



**ARSENAL** Real Estate  
Advisors



**CAR WASH**  
IT'S A BLAST

**ROCKET EXPRESS CAR WASH**

1139 SOUTH REDWOOD ROAD, SOUTH JORDAN, UT



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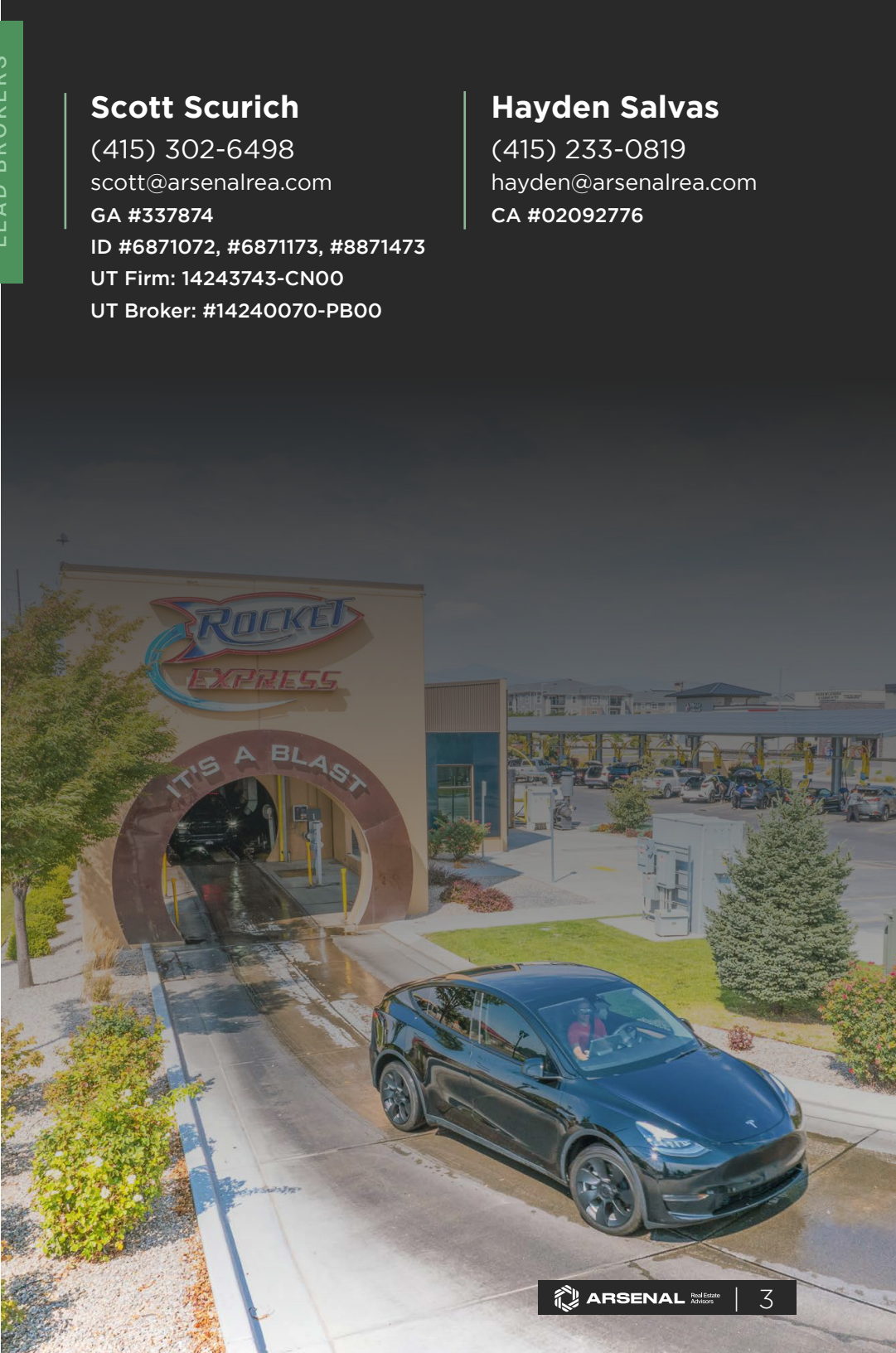
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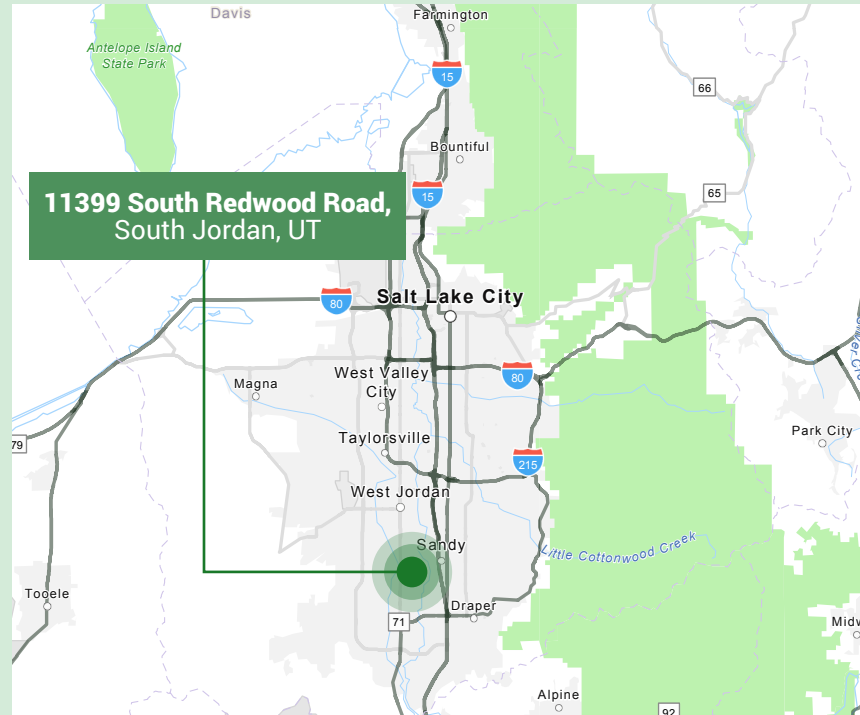
# SOUTH JORDAN - PROPERTY OVERVIEW

Offering Price  
**\$10,583,777**

Cap Rate  
**6.75%**

Address	11399 South Redwood Road, South Jordan, UT
Tenant	Rocket Express Car Wash
Guarantor	Zips Car Wash LLC
NOI	\$714,405
Lease Type	Absolute NNN
Rent Increases	2.00% Annually
Lot Size	2.41 AC
Building Size	11,167 SF
Year Built	2017
Tunnel Length	+/- 290'
Vacuums	33

# LOCATION HIGHLIGHTS



## Location Highlights

+/- 60,000 VPD Traffic

\$120,248 5-Mile HH Income

304,102 5-Mile Population

40 MPH Speed Limit

Signalized Intersection

	3-Mile	5-Mile	10-Mile
<b>Population</b>			
Current Total Population	91,505	304,102	827,498
2029 Projected Population	92,378	309,261	850,751
Growth 2024 - 2029	0.95%	1.70%	2.81%
<b>Households &amp; Growth</b>			
2029 Projection	28,801	96,640	271,250
2024 Estimate	28,537	95,024	264,402
Growth 2024 - 2029	0.93%	1.70%	2.59%
<b>Income</b>			
2024 Avg Household Income	\$129,457	\$120,248	\$115,279
2024 Med Household Income	\$102,591	\$97,647	\$92,821

**\*CONTACT BROKER FOR FINANCIALS**

# PROPERTY HIGHLIGHTS

## ±290' Tunnel | Best-in-Class Buildout with Proven Operating History

The property features an impressive ±290-foot express wash tunnel and a high-capacity, institutional-quality buildout designed to maximize throughput, efficiency, and customer experience. Open and operating since 2017, the site benefits from a well-established operating history that underscores the durability and long-term viability of the location within the Salt Lake Valley.

## 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-Traffic, Signalized Intersection Along South Redwood Road

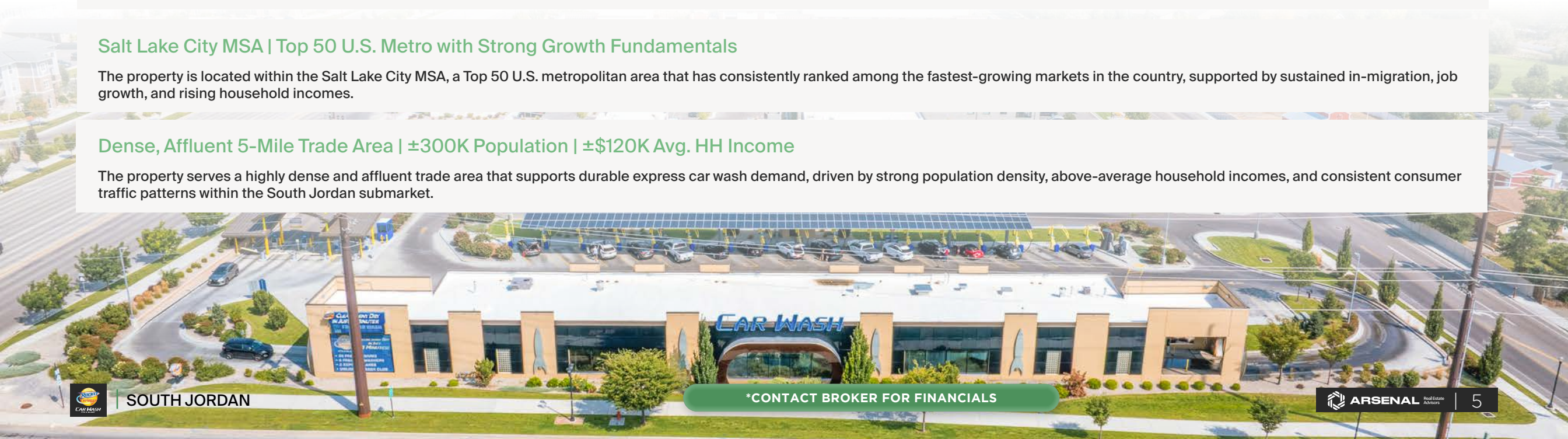
Situated at the hard corner of South Redwood Road and W 11400 S, the property is exposed to approximately ±60,000 vehicles per day combined, offering excellent frontage and access along one of the primary north-south commuter corridors serving the southern Salt Lake Valley.

## Salt Lake City MSA | Top 50 U.S. Metro with Strong Growth Fundamentals

The property is located within the Salt Lake City MSA, a Top 50 U.S. metropolitan area that has consistently ranked among the fastest-growing markets in the country, supported by sustained in-migration, job growth, and rising household incomes.

## Dense, Affluent 5-Mile Trade Area | ±300K Population | ±\$120K Avg. HH Income

The property serves a highly dense and affluent trade area that supports durable express car wash demand, driven by strong population density, above-average household incomes, and consistent consumer traffic patterns within the South Jordan submarket.



SOUTH JORDAN

\*CONTACT BROKER FOR FINANCIALS



5

SALT LAKE COUNTY FAIR

DIESEL POWER SOURCE

HARMONS DOLLAR TREE savers

Towne Storage

MOWER MEDIC

7 ELEVEN

Redwood Rd 28,000 VPD

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W 11400 S 32,000 VPD





W 11400 S 32,000 VPD

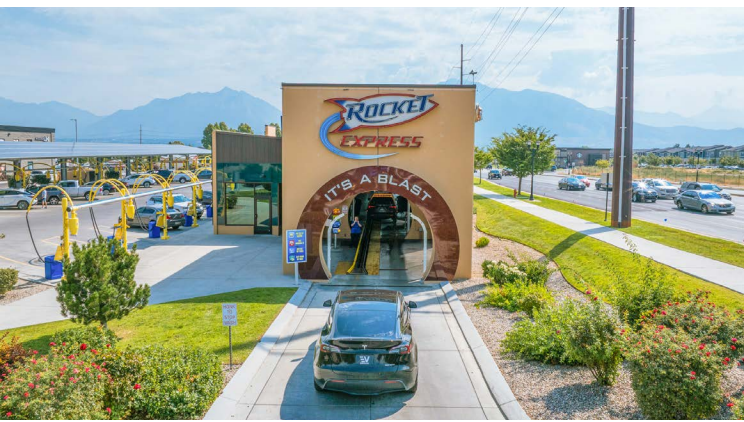
Redwood Rd

28,000 VPD

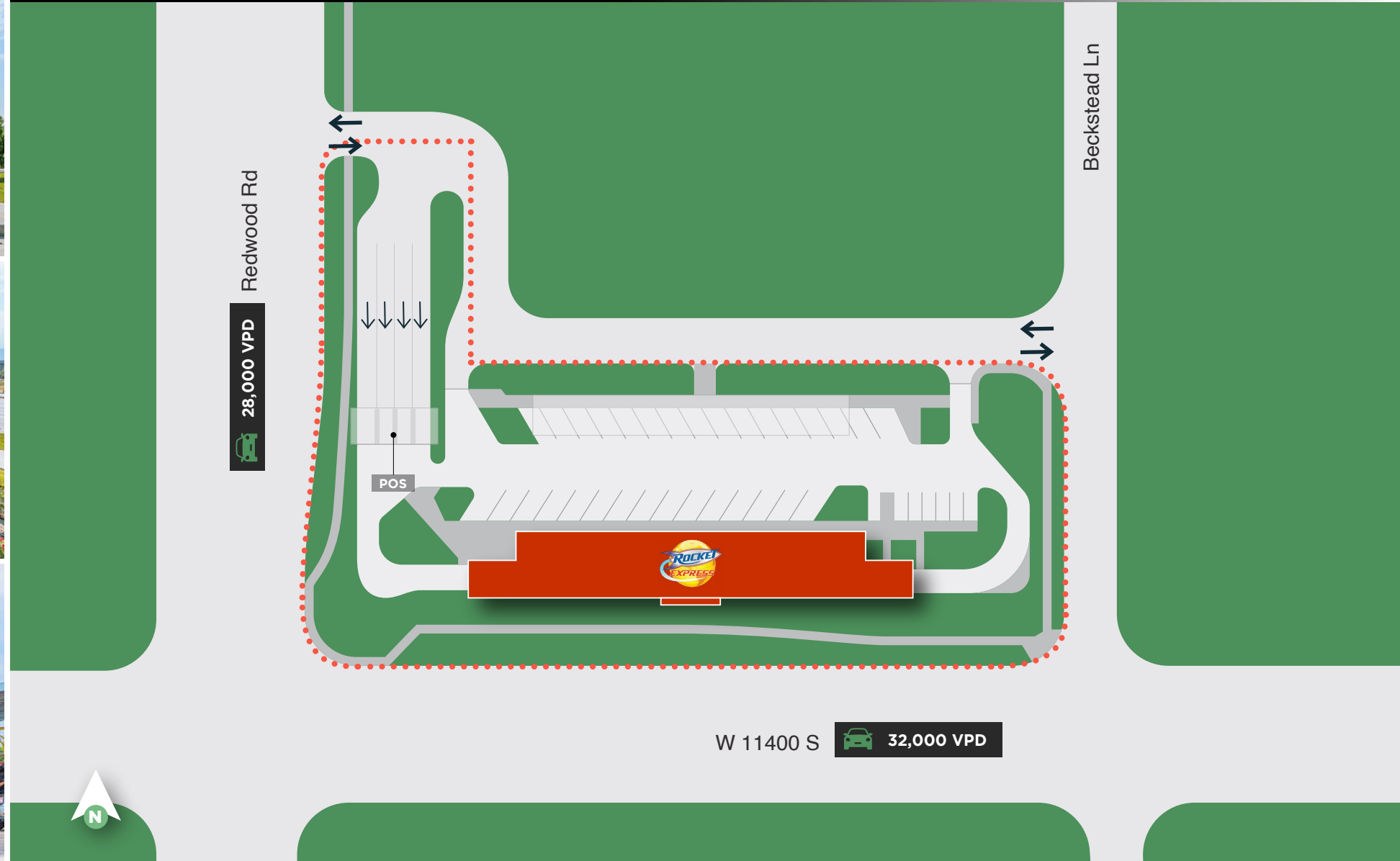
Beckstead Ln



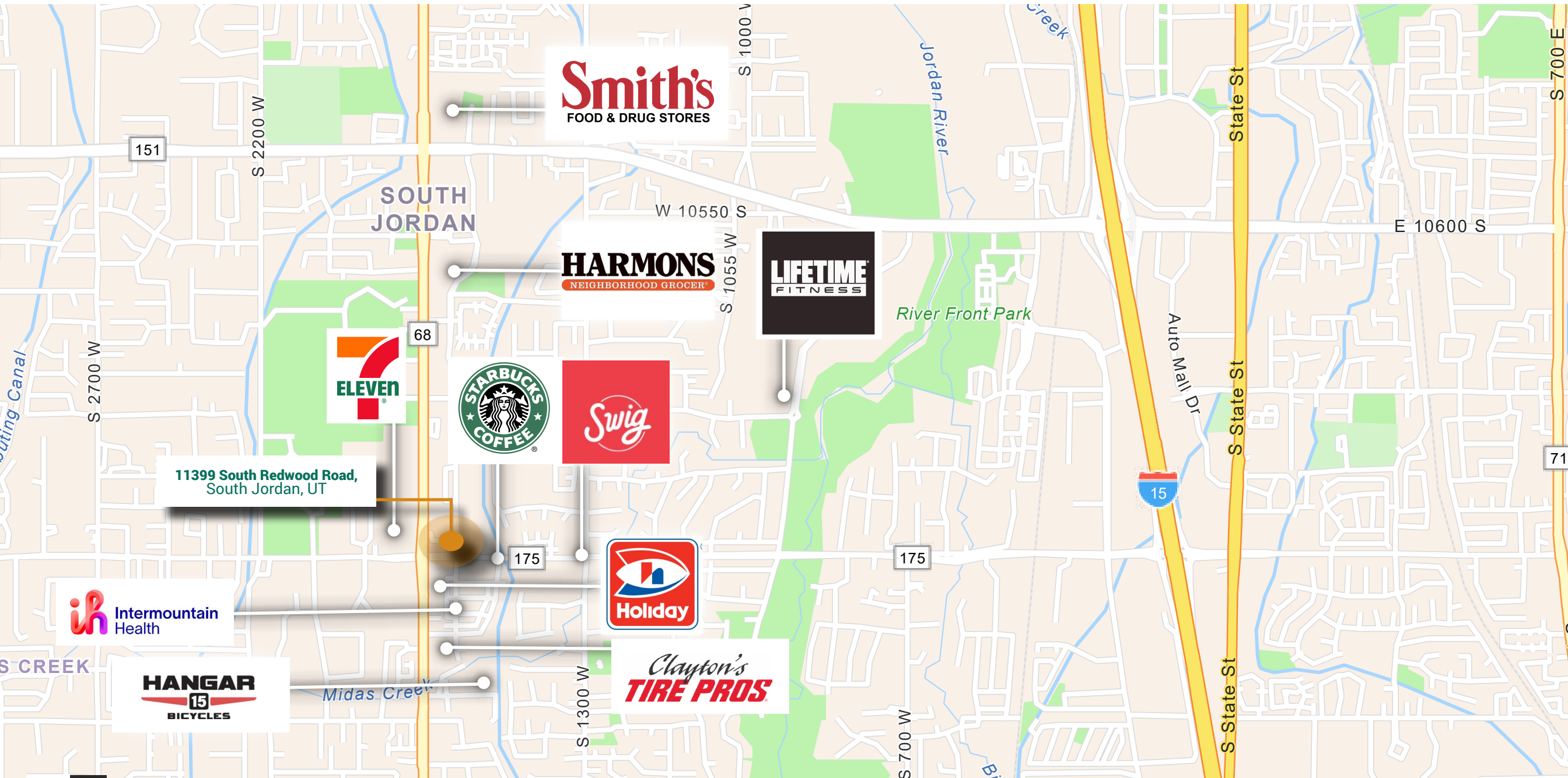
# SOUTH JORDAN - SITE PLAN



11399 South Redwood Road, South Jordan, UT



# SOUTH JORDAN - RETAIL AERIAL



# ROCKET EXPRESS LOCATION MAP



# TENANT OVERVIEW



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



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