

New Construction - Fee Simple

100% Bonus Depreciation



650 SOUTH GREEN VALLEY PARKWAY, HENDERSON, NV 89052

LISTED BY



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TABLE OF CONTENTS

Aerial Maps	3 - 4
Signalized Corner Aerial	3
Prime Retail Corridor Aerial	4 - 9
The Offering	10
Investment Highlights	11
Annualized Operating Data	12
Depreciation Assumptions	13
Nevada Tax Advantages	14
MacDonald Ranch Overview	15 - 18
Aerial Maps	19 - 22
Nearby Traffic Drivers	19
Competing Car Washes	20
Aerial Map	21
Las Vegas Strip Map	22
Employer Overview	23
Property Survey	24
Property Rendering	25 - 26
Location Overview	27 - 33
Tenant Overview	34
Demographics	35

SIGNALIZED CORNER

650 South Green Valley Parkway, Henderson, NV 89052

W HORIZON RIDGE PKWY

17,300 VPD

W HORIZON RIDGE PKWY

17,300 VPD

40,000 VPD

SCREEN VALLEY PKWY
23,400 VPD

BRAKE
MASTERS

Medical Offices
Total of ~90,000sf

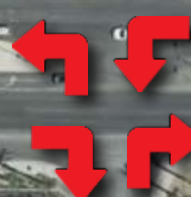
Quick Quack
CAR WASH

Walgreens

SPROUTS
FARMERS MARKET

Papa Murphy's
TAKE 'N BAKE PIZZA
SportClips
HAIRCUTS
New York
Chinese Restaurant
Color Nails & Spa
Petra's Jewelry &
Watch Repair

WELLS
FARGO



PRIME RETAIL CORRIDOR

650 South Green Valley Parkway, Henderson, NV 89052



PRIME RETAIL CORRIDOR

650 South Green Valley Parkway, Henderson, NV 89052

LAS VEGAS STRIP

\$305K - \$2.199M



W HORIZON RIDGE PKWY



SUN CITY MACDONALD RANCH

40,000 VPD



S GREEN VALLEY PKWY

WELLS
FARGO



PRIME RETAIL CORRIDOR

650 South Green Valley Parkway, Henderson, NV 89052

MacDonald Ranch Neighborhood
For Sale/Asking Price - \$1.2M



STAPLES
Target
Target is top 71% Nationwide

SPROUTS
FARMERS MARKET
Sprouts is top 70% Nationwide
petco

Walgreens

**DISCOUNT
TIRE**

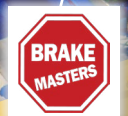


**WELLS
FARGO**

Medical Offices
Total of ~90,000sf

S GREEN VALLEY PKWY

**Quick Quack
CAR WASH**



W HORIZON RIDGE PKWY | 40,000 VPD

SUN CITY MACDONALD RANCH

PRIME RETAIL CORRIDOR

650 South Green Valley Parkway, Henderson, NV 89052

ASCAYA
STARTING AT \$2.9M

SUN CITY MACDONALD RANCH
55+ COMMUNITY
2,513 HOMES

MacDonald Ranch Neighborhood
For Sale/Asking Price - \$1.2M



Medical Offices
Total of ~90,000sf



W HORIZON RIDGE PKWY

S GREEN VALLEY PKWY



SUN CITY MACDONALD RANCH

40,000 VPD



PRIME RETAIL CORRIDOR

650 South Green Valley Parkway, Henderson, NV 89052



PRIME RETAIL CORRIDOR

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LAS VEGAS STRIP

\$305K - \$2.199M



Walgreens

40,000 VPD

SUN CITY MACDONALD RANCH

WEST HORIZON RIDGE

Quick Quack
CAR WASH



Medical Offices
Total of ~90,000sf

WELLS
FARGO

GREEN VALLEY PKWY

THE OFFERING

650 South Green Valley Parkway, Henderson, NV 89052

\$6,949,800 | 5.18% Cap Rate

 **NOI**
\$360,000

 **YEAR BUILT**
2002 -
2026 Conversion

 **BUILDING SIZE**
11,987 SF

 **LOT SIZE**
1.35 Acres

 **LEASE TERM**
20 Years

 **LEASE TYPE**
NNN

Lease Summary

Tenant Trade Name	Quick Quack Car Wash
Initial Lease Term	20 Years
Lease Type	NNN
Roof/Structure Responsibility	Tenant
Rent Commencement Date	10/18/25
Expiration Date	10/31/45
Remaining on Lease Term	20 Years
Increases	10% Every Five Years
Renewal Options	Four, 5-Year Options

The subject Property is a brand new Quick Quack Car Wash. The property is undergoing a full conversion from a former CVS.

Quick Quack Car Wash signed a twenty-year triple net lease with 10% increases every five years and in each of the four, five-year options.

INVESTMENT HIGHLIGHTS

650 South Green Valley Parkway, Henderson, NV 89052

- Brand-new construction Quick Quack Car Wash featuring a 20-year absolute triple-net lease — an extremely rare fee-simple ownership structure that qualifies for bonus depreciation, providing significant tax benefits alongside stable, long-term cash flow. Nevada is one of seven states with no state income tax.
- Strategically positioned on a prime signalized corner with traffic counts exceeding 40,000 vehicles per day (VPD). Immediate proximity to an outstanding lineup of national credit tenants, including Sprouts Farmers Market, Target, Wells Fargo, Chase Bank, Carl's Jr., Walgreens, AutoZone, and Chevron, driving consistent consumer traffic.
- Located along a major thoroughfare surrounded by dense residential neighborhoods, including a high-end area immediately to the south with numerous homes valued over \$1 million. This affluent, family-oriented demographic is perfectly aligned with Quick Quack's target audience.
- Henderson ranks among the most desirable suburbs in the Las Vegas Valley, with robust population and income metrics: more than 295,000 residents within a 5-mile radius and an average household income of approximately \$105,000. These demographics underpin sustained demand for premium, convenient services like car washes.
- Quick Quack Car Wash is the fourth-largest express car wash operator in the United States, currently operating more than 340 locations. The brand spans key Western and Southwestern markets, including California, Colorado, Oklahoma, Utah, Texas, Nevada, Arizona, and Washington.
- Quick Quack benefits from strategic partnerships with top-tier private equity investors: Seidler Equity Partners (a long-standing backer with focused expertise in consumer growth platforms) and KKR (a global investment firm with over \$700 billion in assets under management). KKR's \$850 million strategic investment (announced in 2024) is dedicated to accelerating expansion through greenfield development, add-on acquisitions, enhanced brand marketing, and ongoing investments in talent, systems, and operational infrastructure to build a dominant multi-state platform.
- Quick Quack operates a state-of-the-art manufacturing facility in Sacramento, leveraging proprietary equipment to ensure superior quality, efficiency, and consistency across its operations.
- The company utilizes an advanced water reclamation system that filters and reuses water, significantly reducing consumption and underscoring Quick Quack's strong commitment to environmental sustainability.
- Henderson represents a highly attractive yet protected market with substantial barriers to entry. Potential competitors face significant challenges obtaining conditional use permits due to strict local limits on new carwash developments.

ANNUALIZED OPERATING DATA

Base Lease Years	Monthly	Yearly	Increases
Years 1-5	\$30,000.00	\$360,000.00	
Years 6-10	\$33,000.00	\$396,000.00	10%
Years 11-15	\$36,300.00	\$435,600.00	10%
Years 16-20	\$39,930.00	\$479,160.00	10%
Option 1 (Years 21-25)	\$43,923.00	\$527,076.00	10%
Option 2 (Years 26-30)	\$48,315.30	\$579,783.60	10%
Option 3 (Years 31-35)	\$53,146.83	\$637,761.96	10%
Option 4 (Years 36-40)	\$58,461.51	\$701,538.16	10%

FINANCING OPTIONS

Approximate Rate	6.25%
Loan to Value	50%
Amortization	25 Years
MMCC Fee	1%
Lender Fee	.50%

MARCUS & MILLICHAP CAPITAL CORPORATION

Call for Details

DEPRECIATION ASSUMPTIONS

650 South Green Valley Parkway, Henderson, NV 89052

Bonus Depreciation - 100%

Asset Type	Car Wash
Ownership	Fee Simple
Rent	\$360,000
Cap Rate	5.18%
Purchase Price	\$6,949,800
Land Allocation	20.00%
Depreciable Basis	80.00%
Useful Life	1
Federal Tax Rate	37.00%
Year 1 Depreciation	\$5,559,840
Potential Tax Savings	\$2,067,141

Standard Depreciation - 39-Year Schedule

Asset Type	Traditional Retail
Ownership	Fee Simple
Rent	\$360,000
Cap Rate	5.18%
Purchase Price	\$6,949,800
Land Allocation	20.00%
Depreciable Basis	80.00%
Useful Life	39
Federal Tax Rate	37.00%
Year 1 Depreciation	\$142,540
Potential Tax Savings	\$52,747

Accelerated Depreciation - 15-Year Schedule

Asset Type	Car Wash
Ownership	Fee Simple
Rent	\$360,000
Cap Rate	5.18%
Purchase Price	\$6,949,800
Land Allocation	20.00%
Depreciable Basis	80.00%
Useful Life	15
Federal Tax Rate	37.00%
Year 1 Depreciation	\$370,656
Potential Tax Savings	\$137,143

Ground Lease - Non-Depreciable

Asset Type	Traditional Retail
Ownership	Ground Only
Rent	\$360,000
Cap Rate	5.18%
Purchase Price	\$6,949,800
Land Allocation	100.00%
Depreciable Basis	0.00%
Useful Life	0
Federal Tax Rate	37.00%
Year 1 Depreciation	\$0
Potential Tax Savings	\$0

***This is a high level estimate of depreciation and is for demonstration purposes only.*

To discuss Bonus Depreciation in more detail please reach out to Kim Lochridge | Executive Vice President | klochridge@engineeredtaxservices.com | (971) 213-8686

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NEVADA TAX ADVANTAGES

*One of the Most Favorable
Tax Environments in the Nation*

Tax Category	Nevada Status
Personal Income Tax	NONE
Corporate Income Tax	NONE
Franchise Tax	NONE
Inventory Tax	NONE
Inheritance Tax	NONE
Estate Tax	NONE

Nevada's zero-tax structure attracts businesses and high-net-worth individuals nationwide, driving sustained population and economic growth.

Source: Site Selection, Forward Nevada

MACDONALD RANCH

650 South Green Valley Parkway, Henderson, NV 89052

Creation of MacDonald Ranch | The Four Villages

The 3,200 acre holding was formally named **MacDonald Ranch** and master planned into four villages with golf, residential, schools, and commercial components.

- Village I: Sold to Del Webb and built as **Sun City MacDonald Ranch**, a 55+ community with 2,513 homes and the Desert Willow Golf Course.
- Village II: Developed by the MacDonald group as **Sunridge at MacDonald Ranch**, a mid priced family neighborhood with multiple (including private) schools integrated into the plan.
- Village III: Reserved for the flagship luxury project, **MacDonald Highlands**, with a guard gate, custom lots, and its own private course, DragonRidge Country Club.
- Village IV: Entitled as **The Canyons at MacDonald Ranch**, then sold to a builder and built out as a gated family subdivision.



MACDONALD RANCH NEIGHBORHOODS

650 South Green Valley Parkway, Henderson, NV 89052

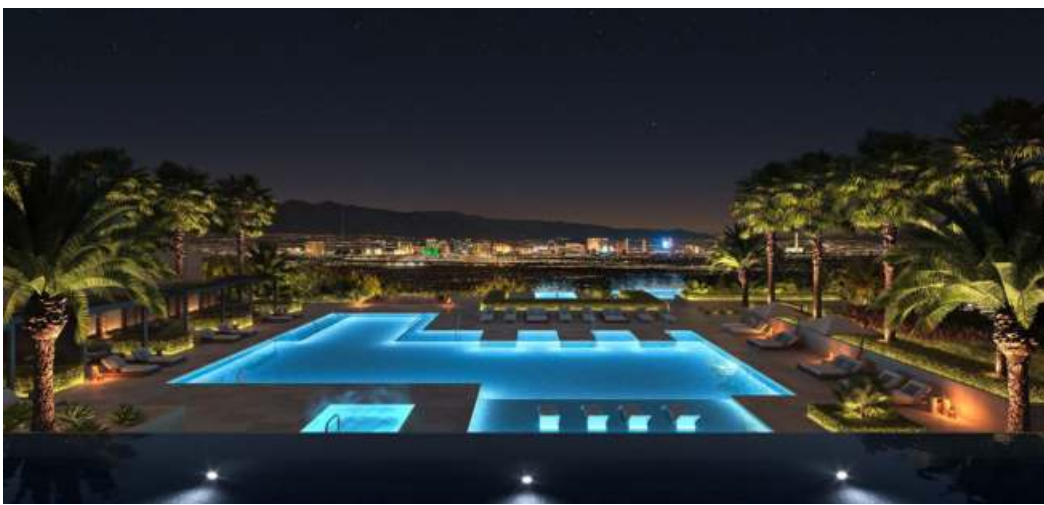


FOUR SEASONS PRIVATE RESIDENCES DEVELOPMENT

The Four Seasons Private Residences Las Vegas is an ultra-luxury residential community located in the exclusive MacDonald Highlands area of Henderson, overlooking the Las Vegas Valley. Unlike traditional branded towers attached to hotels, this is a standalone residential development offering a more private, resort-style living experience. The project is set across roughly a dozen acres of elevated desert terrain, with sweeping views of the Las Vegas Strip and surrounding mountains, and is expected to be completed around 2026–2027. It stands out as one of the few new high-end high-rise residential developments in the region in recent years.

The location within Henderson provides both convenience and seclusion. Residents are about 15 to 30 minutes from the Las Vegas Strip and Harry Reid International Airport, while still enjoying a quiet, guard-gated environment. The surrounding MacDonald Highlands community offers additional lifestyle benefits such as golf, walking trails, and scenic desert landscapes. Henderson itself is often noted for its strong infrastructure, safety, and favorable tax environment, including no state income tax in Nevada.

The residences themselves are designed to emphasize space, privacy, and indoor-outdoor living. Homes range from approximately 2,300 to over 7,000 square feet, including multi-bedroom layouts, penthouses, and villa-style residences. A defining feature of the development is its full-service hospitality model, managed by Four Seasons Hotels and Resorts. Residents have access to 24/7 concierge services, valet, housekeeping, in-residence dining, and event coordination. Amenities are extensive and include a resort-style pool area, spa, fitness center, yoga and wellness spaces, private dining venues, wine storage, and social lounges. Altogether, the amenity offering rivals that of a five-star resort while maintaining the exclusivity of a private residential community.



MACDONALD HIGHLANDS

650 South Green Valley Parkway, Henderson, NV 89052



5 Beds | 7 Baths | \$35,000,000



5 Beds | 10 Baths | \$21,000,000



7 Beds | 9 Baths | \$20,000,000



6 Beds | 8 Baths | \$15,900,000

NEARBY TRAFFIC DRIVERS

650 South Green Valley Parkway, Henderson, NV 89052



COMPETING CAR WASHES

650 South Green Valley Parkway, Henderson, NV 89052



AERIAL MAP

650 South Green Valley Parkway, Henderson, NV 89052

Professional Sports Teams in Las Vegas



Las Vegas is officially moving toward acquiring a NBA expansion team



Resilient Tourism and Visitor Economy
Las Vegas welcomed approximately 38.5 million visitors in 2025, with convention attendance holding steady at ~6 million attendees—demonstrating the market's foundational strength in leisure, business travel, and events.



Exceptional Airport Connectivity and Passenger Volume
Harry Reid International Airport (LAS), one of the busiest airports in the U.S., handled nearly 55 million passengers in 2025 — the third-highest annual total in its history (following record years in 2023 and 2024). This underscores Las Vegas's status as a global travel hub with nonstop service to over 170 markets.



NELLIS AIR FORCE BASE

Workforce on base: about 14,000–14,900 military and civilian personnel, making it one of the largest single employers in southern Nevada.

Approximate on-base/area military population (including families and retirees in the region): 46,500–60,000.



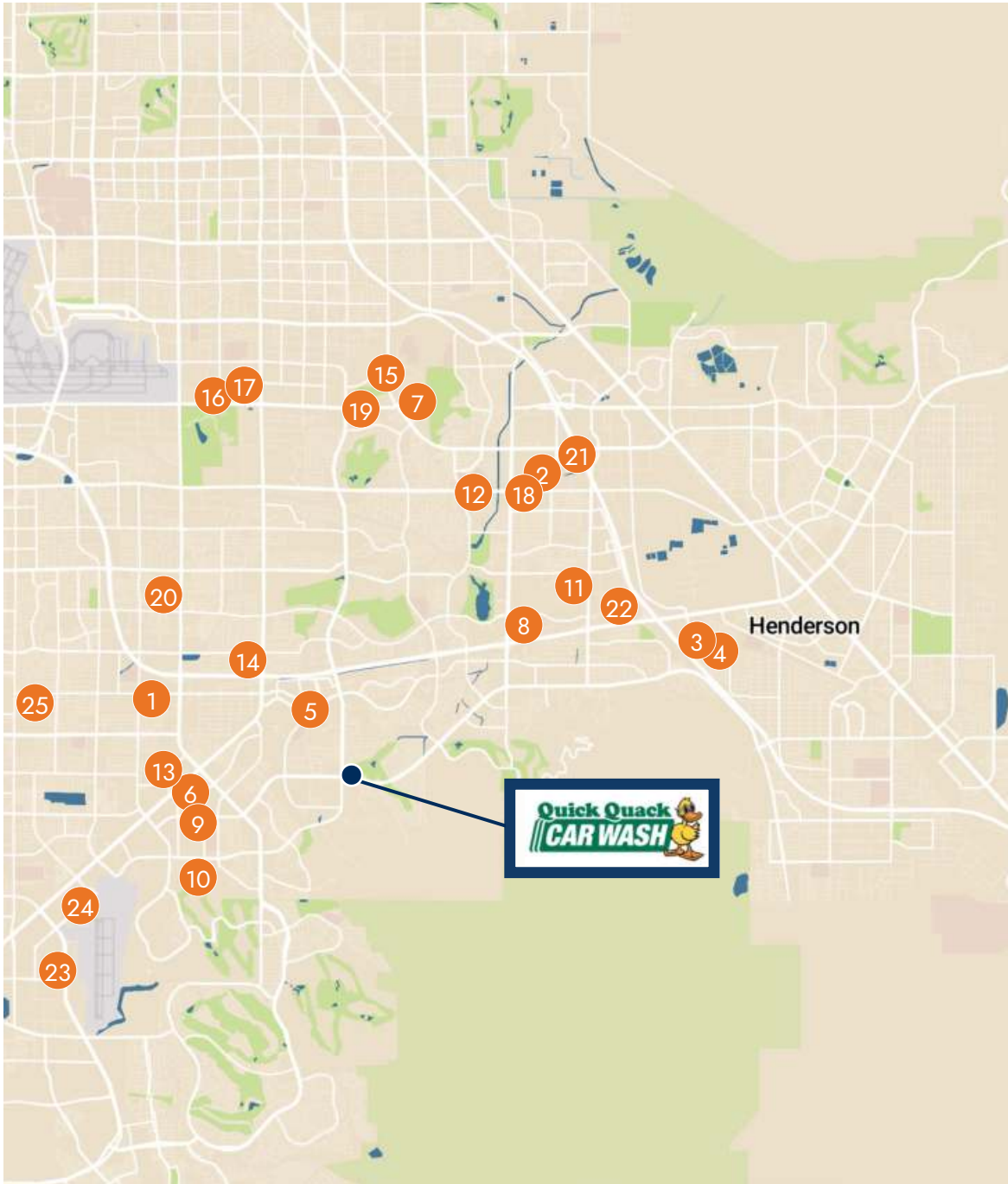
LAS VEGAS STRIP | 24 MINUTE DRIVE FROM HENDERSON

650 South Green Valley Parkway, Henderson, NV 89052



EMPLOYER OVERVIEW

650 South Green Valley Parkway, Henderson, NV 89052



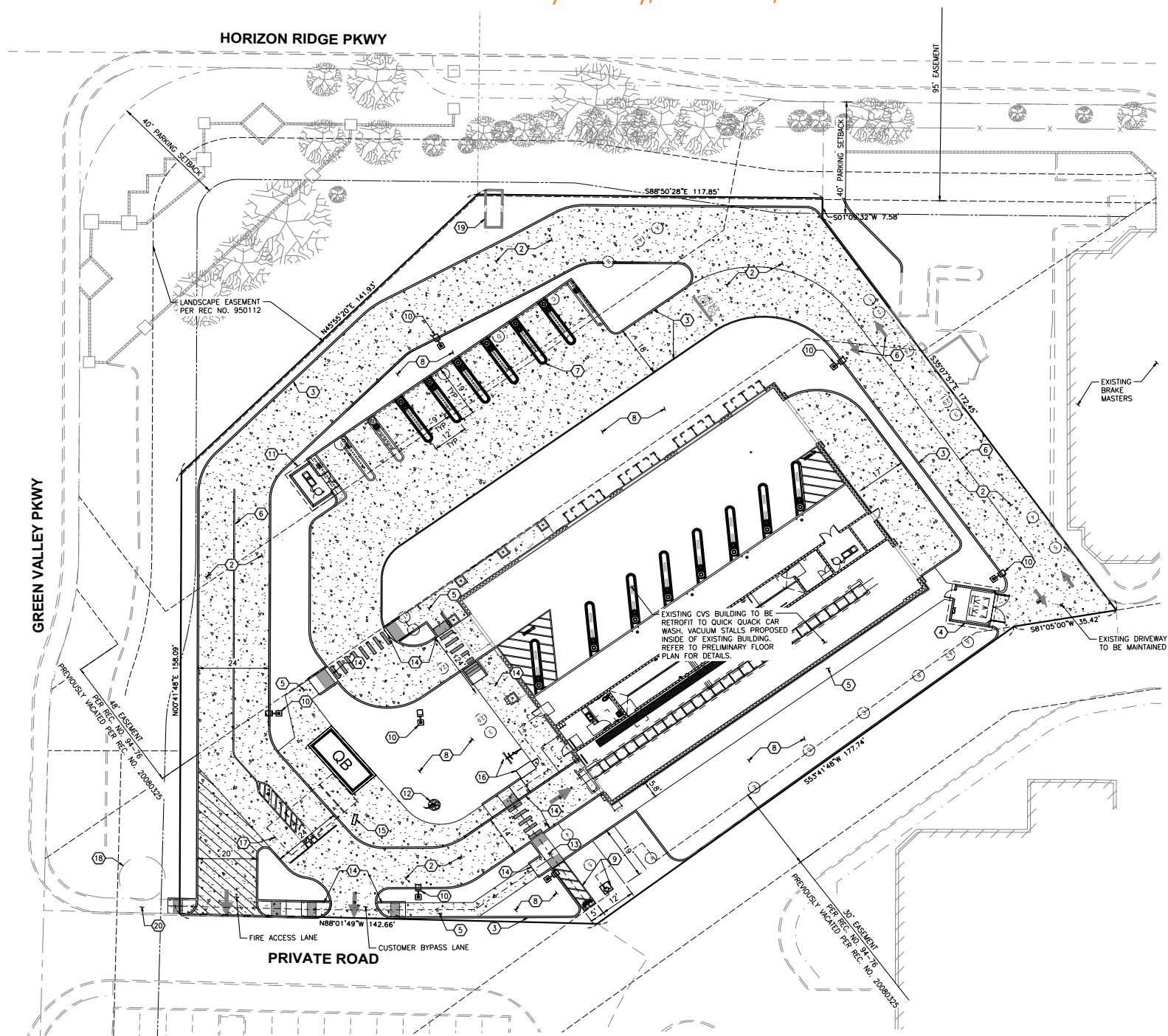
SURROUNDING EMPLOYERS

Major Employers

	#
1 Walmart Inc-Walmart	1,822
2 Sunset Station Hotel & Casino-Sonoma Cellar Steakhouse	1,800
3 Station Casinos LLC-Fiesta Henderson Restaurant	1,787
4 Station Casinos LLC-Sunset Station	1,552
5 Green Valley Ranch Gaming	1,500
6 Team Health Holdings Inc-Siena Campus	950
7 Helix Electric Inc-	479
8 RC Willey Home Furnishings-	472
9 Comprhnsive Eycare Prtners LLC-	468
10 Quality Candy Company LLC-	400
11 Good Sportsman Marketing LLC-GSM Outdoors	376
12 College Sthern Nev Fndtion Inc-Csn Green Valley Center	334
13 Lowes Home Centers LLC-Lowes	315
14 Tri-Star Management-	308
15 Mars Retail Group LLC-Mars	300
16 Helix Electric of Nevada LLC-Helix Electric	300
17 Allegiant Air LLC-	291
18 PSI Services LLC-	282
19 Gmri Inc-Olive Garden	275
20 Creative Learning Center Inc	260
21 Walmart Inc-Walmart	256
22 Food Courts of Nevada LLC-Snack Nook	250
23 Raiders Football Club LLC-Las Vegas Raiders	250
24 Levis Only Stores Inc-Levis Outlet	250
25 Walmart Inc-Walmart	241

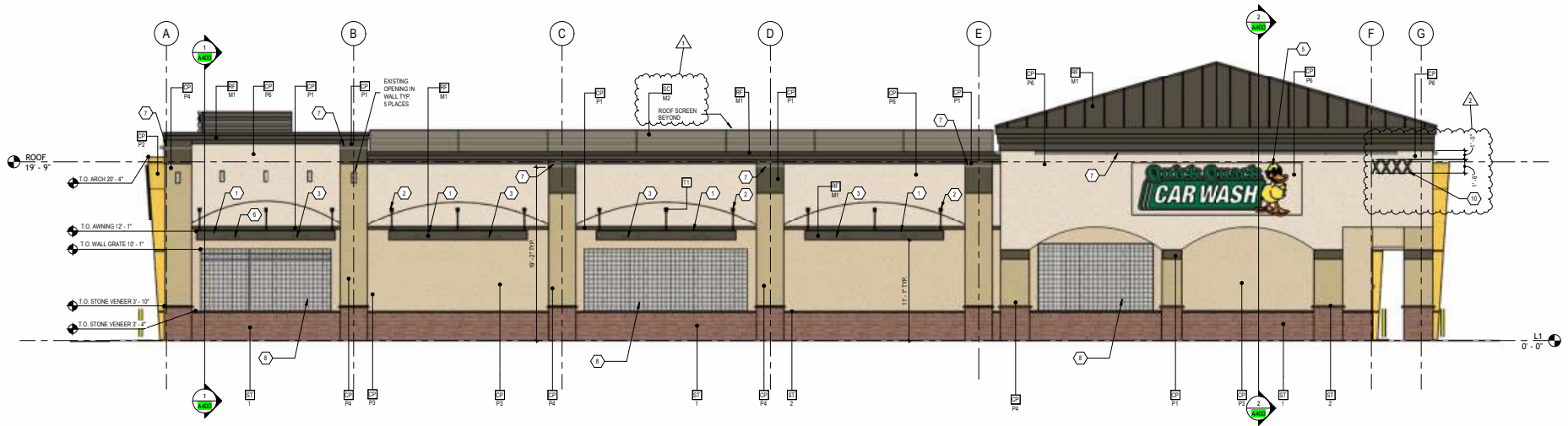
650 South Green Valley Parkway, Henderson, NV 89052

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PROPERTY RENDERING

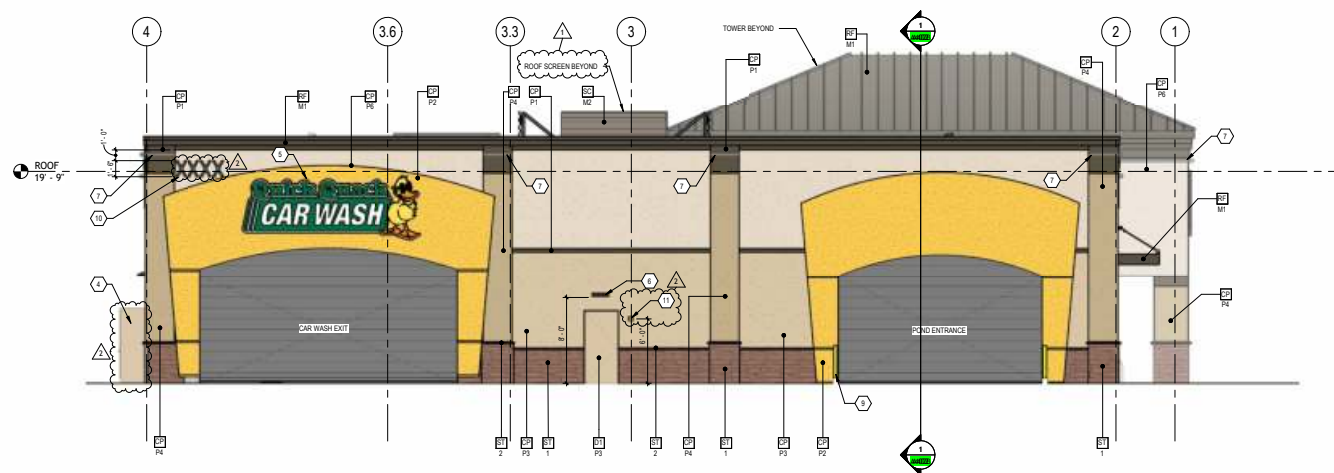
650 South Green Valley Parkway, Henderson, NV 89052



1 NORTH ELEVATION
3/16" = 1'-0"

GENERAL NOTES:

1. ACRYLIC PLASTER COLOR COAT: PLASTER COLOR COAT TO BE SAND FINISH.
2. LIGHT FIXTURES: CONTACT STEVE FRIEDMAN 1.807.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)



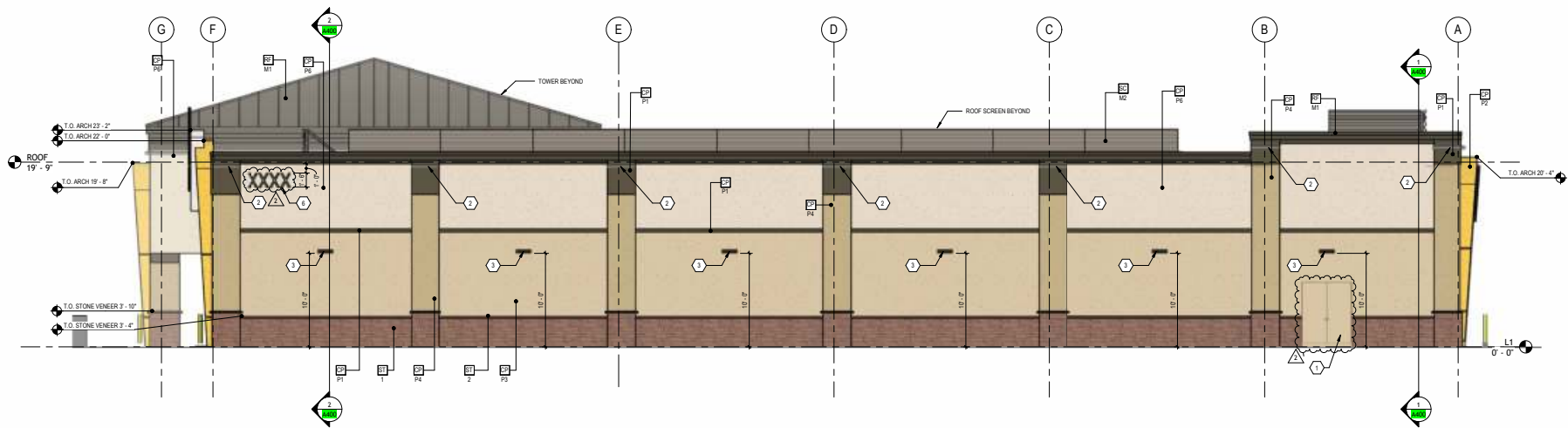
2 EAST ELEVATION
3/16" = 1'-0"

COLOR LEGEND

	P1	PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #1055 "DORLING BRONZE"
	P2	PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #8374 "TORCHLIGHT"
	P3	PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #6120 "SELEVALE BUFF"
	P4	PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #6122 "CAMELBACK"
	P5	PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #1004 "SNOWBOUND"
	P6	PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #6119 "ANTIQUUE WHITE"
	B1	PRODUCT CORONADO STONE 1. STONE VENEER - "QUICK STACK CARMEL MOUNTAIN - PROVIDE ANTI GRAFFITI SEALER"
	B2	PRODUCT CORONADO STONE 2. STONE VENEER - CHISELED STONE SILL - "BUFF" PROVIDE ANTI GRAFFITI SEALER.
	F1	PRODUCT METAL ROOF FASCIA AEP SPAN WEATHERED COPPER
	D1	PRODUCT DOOR MATCH SHERWIN WILLIAMS #6120 "SELEVALE BUFF"
	R1	PRODUCT ROOFSCREEN PRE-FINISHED METAL SCREEN SURREY BEIGE

PROPERTY RENDERING

650 South Green Valley Parkway, Henderson, NV 89052



SOUTH ELEVATION
3/16" = 1'-0"

GENERAL NOTES:

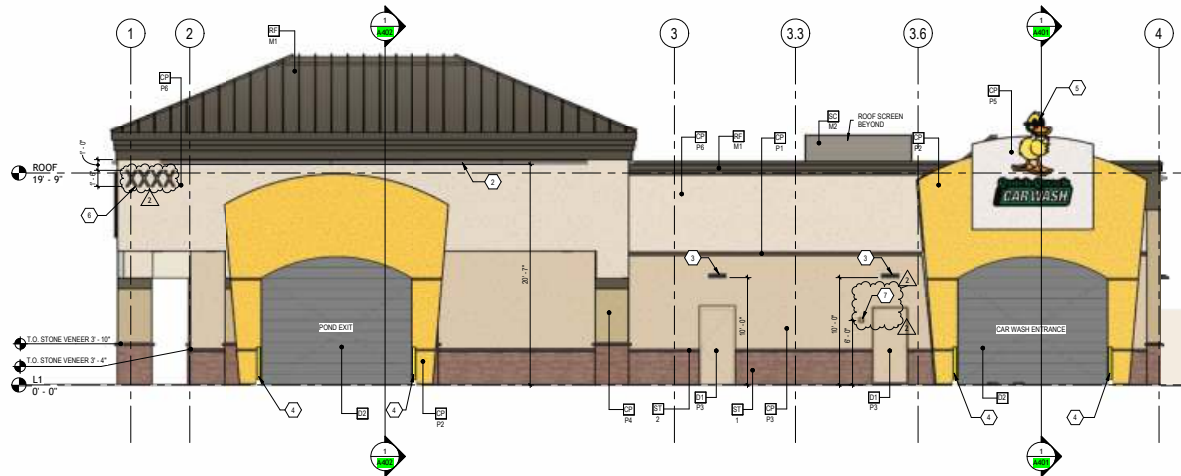
1. ACRYLIC PLASTER COLOR COAT - PLASTER COLOR COAT TO BE SAND FINISH
2. LIGHT FIXTURES: CONTACT STEVE FREEMAN 1 877 831 1444 WITH HERITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

KEYNOTE LEGEND

1. ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS
2. LINEAR FACADE WALL LIGHT (DOWN ONLY)
3. WALL PACK (DOWN ONLY)
4. 6" CONCRETE FALLED PIPE BOLLARD AT ENTRANCE (TYPICAL) SEE DETAIL
5. ILLUMINATED PANEL SIGNAGE UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY. ADDRESS NUMBERS SHALL BE VISIBLE FROM THE STREET. SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY DEDICATED LIGHT SOURCE.
6. KNOR BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT AND PREFERRED LOCATION

COLOR LEGEND

- | | | |
|--|----|---|
| | P1 | PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #7055 "ENDURING BRONZE" |
| | P2 | PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT" |
| | P3 | PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #6120 "BELIEVABLE BUFF" |
| | P4 | PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #6122 "CAMELBACK" |
| | P5 | PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND" |
| | P6 | PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #6119 "ANTIQUE WHITE" |
| | M1 | PRODUCT CORONADO STONE STONE VENEER - "QUICK STACK CARMEL MOUNTAIN - PROVIDE ANTI GRAFFITI SEALER |
| | M2 | PRODUCT CORONADO STONE STONE VENEER - CHISELED STONE SILL - "BUFF" PROVIDE ANTI GRAFFITI SEALER |
| | M1 | PRODUCT METAL ROOF FASCIA AEP SPAN WEATHERED COPPER |
| | P1 | PRODUCT DOOR |
| | P3 | PRODUCT ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #6120 "BELIEVABLE BUFF" |
| | M2 | PRODUCT ROOFSCREEN PRE-FINISHED METAL SCREEN SURREY BEIGE |



WEST ELEVATION
3/16" = 1'-0"



LOCATION OVERVIEW

Henderson, Nevada, located just southeast of Las Vegas, is the second-largest city in the state and part of the greater Las Vegas metropolitan area. Known for its high quality of life, Henderson is a master-planned community that offers a mix of suburban comfort, outdoor recreation, and access to big-city amenities. It is recognized for its well-maintained neighborhoods, extensive park system, and focus on public safety—frequently ranked among the safest cities in America. Henderson's proximity to major highways and McCarran International Airport makes it a convenient location for residents and businesses alike.

The city has experienced significant population growth in recent decades, fueled by its reputation as a desirable place to live and do business. The local economy is diversified, with strengths in healthcare, education, retail, and manufacturing. Henderson is also home to several corporate headquarters and regional offices, as well as the Haas Automation manufacturing facility and Google's data center.

Henderson offers a wide range of recreational and cultural amenities. Residents and visitors enjoy access to more than 60 parks, hiking trails, golf courses, and nearby natural attractions like the Sloan Canyon National Conservation Area and Lake Mead. The city also hosts various annual events, concerts, and festivals. Educational opportunities are robust, with several public and private schools, colleges like Nevada State University, and branches of the College of Southern Nevada.

HENDERSON, NEVADA



Population
331,644



Average HH
Income
\$106,180



Median Sale
Price
\$486,500

STATE OF NEVADA

A Top-Tier Business Environment in the American West

\$284.1B

State GDP
(Q3 2025 SAAR)

3.28M

Population
(July 2025)

Top 10

Fastest-Growing
State in the U.S.

0%

Personal
Income Tax

- » No personal income tax, no corporate income tax, no franchise tax, no inventory tax, no inheritance or estate tax
- » Named “Best in the West” for pro-business climate by Chief Executive magazine
- » GDP grew ~5% year-over-year through Q3 2025, outpacing national averages
- » Added ~450,000 residents over the past decade, driven by net migration from California, Texas, and Colorado
- » Manufacturing expanding 8% annually with \$10B+ in investments from Tesla, Panasonic, and others
- » \$4B+ in federal infrastructure funding directed to the state via the Infrastructure Investment and Jobs Act

LAS VEGAS METROPOLITAN AREA

*A World-Class Economy Anchored by Tourism, Entertainment,
and Rapid Diversification*

~3.0M

Metro
Population

40%

GDP Growth
Since 2019

\$8.8B

Strip Gaming
Revenue (2025)

38.5M

Annual
Visitors (2025)

Economic Highlights

- » 94,000 new jobs created since pre-pandemic
- » Tech sector wages up 43% since the pandemic
- » 50M+ passengers at Harry Reid Int'l Airport
- » Super Bowl LVIII: \$1B+ economic impact

Major Investments

- » Warner Bros. Studios NV: \$8.5B investment
- » Las Vegas A's Stadium: \$1.75B development
- » Brightline West Rail: \$12.4B project
- » Google Data Centers: \$2.2B+ NV investment

LAS VEGAS ECONOMIC DIVERSIFICATION

Beyond the Strip: A Rapidly Evolving Economic Landscape

Tourism & Hospitality

\$79B Annually

350,000 workers, 38.5M visitors

Technology & Data

\$5B by 2026

Google, Switch, 20,000 IT pros

Manufacturing

8% Growth/Yr

\$10B+ (Tesla, Panasonic)

Mining & Extraction

\$12B to GDP

Lithium and gold surging

Renewable Energy

15,000 Jobs

Solar, geothermal leader

Sports & Entertainment

3.2M Attendees

24 venues, F1, NFL, MLB

Gaming's share of state revenue has declined from 40% to 25% as Nevada successfully diversifies.

HENDERSON

One of America's Fastest-Growing and Safest Large Cities

365,728

Estimated
Population (2026)

#2

Safest Large
City in America

#3

Fastest-Growing
Large City (Per Capita)

\$88,654

Median
Household Income

- » Population grew 14.77% since the 2020 census, with 22% growth over the past decade
- » Violent crime rates 32% below the Nevada state average
- » Residents hold 50% more bachelor's and master's degrees than the regional average
- » No state income tax with property taxes well below neighboring California
- » Named an emerging "Global Business District" with West Henderson as an opportunity zone
- » Home to major employers: Google, Amazon, Levi's, Haas Automation, and Kroger

HENDERSON GROWTH AND DEVELOPMENT

A City Investing Aggressively in Its Future

\$200M+

Haas Automation

2.4M sqft advanced manufacturing, 2,500+ permanent jobs

\$2.2B+

Google Data Center

600K sqft on 64 acres, \$2.2B+ total NV investment

\$8.5B

Warner Bros. Studios NV

Film and TV studio at UNLV Harry Reid Research Park

- » West Henderson Hospital opened December 2024, serving the rapidly growing west corridor
- » West Henderson designated as a “Global Business District” and opportunity zone
- » Amazon, Levi’s, Kroger/Smith’s, and Station Casinos are among major Henderson tenants
- » 27M+ SF of available commercial and industrial space across the city
- » 600+ acres and 1.5M SF of industrial space available in West Henderson
- » 2,000+ Henderson Chamber of Commerce members, one of the largest in Nevada

U.S. CAR WASH INDUSTRY

A High-Growth Sector with Strong Recurring Revenue Fundamentals

\$20.7B

Industry Revenue
(2025)

5.8%

CAGR
(2020-2025)

62,329

Establishments
Nationwide

14.6%

Average Profit
Margin

- » 8 million vehicles washed daily in the U.S., totaling 2.3 billion annually
- » Industry projected to reach \$31B+ by 2035, growing at 5.5% CAGR
- » Subscription and membership models are the primary growth driver
- » Express exterior and unlimited-wash plans are the fastest-growing segment
- » Water-saving and eco-friendly technologies attracting consumers
- » ~220,000 employees with workforce growing at 2.0% CAGR

TENANT OVERVIEW

Quick Quack began in 2004 as an idea and a desire by a few business partners. The desire was to wake up every morning feeling that their efforts were changing lives for the better. The idea was to achieve that desire by way of an outstanding car wash product and an amazing work environment. From a single car wash in Sacramento, California, the business quickly grew to a handful of locations. Then, in 2008, the company doubled in size by acquiring a small chain of car washes in northwest Texas named Quick Quack Car Wash. Shortly following the acquisition, the Quick Quack name was adopted across all 13 locations.

Headquartered in Roseville, California, Quick Quack now owns and operates more than 340 locations across Arizona, California, Colorado, Texas, and Utah, with continued growth throughout these regions. 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.



of Locations
340+



Headquarters:
Roseville, CA



DEMOGRAPHICS

650 South Green Valley Parkway, Henderson, NV 89052

North Las Vegas

Las Vegas

Henderson

Boulder City



POPULATION

1 MILE 3 MILES 5 MILES

2030 Projection	17,046	118,933	302,082
2025 Estimate	16,724	116,951	294,682
2020 Census	16,649	116,341	289,461

HOUSEHOLDS

2030 Projection	8,072	50,692	127,422
2025 Estimate	7,907	49,667	124,074
2020 Census	7,589	47,694	117,651

INCOME

Average HHI	\$130,906	\$131,156	\$119,790
Median HHI	\$99,858	\$105,934	\$96,927

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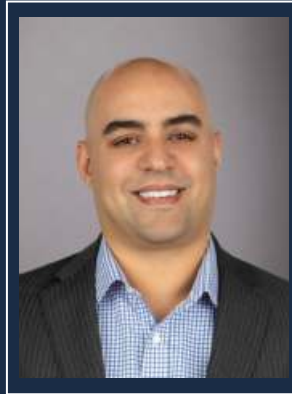
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