

PRIME SINGLE TENANT NEW LEASE INVESTMENT

QUICK QUACK CAR WASH | ABSOLUTE NNN GROUND LEASE



ABSOLUTE NNN GROUND LEASE | ZERO LANDLORD RESPONSIBILITIES | LONG-TERM PASSIVE INCOME

- TENANT: Quick Quack Car Wash Holdings, LLC
- GROWTH: Top 5 largest car wash operators in US
- LOCATION: 154 E Arrow Hwy, Covina, CA 91722
- HIGH TRAFFIC COUNTS & HIGH DENSITY

John Lee | KNL Associates | 949-468-6069 | jlee@knlassociates.com

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OFFERING
PRICE
\$4,500,000

LEASE
**20 YEARS +
3 x 5 YEAR
OPTION**
(12/1/2025 Started)

ANNUAL
NOI
\$215,000

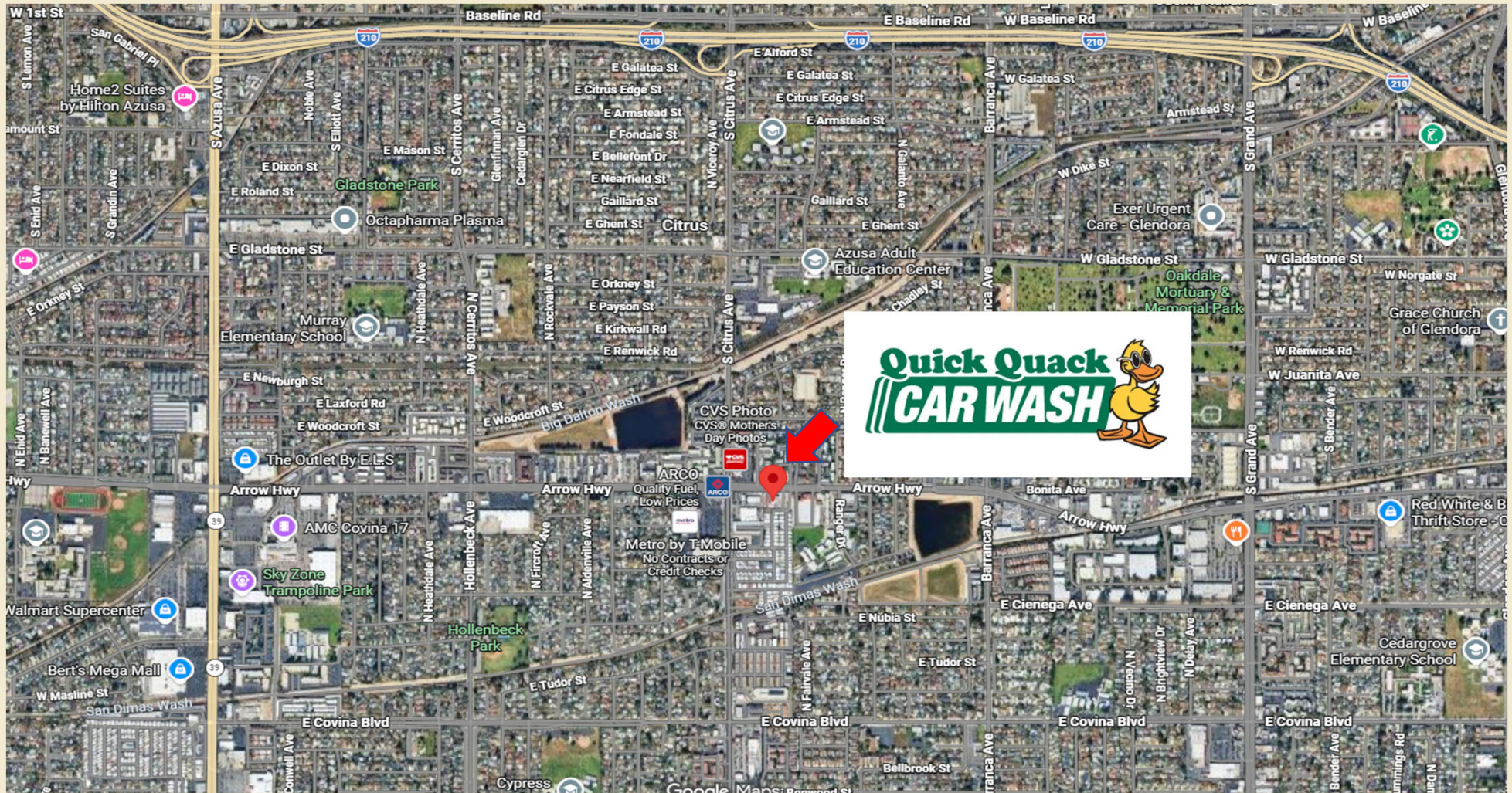
INCREASE
10%
EVERY 5 YEARS



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DEMOGRAPHIC INFORMATION

	2 miles	5 miles	10 miles
2020 Population	111,550	368,832	1,187,469
2025 Population	107,259	352,494	1,137,891
2030 Population Projection	106,162	348,376	1,125,340
Annual Growth 2020-2025	-0.8%	-0.9%	-0.8%
Annual Growth 2025-2030	-0.2%	-0.2%	-0.2%
Median Age	38.6	40.4	40.6
Bachelor's Degree or Higher	23%	27%	28%

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year
E Arrow Hwy	S Citrus Ave W	25,947	2025
S Citrus Ave	E Arrow Hwy S	18,569	2025
E Arrow Hwy	S Citrus Ave E	25,141	2025
N Citrus Ave	W Tudor St S	21,027	2025
W Arrow Hwy	S Barranca Ave Glendora E	26,921	2025

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