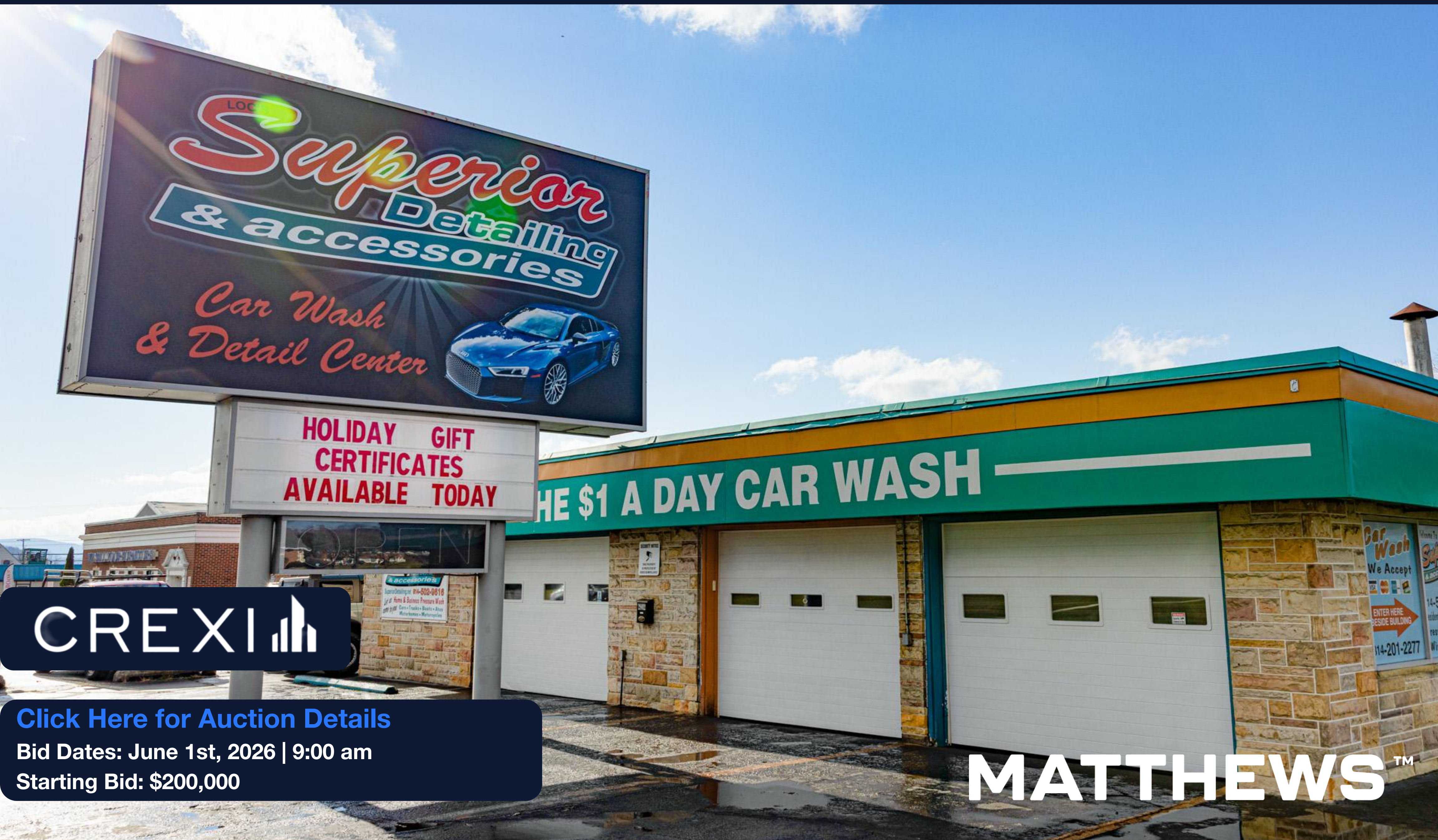
SUPERIOR DETAILING & ACCESSORIES

2802 Pleasant Valley Blvd, Altoona, PA 16602

Owner/User Retail Investment Opportunity

Offering Memorandum



CREXI

Click Here for Auction Details

Bid Dates: June 1st, 2026 | 9:00 am

Starting Bid: $200,000

MATTHEWS™

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

Superior Detailing & Accessories
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INVESTMENT HIGHLIGHTS

$200,000
Starting Bid

±0.45 AC
Lot Size

Property Highlights

- **Owner/User Opportunity** - Opportunity to acquire the building, business, and underlying real estate, offering full control and long-term investment value.
- **Prime Location With Strong Traffic Counts** - Ideally positioned along US Route 220, one of Altoona's busiest retail corridors. The property offers excellent frontage, easy access, and visibility to ±20,800 vehicles per day.
- **Located Near Strong Retail** - Situated in a vibrant commercial corridor surrounded by national retailers, restaurants, and service stations such as Planet Fitness, Dollar Tree, McDonald's, Dunkin', Jersey Mike's, Starbucks, Taco Bell, and the Pleasant Valley Shopping Center and Plaza—all driving consistent traffic and strong cross-customer opportunities.
- **Consumer Versatility** - Full service model offering four exterior wash packages, two detailing packages,eight additional detailing services, unlimited wash memberships, and mobile detailing to appeal to a wide range of customer needs.
- **Upside Potential** - Significant opportunity to increase membership sales through targeted marketing, community outreach, and improved customer engagement. The existing mobile detailing platform provides additional revenue potential through dealership partnerships and serves as a cost-effective tool to grow brand visibility and membership enrollment.
- **Affluent Demographic** - Strong customer base with ±74,152 residents and an average household income of $84,917 within a five-mile radius.
- **Additional Tax Benefits** - Car washes qualify for bonus depreciation and accelerated depreciation, potentially enhancing investment returns. Consult a CPA for details.

sam's club
Walmart Supercenter
TARGET
SPORTSMAN'S WAREHOUSE
Park Hills Plaza
BEALLS Live Life Local
Dunham's SPORTS
urbanAir ADVENTURE PARK
HARBOR FREIGHT
weis markets
SHOE CARNIVAL
PANDA EXPRESS CHINESE KITCHEN
Pleasant Valley
DOLLAR TREE
CHUCK E. CHEESE
RAC
SHOE FLY
SHERWIN WILLIAMS
Red Lobster
Olive Garden
UNKEL JOE'S WOODSHED
McDonald's
SHEETZ
Jersey Mike's SUBS
POPEYES
Logan Valley Mall
JCPenney
H&M
Journeys
AÉROPOSTALE
VICTORIA'S SECRET
HOBBY LOBBY
Gabe's
AMERICAN FREIGHT FURNITURE - MATTRESS
Rural King
LONG JOHN SILVER'S
TACO BELL
Arby's
jiffy lube
SW
TOWNEPLACE SUITES MARRIOTT
Fairfield BY MARRIOTT
amazon
Delivery Warehouse
± 39,700 VPD
99
NISSAN
DODGE
Jeep WRANGLER
RAM
Graystone Court
±50 Units
AutoZone
DUNKIN'
planet fitness
FIORE FURNITURE
O'Reilly AUTO PARTS
220
Veterans Hospital
±358 Beds
MEIER SUPPLY CO. INC.
HVACR WHOLESALE COMPANY
Pleasant Valley Blvd ± 20,800 VPD
Subject Property
Altoona Housing Authority

PROPERTY SUMMARY

Property Details

Sale Type	Business & Real Estate
Car Wash Type	Full Service
Lot Size	±0.45 AC
Tunnel Length	±100 ft
Equipment	Petit
Tunnel Control System	DRB
Bays	2 Detailing Bays
Membership Program	Yes
Traffic Count	±20,800 VPD
Hours of Operation	M-F, 9 AM-5 PM; Saturday, 9 AM – 3 PM; Sunday, Closed

MARKET OVERVIEW

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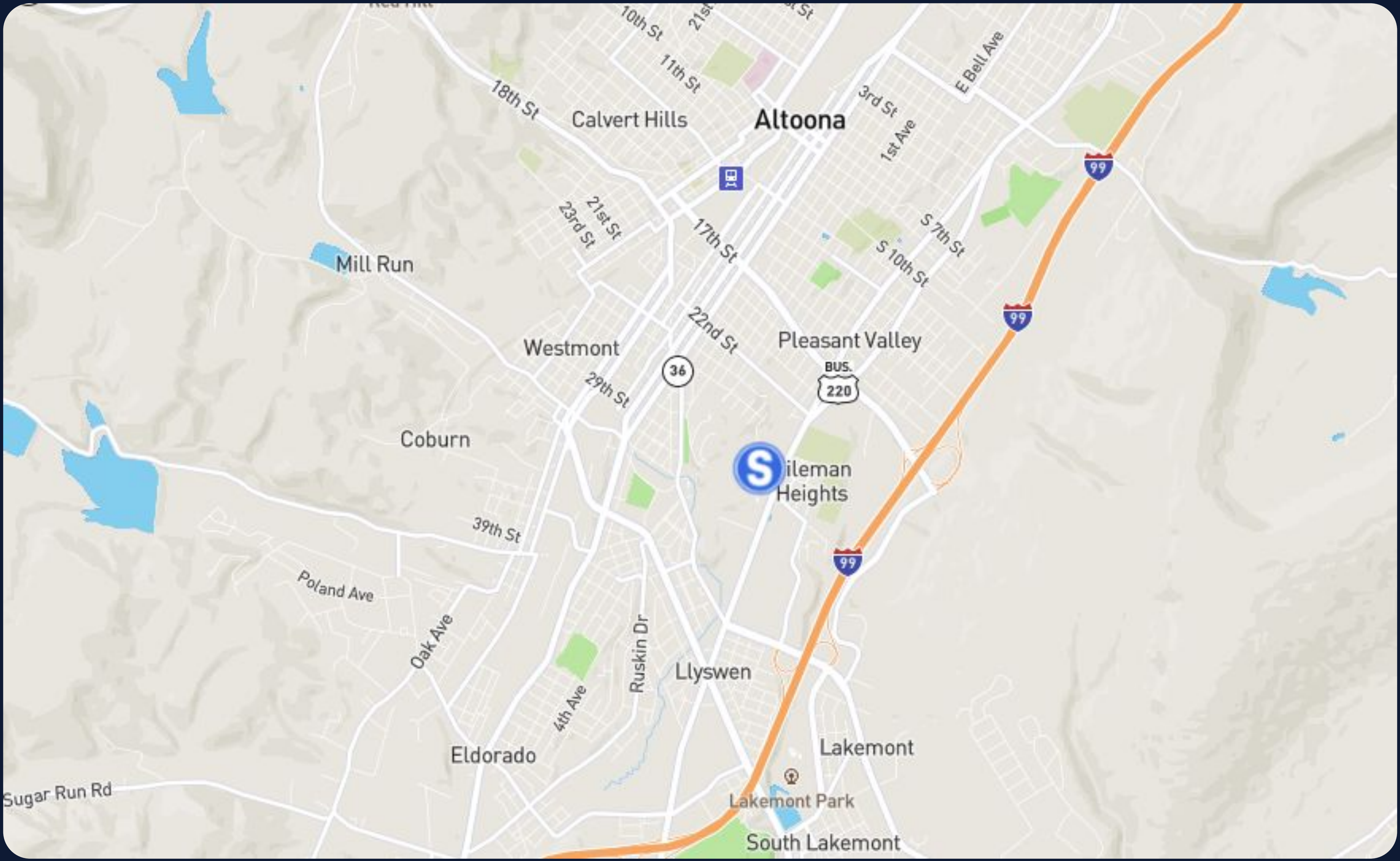

ALTOONA, PA

Market Demographics

98,017
Total Population

$87,541
Median HH Income

41,157
# of Households

64.2%
Homeownership Rate

19,436
Employed Population

20%
% Bachelor's Degree

39.8
Median Age

$113,600
Median Property Value

Local Market Overview

Altoona, Pennsylvania, serves as a vital economic and retail hub for the surrounding region, offering a stable and accessible environment for commercial real estate investment. Its strategic location along key transportation corridors supports consistent vehicular traffic and regional connectivity, making it an ideal setting for retail tenants seeking visibility and accessibility. The city's established infrastructure, affordable cost of living, and steady residential base contribute to a dependable consumer market.

The retail landscape in Altoona is anchored by a mix of national brands, regional chains, and locally operated businesses. Major shopping centers, freestanding retail pads, and grocery-anchored plazas are well distributed throughout the market, reinforcing the city's role as a primary shopping destination for residents of Blair County and neighboring rural areas. The presence of big-box retailers, quick-service restaurants, pharmacies, and essential goods providers ensures sustained consumer traffic and retail vitality.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	46,376	74,152	98,017
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	19,930	31,303	41,157
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$77,874	$84,917	$87,541

Auction Process

Starting Bid	$200,000
Bid Date	June 1st, 2026 9:00 am
Bid Deadline	June 3rd, 2026 9:00 am

Click Here For The Auction Link

Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.

Getting Started

- Create your Crexi account by simply going to crexi.com and clicking the “sign up” button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert or Crexi representative. Contact information for them is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. You will need to Agree to the terms of the Confidentiality Agreement.

Registration & Auction Participation

- Registering to Bid: On the property page, click the “Register to Bid”. Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately. Approved to Bid: You will have access to bid directly on the property page using the “Bid Now” button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly.

Closing & Next Steps

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process. Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.

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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 **2802 Pleasant Valley Blvd, Altoona, PA, 16602** ("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.