

FOR SALE

MISTER CAR WASH

1503 Main St SW, Los Lunas, NM 87031



➤ **Absolute NNN Leased Asset**

➤ **Bonus Depreciation**

Mister
CAR WASH

Owners are Licensed Real Estate Agents

PRESENTED BY BANG REALTY-NEW MEXICO INC



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MISTER CAR WASH

Capacity Commercial Group and Bang Realty-New Mexico Inc are pleased to present this **Single Tenant NNN Mister Car Wash Lease in Los Lunas, NM**. The property sits directly on the main retail street connecting downtown Los Lunas to Hwy 25 and benefits from close proximity to other national retailers including Home Depot, Lowe's, Walmart and others. Additionally there has been strong employment growth in the immediate area.

Key Lease Features

- Absolute NNN Lease - Zero Landlord Responsibilities
- 20-Year Initial Term + Four (4) 5-Year Renewal Options (~38+ Years Total)
- 1.75% Annual Escalations - Compounded Annually
- Mister Carwash taken private by Leonard Green & Partners in May 2026 (See Pg 8).

Property Overview

Address	1503 Main St SW, Los Lunas NM 87031
Price	\$5,359,858
Cap Rate (Jan 2027 NOI)	5.65%
Annual NOI (Jan 2027)	\$302,832
Annual Escalation	1.75% / Yr



PROPERTY OVERVIEW

Address	1503 Main St SW, Los Lunas NM 87031
Asking Price	\$5,359,858
Cap Rate (Jan 2027 NOI)	5.65%
Annual NOI (Jan 2027)	\$302,832
Zoning	Commercial
Year Built	2023
Net Rentable Area	5,436 SF
Lot Size	1.07 Acres
APN	1 008 039 364 070

LEASE TERMS

Lease Type	Absolute NNN Lease
Effective Date	December 12, 2024
Lease Expiration	December 31, 2044
Term Remaining	~18.7 Years (Initial)
Monthly Rent (Jan 2027)	\$25,236
Annual Rent (Jan 2027)	\$302,832
Tenant / Lessee	CWPS Corp. (Mister Car Wash)
Guarantor	Car Wash Partners, LLC
Annual Increases	1.75% Per Annum
Renewal Options	4 x 5-Year Options
Roof & Structure	Tenant Responsibility



AERIAL MAP



MAIN ST SW = \$24K ADTV*

SITE



Le Salon

*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2026
Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



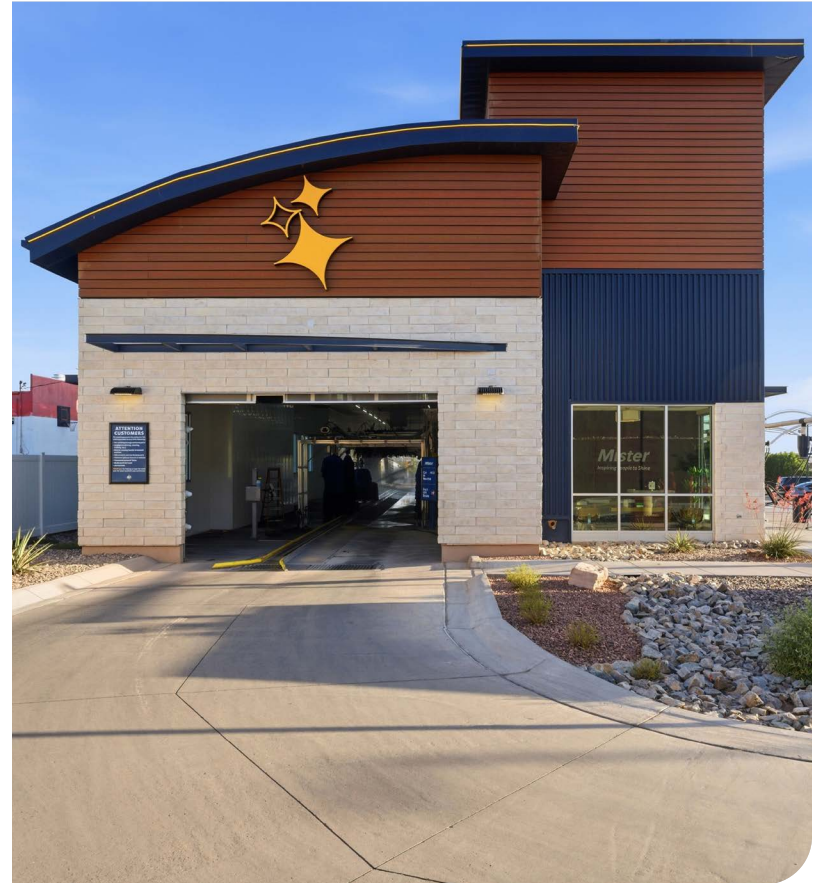
AERIAL



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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PROPERTY PHOTOS





TENANT PROFILE



Mister Car Wash

Founded in 1969 and headquartered in Tucson, Arizona, Mister Car Wash is the nation's #1 express car wash operator and the largest car wash subscription program in North America.¹ In 2025, the company surpassed \$1 billion in net revenue for the first time in its history — becoming the first express car wash brand to clear that threshold — while ending the year with 548 locations across 21 states and approximately 2.3 million Unlimited Wash Club (UWC) members.²

Mister Car Wash's growth strategy is anchored in:

- A subscription-led revenue model, with UWC sales representing 79% of total wash sales in 2025 — driving recurring, internet-resistant cash flow.²
- Disciplined unit expansion, with 29 new greenfield locations opened in 2025 and an average of 30+ new sites added annually over the last five years.²
- Operational infrastructure investment, including regional store support, training programs, and best-in-class team benefits to support long-term scale.³
- A focus on hospitality, environmental stewardship, and community engagement that differentiates Mister within a highly fragmented industry.³

In February 2026, Mister Car Wash entered a definitive merger agreement to be taken private by **Leonard Green & Partners (LGP)** in an all-cash transaction valuing the company at a \$3.1 billion enterprise value (\$7.00/share, a 29% premium to the 90-day VWAP).⁴ The transaction closed on May 19, 2026, ending Mister's run as a public company and providing the operational flexibility to invest more aggressively in stores, technology, and unit growth — supporting CEO John Lai's stated vision of tripling the company's footprint.⁵

LGP, founded in 1989 and based in Los Angeles, manages more than \$75 billion in assets and has been a strategic partner to Mister Car Wash since 2014.⁵

1. Professional Carwashing & Detailing, "The 2025 Top 50 Conveyor Carwash Chains," December 2025 (carwash.com) | 2. Mister Car Wash, Inc. - Fourth Quarter and Full Year 2025 Results (Feb. 18, 2026) | 3. Mister Car Wash - Company Overview / About | 4. Mister Car Wash - Definitive Merger Agreement Announcement (Feb. 18, 2026) | 5. Leonard Green & Partners - Firm Overview & Mister Car Wash Take-Private Closing (May 19, 2026)

548

Locations across 21 States

\$1.05B

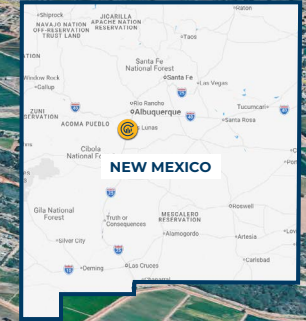
2025 Net Revenues

2.3M

Unlimited Wash Club Members



village of **LOS LUNAS** NEW MEXICO



About Los Lunas

Los Lunas is the county seat of Valencia County and sits 22 miles south of downtown Albuquerque along the Rio Grande, anchoring the southern edge of the Albuquerque Metropolitan Statistical Area.¹ Originally part of a 1716 Spanish land grant to the Luna family and incorporated as a village in 1928, Los Lunas has grown from a rural agricultural community into a regional employment and retail hub serving central New Mexico.²

The village covers roughly 20 square miles in the Rio Grande Valley, framed to the west by El Cerro de Los Lunas, a Rio Grande rift volcano that forms the community's defining landmark.² The area maintains a cold semi-arid climate with abundant sunshine, mild winters, and an elevation of nearly 4,900 feet.²

Los Lunas is one of the fastest-growing communities in New Mexico. The village's population reached an estimated 19,000+ in 2024, making it the second-fastest-growing city in the state, while the broader Albuquerque MSA crossed 924,000 residents in the same year.^{3 5} Connectivity is a defining feature: Interstate 25 runs along the village's western edge, NM Highway 6 carries primary retail traffic through Main Street SW, and the New Mexico Rail Runner Express provides direct commuter rail service to Albuquerque and Santa Fe.²

Key Market Drivers

Albuquerque MSA Integration: As the southern gateway to a 924,000-resident metro economy, Los Lunas draws on regional employment anchors including Sandia National Laboratories, Kirtland

Air Force Base, the University of New Mexico, and Presbyterian Health Services, alongside expanding clusters in aerospace, semiconductors, and renewable energy.⁵

Industrial & Logistics Anchor: Los Lunas hosts a concentration of major industrial operators uncommon for a market of its size, including the Meta Los Lunas Data Center, a Walmart Distribution Center, Niagara Bottling, Wall Colmonoy, and Fresenius Medical Care distribution. These operations generate sustained employment and daily commuter traffic through the primary retail corridor.⁴

Strategic Connectivity: Direct I-25 access, NM-6 corridor frontage, and Rail Runner Express service place Los Lunas within a 20-minute drive of the Albuquerque International Sunport and central Albuquerque, supporting both commuter flow and goods movement across the MSA.^{1 4}

Pro-Development Posture: Los Lunas maintains over 2,000 acres of available commercial and industrial land across three business parks, supported by speed-to-market permitting, competitive local incentives, and a UNM Workforce Training Center (opened 2022) purpose-built for advanced manufacturing and trades programs.⁴

Sources

1. Visit Los Lunas (visitloslunas.org); Village of Los Lunas Economic Development Division (loslunasnm.gov/1229).
2. Los Lunas, New Mexico, Wikipedia, citing U.S. Census Bureau and U.S. Geological Survey data.
3. Village of Los Lunas, "Community" (loslunasnm.gov/31/Community), 2024 estimate; growth ranking per Village of Los Lunas.
4. Village of Los Lunas, Economic Development Division (loslunasnm.gov/1229/Economic-Development-Division).
5. U.S. Census Bureau, Annual Estimates of the Population of Metropolitan Statistical Areas (July 2024 estimate: 924,628), via Federal Reserve Bank of St. Louis (FRED series ABQPOP).
6. U.S. Census Bureau, American Community Survey 2024 5-Year Estimates, Los Lunas Village.

19k+

Village Residents
(2024)³

\$62k

Median HH Income
(2026)⁶

924k+

Albuquerque MSA
Population (2024)⁵

PROPERTY FINANCIALS



FINANCIALS

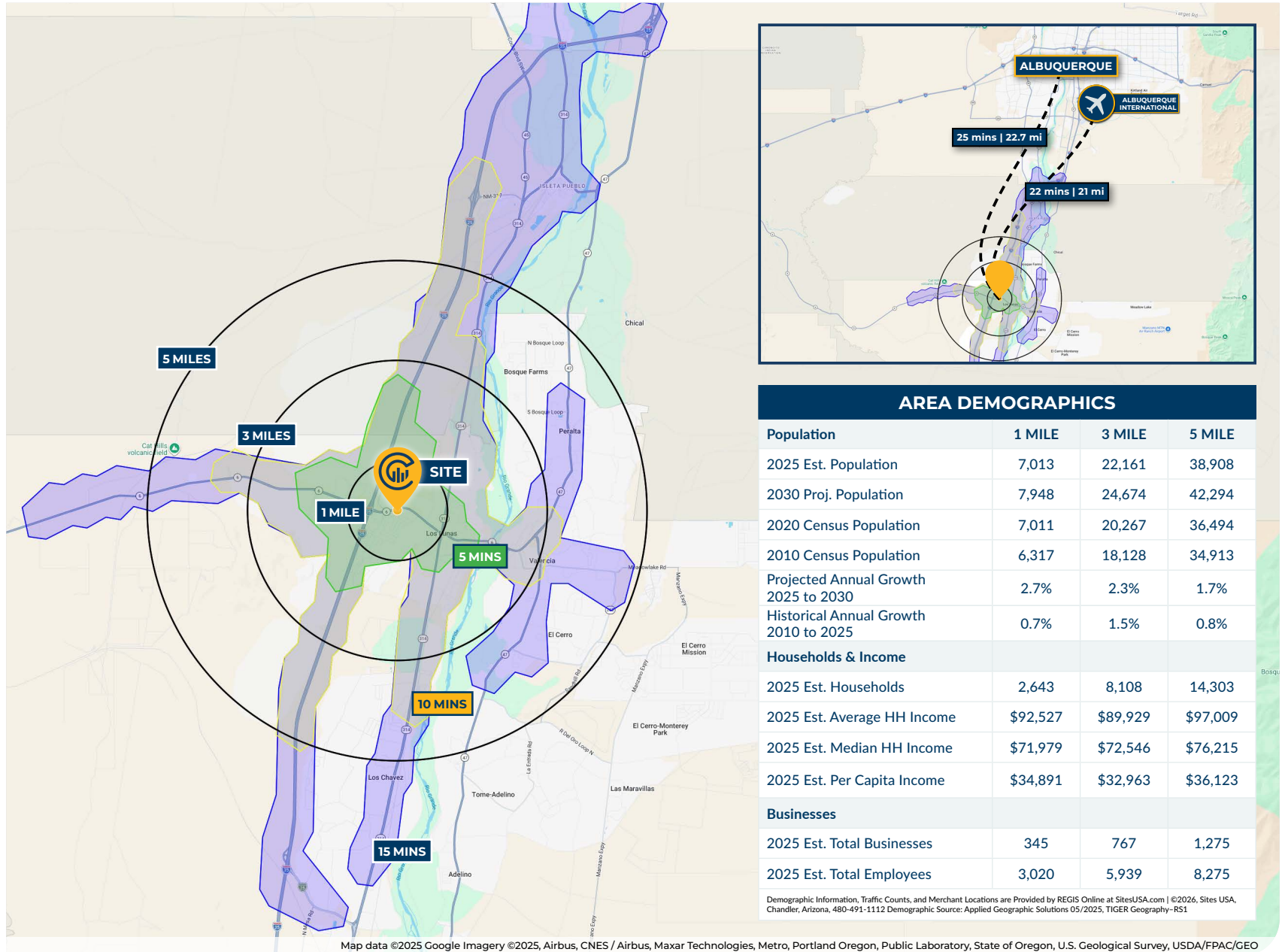
RENT SCHEDULE						
Lease Year	Date	Year	Lease Term Left	Annual Base Rent	Monthly Rent	Rent Increase
1	12/12/2024 - 12/31/2025	1	19 yrs	\$292,500	\$24,375	-
2	1/1/2026 - 12/31/2026	2	18 yrs	\$297,619	\$24,802	1.75%
3	1/1/2027 - 12/31/2027	3	17 yrs	\$302,827	\$25,236	1.75%
4	1/1/2028 - 12/31/2028	4	16 yrs	\$308,127	\$25,677	1.75%
5	1/1/2029 - 12/31/2029	5	15 yrs	\$313,519	\$26,127	1.75%
6	1/1/2030 - 12/31/2030	6	14 yrs	\$319,005	\$26,584	1.75%
7	1/1/2031 - 12/31/2031	7	13 yrs	\$324,588	\$27,049	1.75%
8	1/1/2032 - 12/31/2032	8	12 yrs	\$330,268	\$27,522	1.75%
9	1/1/2033 - 12/31/2033	9	11 yrs	\$336,048	\$28,004	1.75%
10	1/1/2034 - 12/31/2034	10	10 yrs	\$341,929	\$28,494	1.75%
11	1/1/2035 - 12/31/2035	11	9 yrs	\$347,913	\$28,993	1.75%
12	1/1/2036 - 12/31/2036	12	8 yrs	\$354,001	\$29,500	1.75%
13	1/1/2037 - 12/31/2037	13	7 yrs	\$360,196	\$30,016	1.75%
14	1/1/2038 - 12/31/2038	14	6 yrs	\$366,499	\$30,542	1.75%
15	1/1/2039 - 12/31/2039	15	5 yrs	\$372,913	\$31,076	1.75%
16	1/1/2040 - 12/31/2040	16	4 yrs	\$379,439	\$31,620	1.75%
17	1/1/2041 - 12/31/2041	17	3 yrs	\$386,079	\$32,173	1.75%
18	1/1/2042 - 12/31/2042	18	2 yrs	\$392,836	\$32,736	1.75%
19	1/1/2043 - 12/31/2043	19	1 yrs	\$399,710	\$33,309	1.75%
20	1/1/2044 - 12/31/2044	20	0 yrs	\$406,705	\$33,892	1.75%

Note: Year 3 (2027) rent is the NOI used for pricing – $\$302,827 \div 5.65\% \text{ cap} = \sim\5.36M .



DRIVE TIMES & DEMOGRAPHICS

PROPERTY DRIVE-TIME & DEMOGRAPHICS



AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2025 Est. Population	7,013	22,161	38,908
2030 Proj. Population	7,948	24,674	42,294
2020 Census Population	7,011	20,267	36,494
2010 Census Population	6,317	18,128	34,913
Projected Annual Growth 2025 to 2030	2.7%	2.3%	1.7%
Historical Annual Growth 2010 to 2025	0.7%	1.5%	0.8%
Households & Income			
2025 Est. Households	2,643	8,108	14,303
2025 Est. Average HH Income	\$92,527	\$89,929	\$97,009
2025 Est. Median HH Income	\$71,979	\$72,546	\$76,215
2025 Est. Per Capita Income	\$34,891	\$32,963	\$36,123
Businesses			
2025 Est. Total Businesses	345	767	1,275
2025 Est. Total Employees	3,020	5,939	8,275

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com | ©2026, Sites USA, Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography-RS1

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The information contained herein has been obtained from sources deemed reliable. However, Capacity, Bang Realty and its agents make no guarantee of accuracy.

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