



# EL CAR WASH

18155 MACK AVENUE, DETROIT, MI 48224



NOT ACTUAL PROPERTY

# CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

The information ("Information") contained in this Offering Memorandum ("Memorandum") is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of 18155 Mack Ave, Detroit, MI ("Property") to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of Alrig USA, the owner of the Property ("Owner").

This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner's obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner's request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.

**EXCLUSIVELY OFFERED  
BY DEVELOPER**

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**VINCENT PIPIA**

Director of Dispositions

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**ALRIG USA**

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# INVESTMENT OVERVIEW

**EL CAR WASH //**

18155 Mack Avenue, Detroit, MI 48224



**PRICE**

**\$7,500,000**



**CAP RATE**

**6.00%**

**LEASABLE SQUARE FOOTAGE:**

4,700 SF +/-

**LAND AREA:**

1.24 ACRES

**NET OPERATING INCOME:**

\$450,000

**YEAR BUILT:**

2026

**LEASE TYPE:**

ABSOLUTE NNN

**LEASE TERM:**

20 YEARS

**RENT COMMENCEMENT**

UPON CLOSE OF ESCROW

**RENT EXPIRATION**

20 YEARS AFTER RENT  
COMMENCEMENT

**RENT INCREASES**

2% ANNUALLY

## HIGHLIGHTS

100% Occupied by Free Standing El Car Wash

Corporate Guarantee | 100+ Locations | Majority-Owned by Warburg Pincus

Existing Locations Among Strongest Performing Units In The Nation

Operating On a 20-Year Absolute NNN Lease | Leaving Zero Landlord Responsibilities

Sale Lease Back | 20-Year Lease to Commence Upon Closing of Escrow

2% Annual Rental Increases

Build To Suit | Construction Planned to be Completed and Opened By August 2026

Located on The Border of Grosse Pointe | One of the Wealthiest Cities In Michigan

Property Qualifies for 100% Bonus Depreciation

Wealthy Trade Area | Average Household Income Exceeding \$113,508 Within a 3 Mile Radius

Densely Populated Trade Area With Over 241,257 Residents Within 5 Miles

High Traffic Counts | Over 19,165 Cars Per Day Passing by the Site on Mack Avenue

Surrounding National Retailers Include; Chick-Fil-A, Village Market, Starbucks, Ace Hardware, Chipotle, McDonald's, Taco Bell, CVS, UPS, Chase Bank, Culver's, FedEx, Walgreen's, Wendy's, Belle Tire, AT&T, T-Mobile and Many More...

# 3D RENDERINGS



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# RENT ROLL

TENANT INFO			LEASE TERM			CURRENT BASE RENT			RENT INCREASE	CAP RATE	
TENANT	GLA	% OF GLA	LEASE TYPE	BEGIN	END	LEASE YEAR	MONTHLY	ANNUAL			
EL CAR WASH	4,700	100%	ABSOLUTE NNN	UPON CLOSE OF ESCROW	TBD	Year 1	\$37,500	\$450,000		6.00%	
						Year 2	\$38,250	\$459,000	2%	6.12%	
						Year 3	\$39,015	\$468,180	2%	6.24%	
						Year 4	\$39,795	\$477,544	2%	6.37%	
						Year 5	\$40,591	\$487,094	2%	6.49%	
						Year 6	\$41,403	\$496,836	2%	6.62%	
						Year 7	\$42,231	\$506,773	2%	6.76%	
						Year 8	\$43,076	\$516,909	2%	6.89%	
						Year 9	\$43,937	\$527,247	2%	7.03%	
						Year 10	\$44,816	\$537,792	2%	7.17%	
						Year 11	\$45,712	\$548,547	2%	7.31%	
						Year 12	\$46,627	\$559,518	2%	7.46%	
						Year 13	\$47,559	\$570,709	2%	7.61%	
						Year 14	\$48,510	\$582,123	2%	7.76%	
						Year 15	\$49,480	\$593,765	2%	7.92%	
						Year 16	\$50,470	\$605,641	2%	8.08%	
						Year 17	\$51,479	\$617,754	2%	8.24%	
						Year 18	\$52,509	\$630,109	2%	8.40%	
						Year 19	\$53,559	\$642,711	2%	8.57%	
						Year 20	\$54,630	\$655,565	2%	8.74%	
						Option 1:	Year 21	\$55,723	\$668,676	2%	8.92%
							Year 22	\$56,837	\$682,050	2%	9.09%
							Year 23	\$57,974	\$695,691	2%	9.28%
							Year 24	\$59,134	\$709,605	2%	9.46%
							Year 25	\$60,316	\$723,797	2%	9.65%
						Option 2:	Year 26	\$61,523	\$738,273	2%	9.84%
							Year 27	\$62,753	\$753,038	2%	10.04%
							Year 28	\$64,008	\$768,099	2%	10.24%
							Year 29	\$65,288	\$783,461	2%	10.45%
							Year 30	\$66,594	\$799,130	2%	10.66%

Four More Additional 5-Year Options With 2% Annual Rent Increases Every Year.  
(Total of 6 Option Periods)

TOTAL: 4,700 100%

TOTAL CURRENT NOI: \$450,000



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# CONSTRUCTION PROGRESS 3/1/26



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# TENANT OVERVIEW

## EL CAR WASH

Founded in 2011 and based in Miami, El Car Wash is the premier express car wash operator in Florida and Michigan with over 100+ operating sites producing industry-leading KPI's. They also have a development pipeline of 50+ sites in multiple states. The company is the Official Car Wash of the Miami HEAT & Florida Panthers, a partner of Baptist Health and a partner of Zoo Miami. ECW's unlimited wash program, high-quality products, leading customer service and environmentally friendly focus have established the company as the #1 car wash company in Florida. The company completed a recapitalization with Warburg Pincus in 2022 and is actively seeking additional growth opportunities.

### ENVIRONMENT

A crucially vital aspect of our car washes is protecting our environment and natural resources. We reclaim 90% of our water in effort to make sure our water usage is responsible and safe for the environment.

### WASH TECHNOLOGY

El Car Wash features nothing but the latest and greatest in wash equipment. Everything we've installed in our wash tunnels has been carefully selected to clean, protect, and shine your vehicle. Our equipment would be nothing without our wash products. We use wash products you will not find anywhere else in the area that not only give your car our Miami Shine but are safe for the environment.



**OWNERSHIP**  
PRIVATE

**TENANT // GUARANTEE**  
CORPORATE

**YEAR FOUNDED**  
2011

**HEADQUARTERS**  
MIAMI, FLORIDA

**# OF CURRENT LOCATIONS**  
100+

**# OF LOCATIONS COMING SOON**  
50+

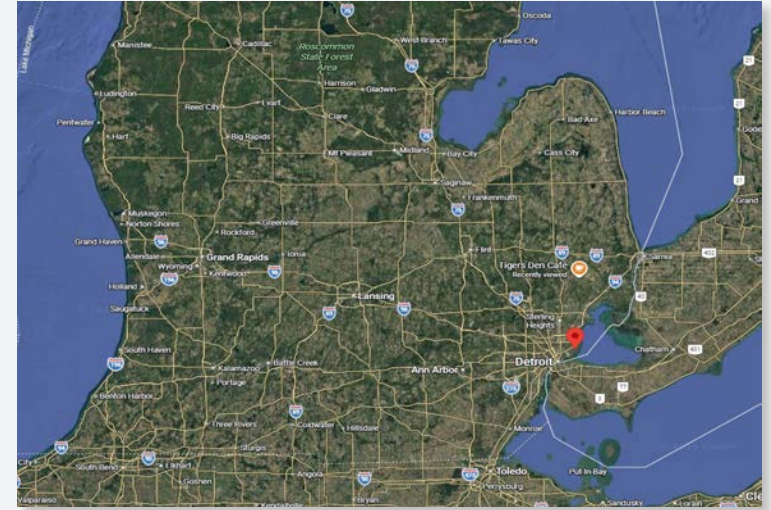
**WEBSITE**  
[WWW.ELCARWASH.COM](http://WWW.ELCARWASH.COM)



# DETROIT, MICHIGAN

Detroit is the most populous city in the state of Michigan. It is situated on the bank of the Detroit River across from the Canadian city of Windsor, Ontario. It is the 26th-most populous city in the United States and the largest U.S. city on the Canada–United States border, with a population of 639,111 at the 2020 census. The Metro Detroit area, at over 4.4 million people, is the 14th-largest metropolitan area in the nation and second-largest in the Midwest (after the Chicago metropolitan area). After more than half a century of population decline, the city experienced its first population growth since the late 1950s in 2024, recording a higher growth rate than any other city in the state. In 2025, the United States Census Bureau reported that Detroit’s population had increased for the second consecutive year.

Grosse Pointe is an eastern suburb of Metro Detroit along Lake St. Clair. It is located along East Jefferson Avenue and shares a small northwestern border with the city of Detroit. There are five Grosse Pointes: Grosse Pointe Park, Grosse Pointe City, Grosse Pointe Farms, Grosse Pointe Woods, and Grosse Pointe Shores. Together with Grosse Pointe Park and Grosse Pointe Farms, the city comprises part of the southern Pointes, which are older and more densely populated than the northern Pointes.



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	16,630	115,524	241,257
2030 Population Projection	16,516	115,923	245,115
Annual Growth	0.3%	0.3%	1.3%
Median Age	40.9	38.6	38.6
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Total Households	6,358	43,506	93,179
Average Household Inc	\$113,508	\$96,952	\$80,880
Annual Growth 2025-2030	0.3%	0.3%	1.2%
INCOME	1 MILE	3 MILES	5 MILES
Median Home Value	\$305,767	\$227,034	\$158,073
Median Year Built	1948	1949	1952



# FOR SALE BY DEVELOPER

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