

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New Construction | 20-Year Abs NNN Ground Lease | +200k Population in 3-Miles



7559-85 Broadway | Lemon Grove, CA

SAN DIEGO MSA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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OFFERING SUMMARY



OFFERING

Price	\$5,900,000
Annual Rent	\$295,000
Cap Rate	5.00%
Tenant	Quick Quack Car Wash Holdings, LLC
Lease Signature	Corporate
Lease Type	Absolute NNN Ground Lease
Lease Term	20 years remaining with 3 (5-year) options
Rent Increases	10% every 5 years

PROPERTY SPECIFICATIONS

Building	~3,600 SF
Land	~1.01 AC
Property Address	7559-85 Broadway* Lemon Grove, California 91945
Year Built	2026
Parcel Number	480-081-24-00

* Subject to Change

INVESTMENT HIGHLIGHTS



New Construction | 20-Year Ground Lease | Scheduled Rent Increases

- Quick Quack Car Wash Corporate signed lease
- New 2026 high-end construction equipped with 3 car-wash lanes
- 20 years remaining with 3 (5-year) option periods to extend
- The lease features 10% rent increases every 5 years throughout the initial term and option periods providing a hedge against inflation

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Growing Company & Business Model

- Quick Quack Car Wash is one of the largest and fastest-growing car wash chains in the US, with over 340 locations across multiple states
- In 2024, global investment firm KKR bought a significant minority stake of \$850 million in Quick Quack
- Quick Quack emphasizes a fast, high-quality, and environmentally friendly car washing system using neoprene foam, soft cloth, and filtered, recycled water

Strategic Location | Robust Traffic | Highly Desirable In-fill San Diego Market

- Strategically located at the signalized intersection of Broadway and Buena Vista Avenue in Lemon Grove, in a densely populated area surrounded by strong national retail tenants with excellent access and visibility
- A combined 34,200 cars pass by the site at this intersection on average every day
- Situated 1 block south of Highway 94 (148,000 VPD)
- Rare opportunity to acquire retail property in the San Diego MSA within a dense, infill trade area with significant barriers to entry

Affluent, Direct Consumer Base | Strong Demographics In The Immediate Trade Area

- The 5-mile trade area is supported by more than 514,000 residents and 114,000 employees, providing a direct consumer base from which to draw
- Affluent trade area with an average household income over \$119,000 within 1-mile, projected to increase to over \$132,000 by 2030

Local Traffic Drivers

- Across Broadway from Home Depot (ranked in the top 2% nationwide in terms of customer visits by placer.AI) and Food 4 Less (ranked in the top 26% nationwide)
- 1 miles south of Helix High School (2,544 students)
- 2.5 miles north of Mount Miguel High School (1,506 students)



PROPERTY OVERVIEW



LOCATION



Lemon Grove, California
San Diego County

ACCESS



Broadway: 1 Access Point

TRAFFIC COUNTS



Broadway: 22,200 VPD
Buena Vista Ave: 12,000 VPD

IMPROVEMENTS



~3,600 SF of existing building area

PARKING



~17 parking spaces on the owned parcel. The parking ratio is 4.72 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 480-081-24-00
Acres: 1.01

CONSTRUCTION



Year Built: 2026

ZONING



C-G: General Commercial

Lemon Grove Plaza













 Placer.ai

 Top 26% Nationwide



149,500 VPD



NORTH AVENUE



 Placer.ai

 Top 2% Nationwide



HARBOR FREIGHT



BROADWAY

22,200 VPD





LEMON GROVE AVENUE 28,000 VPD

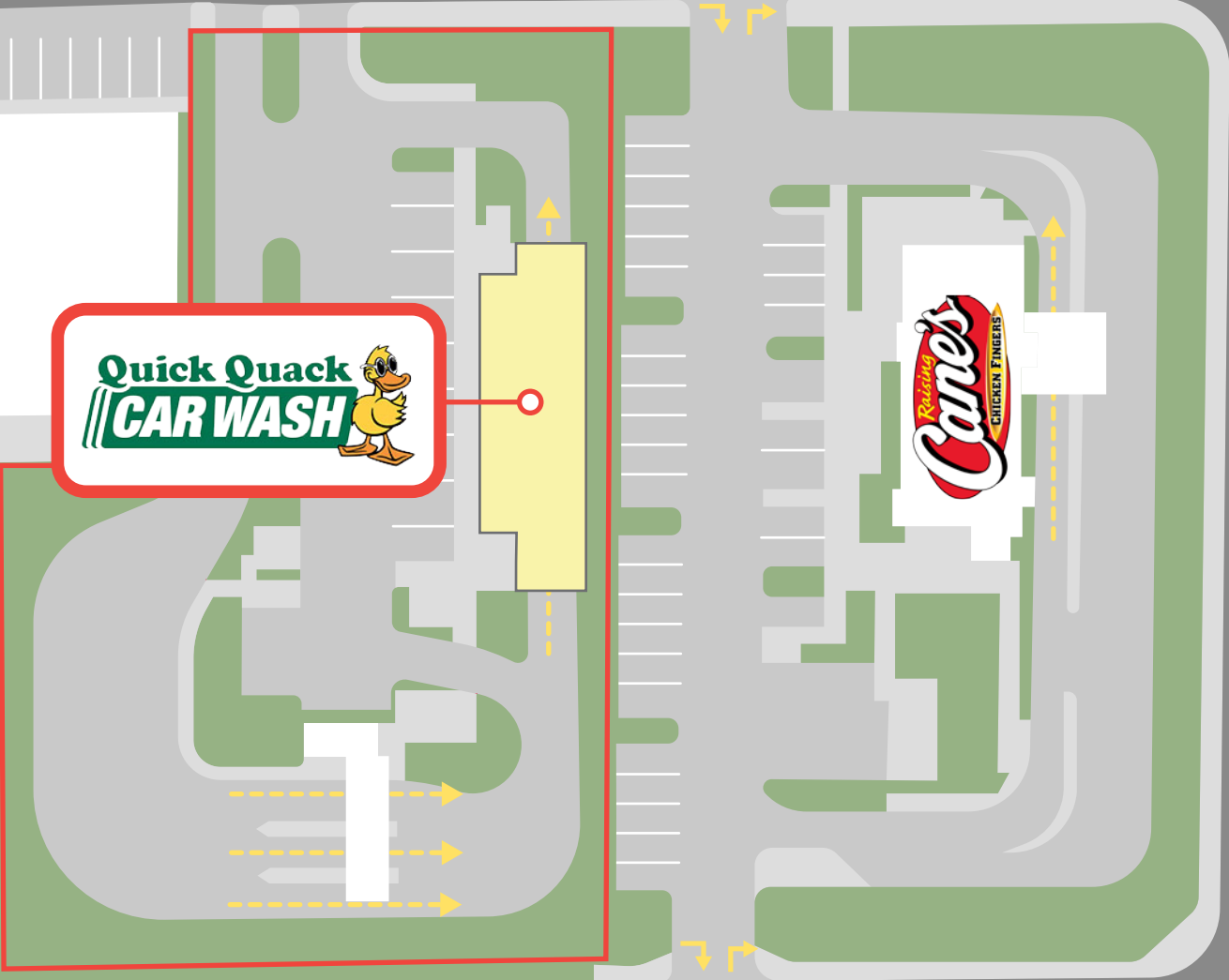


Lemon Grove Academy - 520 Students





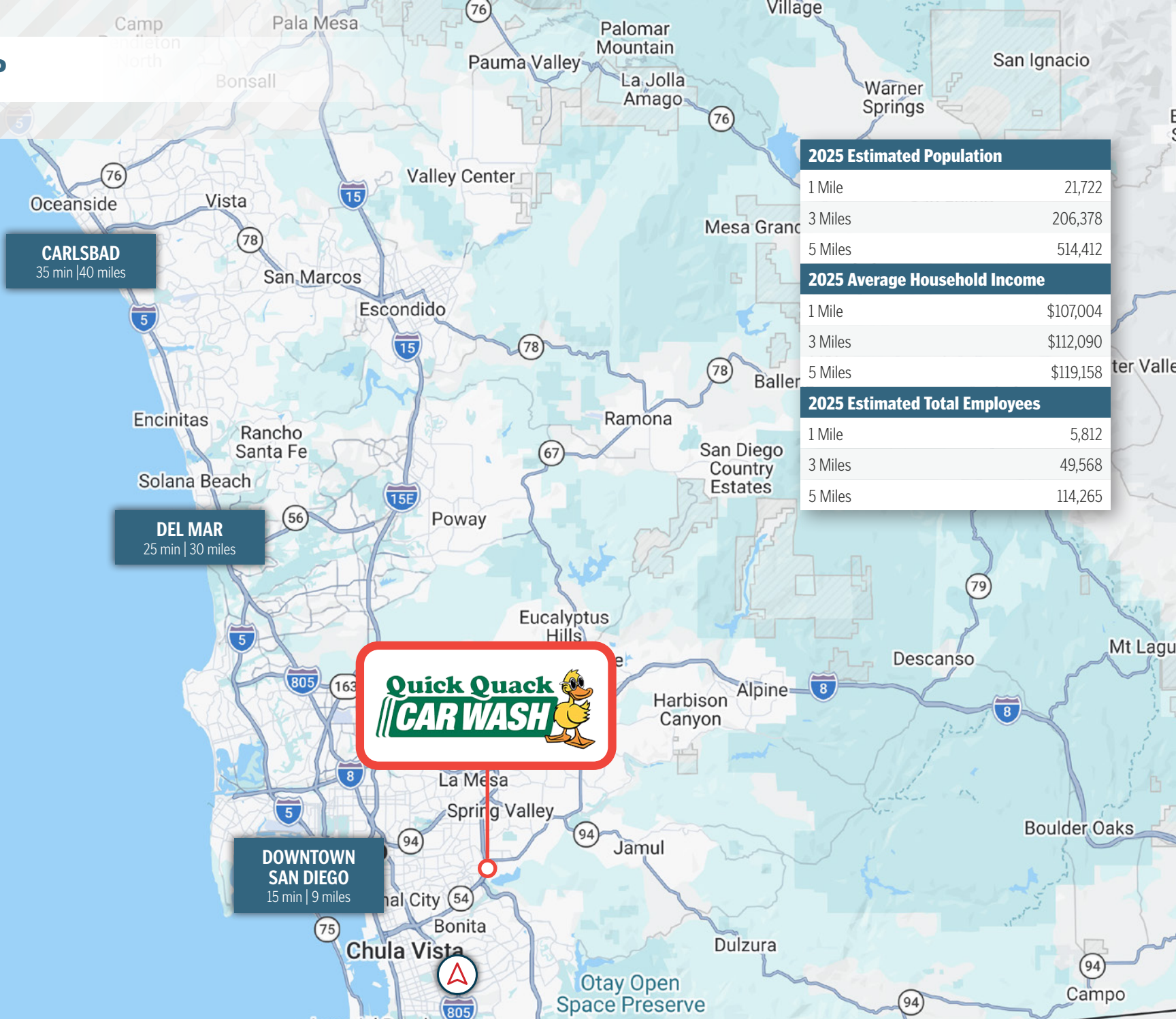
BROADWAY 22,200 VPD



BUENA VISTA AVENUE 12,000 VPD

PACIFIC AVENUE

LOCATION MAP



RENT ROLL



Tenant Name	LEASE TERM				RENTAL RATES				
	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Lease	Options
Quick Quack Car Wash	3,600	Jun 2026	Jun 2046	Current	-	\$24,583	\$295,000	NNN Ground Lease	3 (5-Year)
				Year 6	10%	\$27,042	\$324,500		10% every 5 years
				Year 11	10%	\$29,746	\$356,950		
				Year 16	10%	\$32,720	\$392,645		
				Option 1	10%	\$35,992	\$431,910		
				Option 2	10%	\$39,592	\$475,100		
				Option 3	10%	\$43,551	\$522,610		

FINANCIAL INFORMATION

Price	\$5,900,000
Annual Rent	\$295,000
Cap Rate	5.00%
Lease Type	Absolute NNN Ground Lease

PROPERTY SPECIFICATIONS

Year Built	2026
Building	~3,600 SF
Land	~1.01 AC
Address	7559-85 Broadway Lemon Grove, California 91945

FOR FINANCING OPTIONS AND LOAN QUOTES: Please contact SRS Debt & Equity at debtandequity@srsre.com



SAN DIEGO, CALIFORNIA

San Diego is a major city in California, United States. It is in San Diego County, on the coast of the Pacific Ocean in Southern California, approximately 120 miles south of Los Angeles and immediately adjacent to the border with Mexico. The City of San Diego is the 2nd largest city in California with a population of 1,389,760 as of July 1, 2024.

The largest sectors of the San Diego's economy are defense/military, tourism, international trade, and research/manufacturing, respectively. San Diego's commercial port and its location on the United States-Mexico border make international trade an important factor in the city's economy. The city is authorized by the United States government to operate as a Foreign Trade Zone. San Diego has been called "the birthplace of California". It is known for its mild year-round climate, natural deep-water harbor, extensive beaches, long association with the United States Navy, and recent emergence as a healthcare and biotechnology development center. The city is the seat of San Diego County and is the economic center of the region as well as the San Diego-Tijuana metropolitan area. The presence of the University of California, San Diego (UCSD), with the affiliated UCSD Medical Center, has helped make the area a center of research in biotechnology.

Tourism is a major industry owing to the city's climate, beaches, and tourist attractions such as Balboa Park, Belmont amusement park, San Diego Zoo, San Diego Zoo Safari Park, and SeaWorld San Diego. San Diego's Spanish and Mexican heritage is reflected in many historic sites across the city, such as Mission San Diego de Alcalá and Old Town San Diego State Historic Park.

San Diego's top universities include public institutions like UC San Diego (UCSD) and San Diego State University (SDSU), and private schools such as the University of San Diego (USD) and Point Loma Nazarene University (PLNU). The city is also home to the UCSD School of Medicine, its leading medical school.

The city has two major commercial airports within or near its city limits. Downtown San Diego International Airport, also known as Lindbergh Field, is the busiest single-runway airport in the United States.



LEMON GROVE, CALIFORNIA

Lemon Grove is a suburban city located in San Diego County, California, approximately 10 miles east of downtown San Diego. Known as the “Best Climate on Earth,” the city offers a mix of residential neighborhoods, local charm, and convenient access to the greater San Diego metropolitan area. Its central location and transit connectivity make it a desirable community for commuters and families alike. The City of Lemon Grove had a population of 27,021 as of July 1, 2025.

Lemon Grove’s economy is supported by retail, healthcare, education, small businesses, and professional services, with many residents commuting to nearby San Diego for employment in defense, tourism, technology, and healthcare sectors. Commercial activity is concentrated along major corridors such as Broadway and Lemon Grove Avenue, where local businesses, restaurants, and service providers support the community. Ongoing redevelopment efforts continue to enhance the city’s commercial base.

Lemon Grove offers a variety of local and regional attractions. The city is home to the iconic “World’s Biggest Lemon” landmark, reflecting its agricultural heritage. Local parks, recreation centers, and community events provide family-friendly activities. Its proximity to San Diego allows residents easy access to beaches, museums, entertainment venues, and outdoor recreation throughout the region.

Lemon Grove is served by the Lemon Grove School District for elementary education and the Grossmont Union High School District for secondary education. The city offers a range of public and private school options. Higher education opportunities are available nearby through San Diego State University, Grossmont College, and other institutions across the San Diego area. The nearest airport to Lemon Grove is San Diego Airport which is 9.7 miles away.

AREA DEMOGRAPHICS



LEGOLAND



FLOWER FIELDS



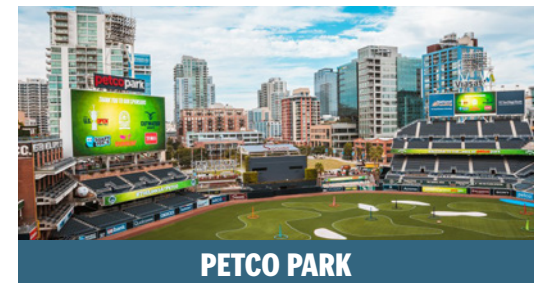
SAN DIEGO ZOO SAFARI PARK



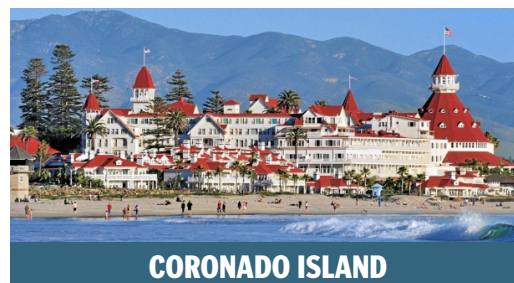
TORREY PINES STATE RESERVE



DEL MAR RACE TRACK



PETCO PARK



CORONADO ISLAND



GAS LAMP DISTRICT

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	21,722	206,378	514,412
2030 Projected Population	21,522	205,048	510,175
2010 Census Population	20,322	196,615	505,136
Historical Annual Growth 2010 to 2020	0.97%	0.63%	0.38%
Households & Growth			
2025 Estimated Households	7,609	71,305	177,553
2030 Projected Households	7,625	71,730	178,404
2010 Census Households	7,136	67,930	170,070
Projected Annual Growth 2025 to 2030	0.04%	0.12%	0.10%
Historical Annual Growth 2010 to 2020	0.67%	0.42%	0.37%
Income			
2025 Estimated Average Household Income	\$107,004	\$112,090	\$119,158
2025 Estimated Median Household Income	\$84,225	\$87,647	\$90,881
2025 Estimated Per Capita Income	\$37,906	\$38,622	\$41,193
Businesses & Employees			
2025 Estimated Total Businesses	799	6,411	13,724
2025 Estimated Total Employees	5,812	49,568	114,265



BRAND PROFILE



QUICK QUACK CAR WASH

dontdrivedirty.com

Company Type: Private

Locations: 340+

Headquartered in Roseville, California, Quick Quack now owns and operates more than 300 locations across Arizona, California, Colorado, Texas, and Utah, with continued growth throughout these regions. The Quick Quack Car Wash concept grew from a desire to get cars clean using the best technology and to do it extremely fast. The high-quality and environmentally friendly car washing system uses neoprene foam, soft cloth and filtered, recycled water. The customer stays in their vehicle while being automatically guided through the car wash where the vehicle is soaked, soaped, washed, polished, rinsed with spot-free water, and dried, all in a matter of minutes. Quick Quack takes pride in having been awarded “The Best of...” or “The Favorite” car wash in every community where a Quick Quack can be found. Additionally, Quick Quack has been recognized as a leader in establishing an environmentally friendly and sustainable business.



Source: dontdrivedirty.com/about-qq



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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