD PIZZA Carlo's
 JiffyLube Arby's Welf Bank Starbucks
 JO ANYTIME FITNESS Sencor Chevron SONIC
 McDonald's DQ Fred Meyer
 CHASE USbank Walgreens DOLLAR TREE
 O'Reilly AutoZone

Shell McDonald's Chevron Jaxco
 CHOCBAR CLIF

ROCKET EXPRESS LOCATION MAP



TENANT OVERVIEW



CAR WASH
IT'S A BLAST

rocketexpress.zipscarwash.com

Rocket Express Car Wash, is an award-winning mega car wash brand recognized for its speed, efficiency, and premium service. Operating five high-volume locations across Idaho and Utah, Rocket Express delivers on its “Clean, Shiny, and Dry in 4 Minutes” promise with some of the most innovative and technologically advanced car washes in the nation. The brand pioneered the industry’s first members-only express lane, boosting throughput and loyalty for its Unlimited Wash Club. While the cutting-edge equipment and industry-leading tunnel lengths certainly stand out, Rocket Express credits its true success to its people—team members who take pride in delivering an unmatched customer experience that keeps customers coming back.

Now operating as part of the ZIPS Car Wash network—one of the largest express car wash operators in the nation—Rocket Express benefits from ZIPS’ robust corporate infrastructure, centralized marketing, bulk chemical purchasing power, sophisticated membership management systems, and proven operational playbooks. Notably, Rocket Express locations rank among the top performers in the entire ZIPS portfolio, underscoring their exceptional wash volumes, customer loyalty, and operational consistency. This combination of team-driven culture and operational excellence has earned Rocket Express repeated honors, including the Idaho Statesman’s Best of Treasure Valley Award, the Readers’ Choice Award by the Magic Valley Times-News, and the Best of Salt Lake City Award.



• IN THE NEWS •

PR Newswire

ZIPS CAR WASH ACQUIRES
ROCKET EXPRESS CAR WASH

December 15, 2021

PLANO, Texas, Dec. 15, 2021 / PRNewswire/ -- ZIPS Car Wash announces the acquisition of Rocket Express Car Wash, a 5-store mega car wash chain based in Idaho and Utah. This acquisition brings ZIPS into the Mountain West... *continued*

[CLICK TO READ](#)

Carwash.com

RECORD-LENGTH CARWASH SET
TO OPEN IN DECEMBER

June 29, 2015

BOISE, Idaho — A new Rocket Express carwash set to open in December will tie as the longest in the world at 240 feet, “At 240 feet long, the carwash will matching length the Rocket Express that co-owners Joe and Janet Russell also run in Twin Falls.”..... *continued*

[CLICK TO READ](#)

Idaho's BEST

ROCKET EXPRESS CAR WASH IS
GREEN AND CLEAN

June 28, 2019

What’s the secret to a great car wash? My very first job was in a detail shop, so I thought I understood. After working with Rocket Express Car Wash owners Joe and Janet Russell, I’ve learned that the secret sauce isn’t magic soap or a spotless rinse — it’s people..... *continued*

[CLICK TO READ](#)



TENANT OVERVIEW



zipscarwash.com

Zips Car Wash is one of the nation’s leading express car wash operators, with over 216 locations across 25 states and a strong presence in key growth markets. Founded in 2004, the company has built its brand on speed, convenience, and quality, offering state-of-the-art tunnel wash technology, free self-service vacuums, and a highly popular Unlimited Wash Club subscription program that drives recurring customer traffic. Zips has expanded rapidly through strategic acquisitions of top regional chains, positioning itself as a dominant player in a resilient, high-margin industry. In 2025, the company successfully emerged from a court-approved Chapter 11 restructuring with a strengthened balance sheet, renewed leadership, and a focus on sustainable long-term growth—making it a trusted and recognizable brand with strong prospects in the booming car wash sector.



Ownership

Privately Held



Headquarters

Plano, TX



TTM* Revenue

Contact Broker



Year Founded

2004



Locations

+/- 216



States

25

CAR WASH



CURRENT WASH PLANS

SERVICES	SHOOT THE MOON	RISING STAR	LUNAR LANDING	LAUNCH PAD
Pre-Wash Prep A concentrated solvent that breaks down contaminants on contact, leading to a more effective clean.	✓	✓	✓	✓
Full-Body Hi-Tech Wash Get sudsy with low-pH foam detergent that breaks down mineral soils and removes calcium spots.	✓	✓	✓	✓
Full-Body Rinse Once your ride is nice & sudsy, we rinse it down with dissolved mineral-free water for a shine finish	✓	✓	✓	✓
Heated Air Dryers Every car wash passes through multi-angle, industrial-strength heated air dryers at the end of our tunnels.	✓	✓	✓	✓
Triple Foam Cleaner & Protectant Our tri-color foam conditioner joins the low-pH detergent to prep & polish your ride's surface for waxing.	✓	✓	✓	
Rain Guard Helps water bead and run off glass more efficiently, improving visibility on rain days.	✓	✓	✓	
Undercarriage Blast Removes contaminants off the underbody, allowing a more complete coat of the Rust Protectant.	✓	✓	✓	
Rust Protectant A sealant to help prevent corrosion on your ride's underbody, helping to extend its life.	✓	✓	✓	
Tire Shine & Wheel Brite This process coats your outer tires with a gloss protectant, conditioning the rubber and warding off UV rays.	✓	✓		
Premium Carnauba Hot Wax A hot wax coating to seal the vehicle's painted surfaces, creating a basic layer of protection from dirt and dust.	✓	✓		
Ultra HD Glaze Replicates the "showroom shine" of a new car. Once dry, most customers can see their reflection in their ride.	✓	✓		
Graphene-Ceramic Wax Protect Graphene supercharges the wax application, extending the protection benefits of ceramic.	✓			





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Scott Scurich

(415) 302-6498

scott@arsenalrea.com

GA #337874

UT Firm: 14243743-CN00

UT Broker: #14240070-PB00

Hayden Salvas

(415) 233-0819

hayden@arsenalrea.com

CA #02092776



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