

Quick Quack CAR WASH



••• 39480 Murrieta Hot Springs Rd, Murrieta, CA 92563 •••



EXCLUSIVELY LISTED BY:

REPRESENTATIVE IMAGE

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REALSOURCE GROUP

••• OFFERING MEMORANDUM •••



39480 Murrieta Hot Springs Rd, Murrieta, CA 92563

PRICE	CAP RATE	NOI
\$4,615,000	5.85%	\$270,000

TENANT: ¹	Quick Quack Car Wash
LEASE SIGNATURE:	Quick Quack Car Wash Holdings, LLC (Corporate)
RENT COMMENCEMENT DATE:	12/20/2024
LEASE EXPIRATION:	12/19/2044
LEASE TERM:	20 Years
LEASE TYPE:	Absolute NNN Ground Lease
MONTHLY RENT:	\$22,500
PROPERTY TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
COMMON AREA MAINTENANCE:	Tenant Responsibility
REPAIRS & MAINTENANCE:	Tenant Responsibility
ROOF & STRUCTURE:	Tenant Responsibility
ANNUAL INCREASES:	10% Every 5 Years
RENEWAL OPTIONS:	Four, 5-Year Options @ 10%
YEAR BUILT:	2026
LOT SIZE (ACRES):	1.00 AC
NET RENTABLE AREA:	3,600 SF

1. All lease provisions to be independently verified by Buyer during the Due Diligence Period.



REPRESENTATIVE IMAGES

- **Single Tenant Quick Quack Car Wash:**
 - Absolute NNN Ground Lease, zero landlord responsibilities
 - 20-year initial lease term with four, 5-year options
 - Favorable, 10% increases every 5-Years during primary term and options
 - Corporately guaranteed lease by one of the fastest-growing car wash operators in the U.S.
- **About Quick Quack Car Wash**
 - Top-5 Ranked Express Car Wash Operator throughout major markets in the Western U.S.
 - Currently at 340+ locations and expanding rapidly
 - Private-Equity Backed by KKR, who recently provided \$850M investment (2024)
 - [\(Click for more information\)](#)
- **Brand New, 2026 Construction:** Building is currently under construction, expected to open in Q3 2026
- **Positioned just off Murrieta Hot Springs Rd & Margarita Rd, a signalized, 60,000+ CPD intersection**
- **Excellent surrounding retail density and positioned between three, major daily-beeds shopping centers**
 - Shadow-anchored by EOS Fitness and positioned directly in front of Fitness 19, creating dual health & fitness traffic drivers and multiple daily draws to the site
 - Strategically positioned within a 2-minute drive of multiple dominant shopping centers featuring national anchors including Trader Joe’s, Sam’s Club, Albertsons, Amazon Fresh, Vons, Walmart, The Home Depot, Best Buy, and CarMax - driving significant regional traffic and reinforcing the property’s premier retail positioning
- **Nearby highway access to I-215, a 119,000+ CPD Interstate & I-15, a 130,000+ CPD Interstate**
- **Affluent & Dense nearby demographics of \$143,000+ Avg. Household Incomes & a population of 211,000+ within a 5-mi radius**
- **Market of tremendous logistics & industrial absorption:** Amazon (#1 Employer in IE) is investing \$19.3B over the next few years alone
- **Riverside-San Bernardino-Ontario, CA MSA: #3 Most Populous MSA in CA**
 - **5th strongest population growth in the USA**
 - **Ranked 20th in USA for GDP**



20-Year
Lease
Term



10%
Increase Every
5-Years



TOP-5
Ranking Express
Wash Operator



2026
Brand New
Construction



60K
Car Per Day
Roadway



\$143k+
Avg. Household
Income in 5-Mi Radius



#3
Most Populous
MSA in CA



211K+
Population in a
5-mi Radius



SAN BERNARDINO
- 1Hr 10-Minute Drive Time -



MURRIETA HOT SPRINGS ROAD

MARGARITA ROAD 14,919 CPD

54,227 CPD

EoS FITNESS
BETTER GYM. BETTER PRICE.

goodwill

Jackson Hewitt
TAX SERVICE

Jack
in the box

Chevron

BIG BRAND
TIRE & SERVICE

ARCO

FITNESS 19

MUSIC & ARTS

SONIC

Talia
KITCHEN

DYNAMIS
FITNESS

SUBJECT PROPERTY
Quick Quack
CAR WASH





MURRIETA MESA HIGH SCHOOL - 2,228 STUDENTS -

SIERRA VISTA PLAZA

RAIL RANCH ELEMENTARY SCHOOL - 640 STUDENTS -

MURRIETA SPRINGS PLAZA

STATER BROS. markets

GATEWAY PLAZA

MURRIETA TOWN CENTER SHOPPING CENTER

ALTA MURRIETA ELEMENTARY SCHOOL - 903 STUDENTS -

sam's club, TRADER JOE'S, HARBOR FREIGHT TOOLS, Pollo Loco, BUFFALO WILD WINGS, Wendy's, the Habit BURGER GRILL

Burlington, Marshalls, amazonfresh, five BELOW, FLOOR DECOR, ROSS, DOLLAR TREE, FAMOUS footwear

GROCERY OUTLET, UPTOWN JUNGLE, Starbucks, TACO BELL

Rancho Oral and Facial Surgery, MURRIETA ORTHODONTICS Steven Traub, D.D.S., P.C.

THE GOLF CLUB AT RANCHO CALIFORNIA

FITNESS 19, MUSIC & ARTS, BIG BRAND TIRE & SERVICE

SONIC

SUBJECT PROPERTY

Quick Quack CAR WASH

E6S FITNESS, goodwill, Jack in the box

14,919 CPD





THE PLAZA AT SILVER HAWK

VONS
Round Table PIZZA
W

Albertsons
TACO BELL
McDonald's
SUBWAY

RANCHO TEMECULA TOWN CENTER

SPROUTS FARMERS MARKET
BevMo!
LA FITNESS
Domino's Pizza
Rodrigo's Mexican Grill
Starbucks
BRUEGGER'S BAGELS
MOUNTAIN MIKE'S

O'Reilly AUTO PARTS
Jack in the box
Pizza Hut

FRENCH VALLEY AIRPORT

ExtraSpace Storage

WEST PAK

WELLS FARGO

CALIFORNIA 79

CHAPARRAL HIGH SCHOOL
- 3,077 STUDENTS -

THE GOLF CLUB AT RANCHO CALIFORNIA

WARM SPRINGS MIDDLE SCHOOL
- 818 STUDENTS -

YSABEL BARNETT ELEMENTARY SCHOOL
- 756 STUDENTS -

MURRIETA HOT SPRINGS ROAD

ALDI

EoS FITNESS
goodwill
Jack in the box

Chevron

MARGARITA ROAD
14,919 CPD

SUBJECT PROPERTY

Quick Quack CAR WASH

BUCHANAN ELEMENTARY SCHOOL
- 843 STUDENTS -

SONIC

FITNESS 19
MUSIC & ARTS
BIG BRAND TIRE & SERVICE

DEMOGRAPHICS

	Population	AHHI
1-Mile Radius	22,652	\$127,620
3-Mile Radius	94,626	\$137,775
5-Mile Radius	211,825	\$143,665

54,227 CPD





Albertsons
CVS pharmacy

MARGARITA MIDDLE SCHOOL
- 741 STUDENTS -

TEMECULA TOWN CENTER
TARGET VONS HomeGoods
edible CVS pharmacy

AMC
Michaels

amazon podtronix

PALM PLAZA
FOOD 4 LESS
HOBBY LOBBY
TJ-MAXX

COMMONS AT TEMECULA
WORLD MARKET COST PLUS ULTA BEAUTY Office DEPOT
petco ROSS RACK
DRESS FOR LESS

COSTCO WHOLESALE

RANCHO TEMECULA TOWN CENTER
SPROUTS FARMERS MARKET LAIFITNESS
BevMo! Domino's Pizza Podrigos
BRUEGGER'S BAGELS Starbucks Mexican Grill
MOUNTAIN MIKE'S

O'Reilly AUTO PARTS
Jack in the box Pizza Hut

LOWE'S

TRADER JOE'S
WinCo FOODS

SKY ZONE
NAPA BOOT BARN

BMW

O'Reilly AUTO PARTS

CHAPARRAL HIGH SCHOOL
- 3,077 STUDENTS -

WINCHESTER MEADOWS
CVS pharmacy planet fitness DOLLAR TREE
DEL TACO Auto Zone

PROMENADE TEMECULA
JCPenney H&M
macy's five BELOW
REGAL BOWLING & ARCADE ROUNDI Bath Works

Audi

VW

Mercedes-Benz

Albertsons TACO BELL
McDonald's SUBWAY



BUCHANAN ELEMENTARY SCHOOL
- 843 STUDENTS -

WARM SPRINGS MIDDLE SCHOOL
- 818 STUDENTS -

E6S FITNESS
goodwill Jack in the box

MARGARITA ROAD
14,919 CPD

FITNESS 19
MUSIC & ARTS
BIG BRAND TIRE & SERVICE

Rancho
Murrieta Orthodontics
Steven Truong, D.D.S., P.C.

THE GOLF CLUB AT RANCHO CALIFORNIA

SUBJECT PROPERTY
Quick Quack CAR WASH

ARCO

SONIC

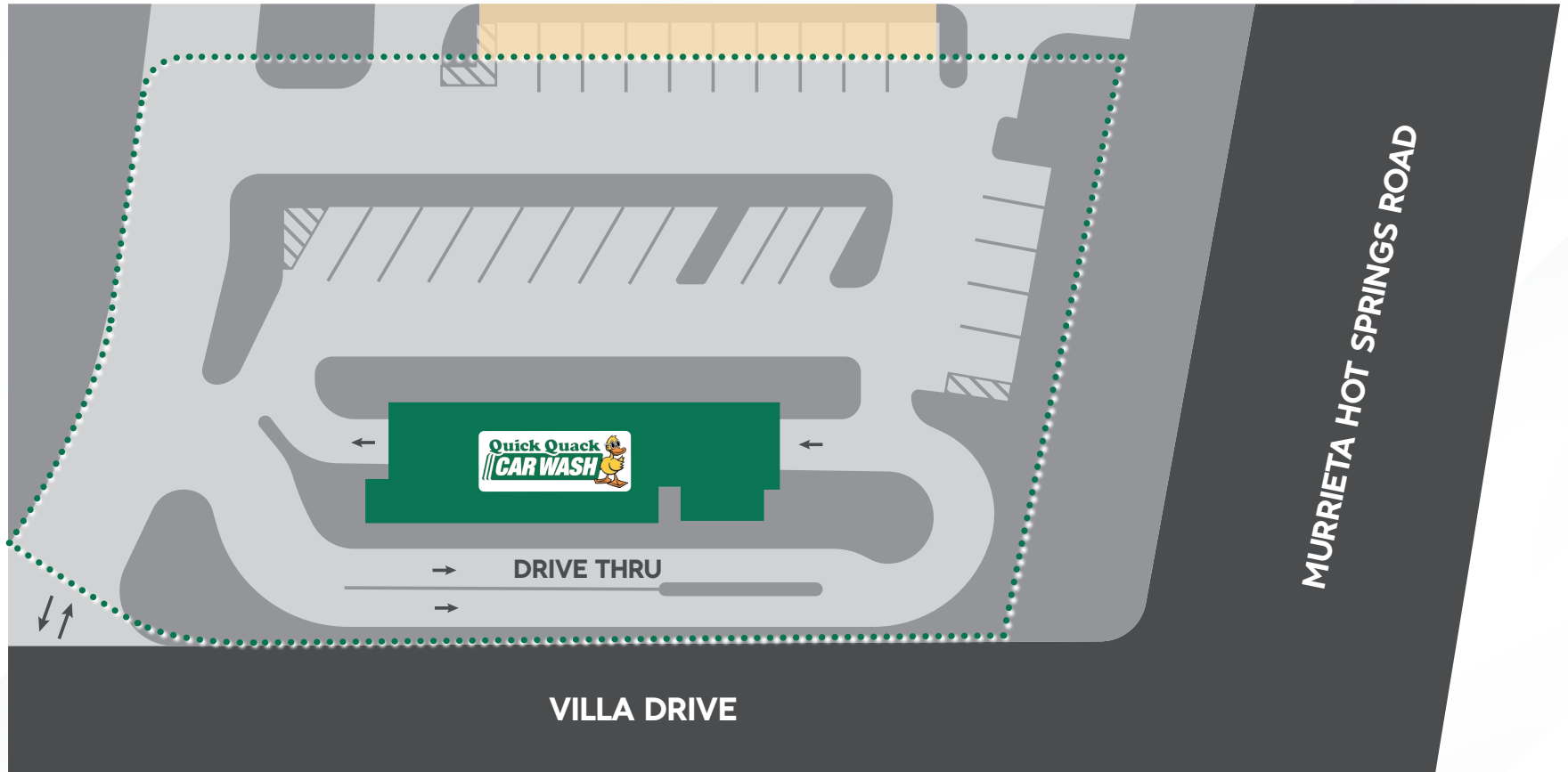
DYNAMIS FITNESS

54,227 CPD

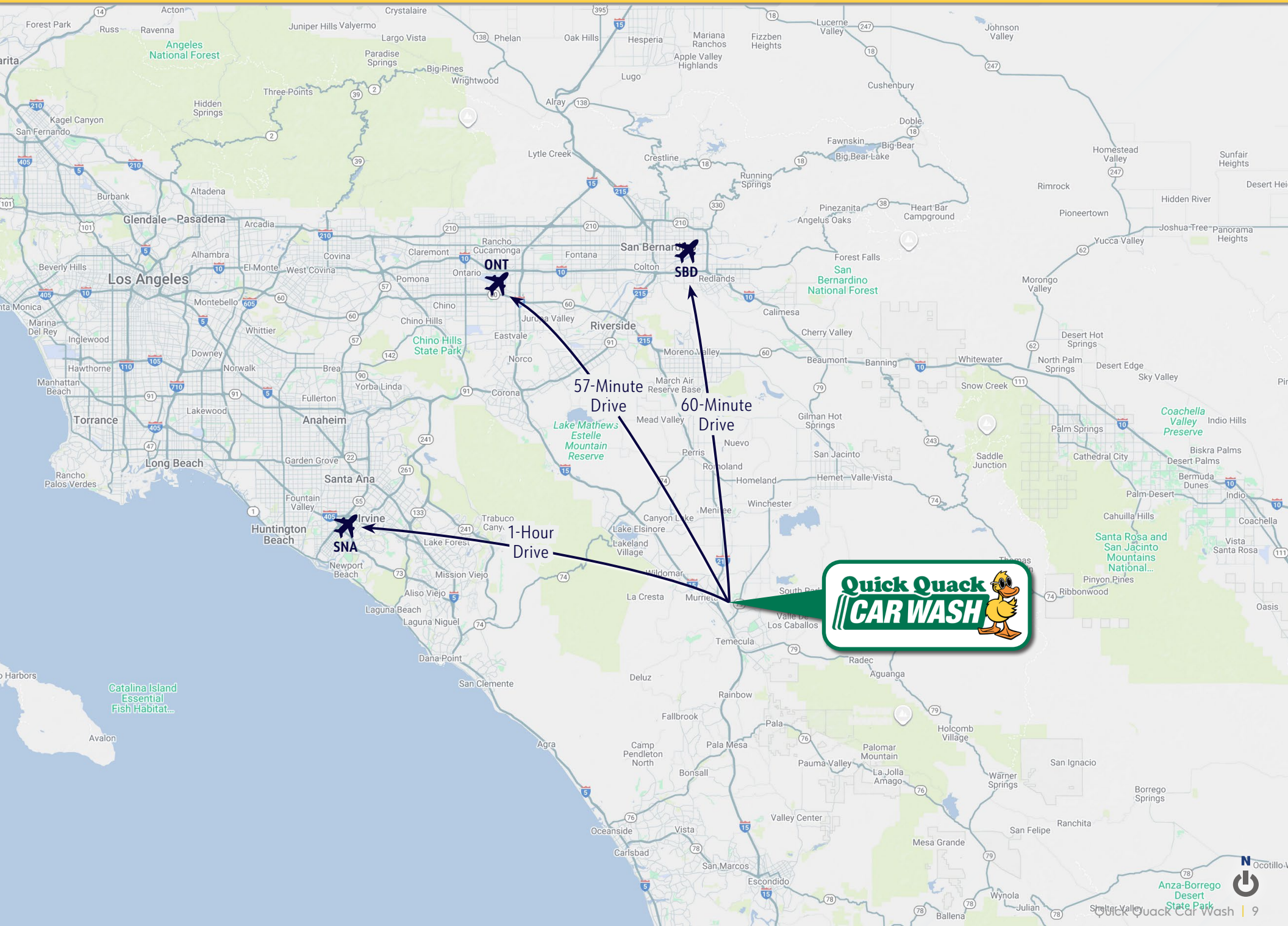
NORTH END PIZZA PUB

5 STAR RATED





■ Subject Property ⋯ Property Parcel | APN # 913-160-070



Quick Quack Announces Strategic Investment by KKR



NEW YORK & ROSEVILLE, Calif.-(BUSINESS WIRE) -- KKR, a leading global investment firm and Quick Quack Car Wash (“Quick Quack” or the “Company”) today announced that investment funds managed by KKR have made a significant minority investment in the Company.

With its differentiated operating model, strong track record of organic growth and world-class team, we believe Quick Quack is well-positioned to continue its growth trajectory,” said Sam Plotner, Director at KKR. “We look forward to working with the Quick Quack and Seidler teams to continue to drive growth by building upon on the strong foundation that they have established over the past two decades.” [Read More](#)

Quick Quack announces acquisition of Fountain Blu Car Wash in Fontana, California



SACRAMENTO, Calif., January 8, 2026 -- Southern California continues to be a key growth market for Quick Quack, and this acquisition strengthens our ability to serve guests in the Inland Empire,” said Jason Johnson, chief executive officer of Quick Quack Car Wash. “This acquisition enhances convenience for our existing members and introduces new guests to our fun wash experience, friendly service and innovative technology.” [Read More](#)

How big is the car wash industry?

- \$15 billion industry, expected to be over \$23 billion by 2030
- 80% of drivers in the U.S use professional car wash services

Why is the express car wash model poised for long-term success?

- It is an Internet resistant and recession proof business model
- Express car washes are the highest revenue generating of any other car wash model, little overhead, high wash volumes and big reoccurring revenues through monthly membership programs

What Factors are driving the U.S. Car Wash Market?

- The demand for speed & convenience, affordability and more “do it for me” customers versus “do it yourself” customers washing cars at home.
- Strict Environmental Regulations against Residential Car Washing, creating an Increased Demand for Professional Car Wash Services & Eco-Friendly Alternatives





Headquartered in Roseville, California, Quick Quack Car Wash is a leading express car wash operator with over 340 locations across seven states, including California, Texas, Arizona, Utah, Colorado, Oklahoma, and Washington. Founded in 2004, Quick Quack is backed by Seidler Equity Partners and, as of 2024, received a significant minority investment from global investment firm KKR, which committed \$850 million through its Strategic Investments Group.

Quick Quack is known for its bright, modern locations and its Unlimited Wash memberships, offering convenient, fast, and eco-friendly car wash services. The company emphasizes premium customer experience with free vacuums, a highly efficient wash process, and an environmentally responsible model featuring water reclamation systems and biodegradable soaps.

Quick Quack’s brand is built on values of kindness, smart service, and community connection. The company places strong emphasis on employee culture and development, highlighted by its innovative employee ownership program rolled out in partnership with KKR. It is also known for community involvement through programs like Random Quacks of Kindness and local fundraising partnerships.

With a robust pipeline of new sites under development, a track record of successful market expansion, and the support of institutional capital, Quick Quack Car Wash is positioned to continue its growth as one of the most recognized and community-driven names in the express car wash industry.

[More Details](#)



TOP 5
Ranked Car Wash Chain
Under Rapid Expansion

340+
Locations
Nationwide

7
States in Western
US and Expanding

Tenant Name:	Quick Quack Car Wash
Locations:	340+
Company Type:	Private
Headquarters:	Roseville, CA
Founded:	2004
Website:	www.dontdrivedirty.com

KKR

Quick Quack Car Wash is privately backed by KKR & Co. Inc., a leading global investment firm with a long-standing track record of partnering with market-leading companies across private equity, infrastructure, credit, and real assets. Founded in 1976, KKR is widely recognized for its disciplined investment approach, operational expertise, and deep sector knowledge

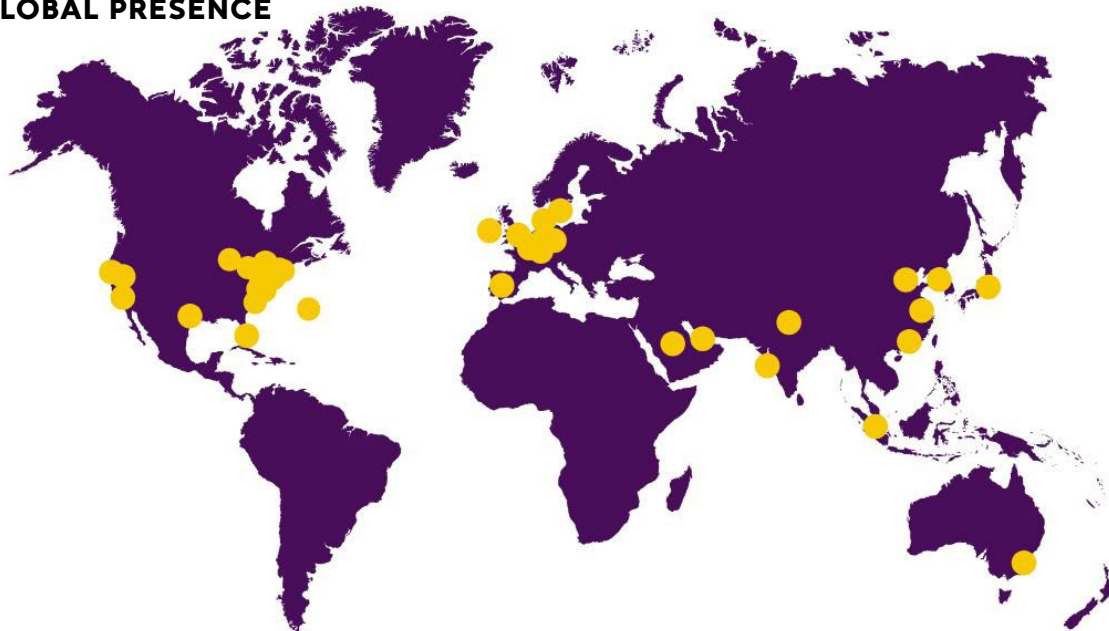
across consumer and service-oriented platforms.

KKR primarily focuses on investing in high-quality businesses with strong brand equity, recurring revenue models, and scalable growth infrastructure. The firm has significant experience supporting companies through strategic acquisitions, technology investments, operational enhancements, and accelerated unit expansion strategies. KKR’s hands-on partnership model emphasizes long-term value creation, institutional governance, and disciplined capital allocation, positioning portfolio companies for sustained growth and market leadership.

With over \$550+ billion in Assets Under Management globally, KKR is one of the largest and most respected alternative asset managers in the world. The firm has partnered with numerous category-leading brands across consumer, retail, industrial, and services sectors, and is known for its rigorous underwriting, operational playbook, and ability to scale high-growth platforms nationwide.

[More Details](#)

KKR GLOBAL PRESENCE



\$550B+
Assets Under
Management

50+
Years of Investment
Experience

~4,200
Employees

Tenant Name:	Kohlberg Kravis Roberts & Co.
Company Type:	Public (NYSE: KKR)
Headquarters:	New York, NY
Founded:	1976
Assets Under Management:	\$550B+
Website:	www.kkr.com

RIVERSIDE-SAN BERNARDINO-ONTARIO MSA (INLAND EMPIRE)

GEOGRAPHY

- Riverside-Ontario-San Bernardino MSA = 27,000 sq mi
- Riverside-Ontario-San Bernardino MSA, otherwise known as the Inland Empire, an area larger than states like Maryland, West Virginia, Massachusetts and Connecticut
- East of Los Angeles and Orange Counties , 2 major counties & 52 Cities fall within the dense Metropolitan Area

INLAND EMPIRE ECONOMY

- Ontario International Airport is the fastest-growing airport in US for 5th straight year
- Averaging 3,833 new jobs per month in 2022, with Transportation & warehouse at 138% of pre-pandemic levels
- Estimated 40% of all consumer goods flow through the region with logistics centers reaching 600+M Sq Ft.
- Five Major Sectors leading to region's growth:
 - Logistics, Healthcare, Construction, Manufacturing, Scientific Research
- 39% growth of CA Tech Jobs- highest rate in U.S.
- Cal St. San Bernardino is top two cyber security programs in US
- Loma Linda University, a global healthcare leader, expanded \$1B IN 2021

RIVERSIDE-SAN BERNARDINO-ONTARIO



RIVERSIDE, CA



AMAZON - INLAND EMPIRE



ONTARIO INTERNATIONAL AIRPORT

RIVERSIDE-SAN BERNARDINO-ONTARIO MSA (INLAND EMPIRE)

POPULATION

- The Inland Empire is one of the fastest-growing metropolitan areas in the US
- The Riverside-San Bernardino-Ontario MSA has the 5th largest population growth in the US, an increase of 31% since 2010
- The Inland Empire is the 3rd most populous county in CA, with projections of reaching 7M residents over the next decades
- Home to approximately 2,556,000 residents and the center of regional growth in Southern California
- Amazon is the region's largest employer, having invested \$19.3B into the Inland Empire

INLAND EMPIRE'S LARGEST EMPLOYERS:

- | | |
|--------------------------|--|
| » Amazon | » Kaiser Permanente Riverside Medical Center |
| » UC Riverside | » Pechanga Resort & Casino |
| » March Air Reserve Base | » Walmart |
| » Stater Bros. | |

#5

Fastest Growing Population in the US

#3

Most Populous County in CA

#1

Employer: Amazon investing \$19.3B into IE

#1

Fastest Growing Airport in US (Ontario International Airport)

RIVERSIDE-SAN BERNARDINO-ONTARIO



UC RIVERSIDE



PECHANGA RESORT & CASINO




KAISER PERMANENTE RIVERSIDE MEDICAL CENTER

	1-MILE	3-MILE	5-MILE
Population			
2025 Estimated Population	22,652	94,626	211,825
2030 Projected Population	22,760	98,131	221,689
2020 Census Population	22,578	91,148	203,238
2010 Census Population	20,951	84,836	179,176
2025 Median Age	37.4	36.6	37.1
Households			
2025 Estimated Households	7,236	30,548	68,331
2030 Projected Households	7,402	32,595	73,083
2020 Census Households	7,256	29,140	65,197
2010 Census Households	6,726	26,574	56,860
Household Income			
2025 Estimated Average Household Income	\$127,620	\$137,775	\$143,665
2025 Estimated Median Household Income	\$107,166	\$112,940	\$117,205



211k
Estimated
Population
(5-MILE RADIUS)



68k
Estimated
Households
(5-MILE RADIUS)



\$143k
Ave. Household
Income
(5-MILE RADIUS)

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the Contents), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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