



SOAK + SHINE

15625 SOUTH 32ND STREET | PHOENIX, ARIZONA 85048



PHOENIX, AZ

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All properties visits are by appointment only.



01. INVESTMENT



INVESTMENT HIGHLIGHTS

20-YEAR ABSOLUTE NNN LEASE | SALE-LEASEBACK

- New 20-year lease with 2% annual rent increases throughout the initial term and options. Rent to commence at close of escrow.
- Over \$5,527,000 in guaranteed income over the base term of the lease yielding an 8.50% average CAP.
- Qualifies for Bonus Depreciation (consult your accountant for more details).

HYBRID CAR WASH MODEL

- 5-bay self-serve car wash | Full -service conveyor style car wash | Full Detailing Service | self-serve Pet Wash | 8 vacuum stations.
- E-commerce and recession resistant concept.

2022 RENOVATION

- Fully renovated with new ownership in 2022. All self-serve and full-serve equipment replaced in 2022.

PHOENIX MSA | DENSE & AFFLUENT DEMOGRAPHICS

- The Phoenix metropolitan area has a population of 4.8 million residents and is one of the fastest growing super-regional cities in the United States.
- One of the most sought after neighborhoods in Phoenix, Ahwatukee ranks #1 as "the best neighborhood to live in Phoenix".
- The property services the affluent Ahwatukee Phoenix suburb consisting of over 82,000 residents with an average Household Income of \$165,386 within a 1-mile radius.
- Positioned along Chandler Boulevard; Ahwatukee's major retail thoroughfare with over 52,000 vehicles per day.

INVESTMENT SUMMARY

PROPERTY:	Soak + Shine Auto & Pet Wash
LOCATION:	15625 S. 32 nd Street Phoenix, AZ 85048
TYPE OF OWNERSHIP:	Fee Simple
SALE TYPE:	Sale-Leaseback
LEASE TYPE:	Absolute NNN
LIST PRICE:	\$3,250,000
CAP RATE:	7.0%
LEASE TERM:	20 Years
BASE RENT:	\$227,500 (Year 1)
RENT ESCALATIONS:	2% annual increases
OPTIONS:	Two, 5-Year Options
SQUARE FOOTAGE:	2,002 SF
LAND AREA:	0.88 +/- Acres
RENT COMMENCEMENT:	Close of Escrow
LEASE EXPIRATION:	20 years from Close of Escrow
PARCEL NUMBER:	306-02-848
RIGHT OF FIRST REFUSAL:	Yes
FINANCING:	Delivered Free and Clear



INVESTMENT OFFERING

RDO Investments is excited to present a premier opportunity to acquire a Soak+Shine Auto Wash, strategically positioned along the primary retail corridor of Chandler Boulevard in the highly desirable Phoenix suburb of Ahwatukee. This 20-year Sale-Leaseback investment offers significant benefits, including eligibility for bonus depreciation, allowing investors to maximize tax savings in the first year of ownership.

The offering provides the rare opportunity to acquire an absolute NNN fee simple interest in a recently renovated full and self-service car wash along the highly trafficked Chandler Boulevard retail thoroughfare. The facility is outfitted with five self-serve bays, one full-service conveyor style full wash and 8 Mega Vac Industrial Vacuums. The property was originally constructed in 1996, fully remodeled, and under new ownership in 2022.

Soak + Shine offers a hybrid approach to the fast-growing car wash industry with a full-service conveyor-style car wash or the option for self-service in one of their five bays. In addition, the property has an onsite Detailing service and a Dog Washing Station.

The property is located on an outparcel to Foothills Village Center which is anchored by Goodwill, Ahwatukee Foothills Montessori School and 24,000 SF of Regional and Local businesses. Other outparcels include Circle K and Dutch Brothers. The site is located minutes from Interstate 10 and the Loop 202 which have daily traffic counts over 222,555 combined. Both Chandler Boulevard and 32nd Street have combined traffic counts over 61,000 daily.





02. TENANT

Soak + Shine Auto and Pet Wash represents a paradigm shift in the car wash industry by leveraging state of the art equipment in our conveyORIZED automatic tunnel, self serve bays and dog wash systems. Whether you are personally pampering your own car, your prized pet or relying on us to do the pampering, Soak + Shine delivers superior experiences like no other. Their 2 minute automatic tunnel wash, spacious self-serve bays and aircraft quality stainless steel pet washes proudly offer the guest best-in-class equipment while showcasing every available option in the industry. Powered by cutting-edge technology, Soak + Shine is revolutionizing the car wash experience and fostering the most loyal customer base in Arizona.

OWNERSHIP

Private

FOUNDED

2021

LOCATIONS

1

HEADQUARTERS

Phoenix, AZ

WEBSITE

www.soaknshine.com



Soak+SHINE

AUTO & PET WASH

Soak+SHINE

AUTO & PET WASH

DOG WASH
15

DOG WASH
15

DOG WASH
15

DOG WASH
15







03. LOCATION

AERIALS

KOHL'S **DUNKIN'**
AutoZone **PetWellClinic**
STARBUCKS COFFEE **Jersey Mike's** **brakes plus**
DISCOUNT TIRE **Arizona Federal CREDIT UNION**

TRADER JOE'S **Little Caesars** **Fry's** **TACO BELL**
TBANK **AmTrust FINANCIAL** **FIREHOUSE SUBS**
BR **McDonald's** **Edward Jones** **SANTA EXPRESS** **CHIPOTLE**

Tuke's **One Stop Nutrition** **FOOT S** **Cracker Barrel** **LA FITNESS**
SPINATO **MIDFIRST BANK** **DATA DOCTORS** **CARLO'S Jr.** **TUTOR TIME**
ARRIBA MEXICAN GRILL **WAFFLE HOUSE** **Chevron** **DEL TACO**

Interstate 10
171,263
VEHICLES PER DAY



Walgreens **State Farm**
CHASE **Filleritos MEXICAN FOOD** **Signature SALON STUDIOS**

Chandler Boulevard
52,688
VEHICLES PER DAY

Loop 202
51,592
VEHICLES PER DAY

Dutch Bros

Edward Jones **Francisco's Mexican Restaurant** **MUSIC MARKET** **FOOTHILLS**

CIRCLE K

goodwill **AFM**

32nd Street
9,159
VEHICLES PER DAY

32 ND STREET



ANYTIME FITNESS
McDonald's
Foothills Pet Resort
ACE Hardware
jiffylube
Circle K
CHASE
Walgreens
LESLIE'S
BIG TIRES
SUPERCUTS

Ahwatukee Foothills

RAY ROAD

LOOP 202

Loop 202
51,592
VEHICLES PER DAY

Pizza Hut
The UPS Store
UPS
KUMON
Carpets Arizona
Mai Salon
IMPACT

32nd Street
9,159
VEHICLES PER DAY

foothills
ANIMAL HOSPITAL

32 ND STREET



goodwill
APM

CIRCLE K


DUTCH BROS

CHANDLER BOULEVARD

Edward Jones
Francisco's Mexican Restaurant
MUSIC MADE WORKS
FOOTHILLS PET CARE & SUPPLY

Chandler Boulevard
52,688
VEHICLES PER DAY

AERIALS

Loop 202
51,592 
VEHICLES PER DAY

LOOP
202



Desert Vista
High School

32nd Street
9,159 
VEHICLES PER DAY

Edward Jones

Francisco's Mexican Restaurant

FOOTHILLS

goodwill

AFM

Pizza Hut

KUMON

Carpets America

ups

IMPACT

Chandler Boulevard
52,688 
VEHICLES PER DAY

CHANDLER BOULEVARD

32ND STREET

Dutch Bros

CIRCLE K

foothills ANIMAL HOSPITAL



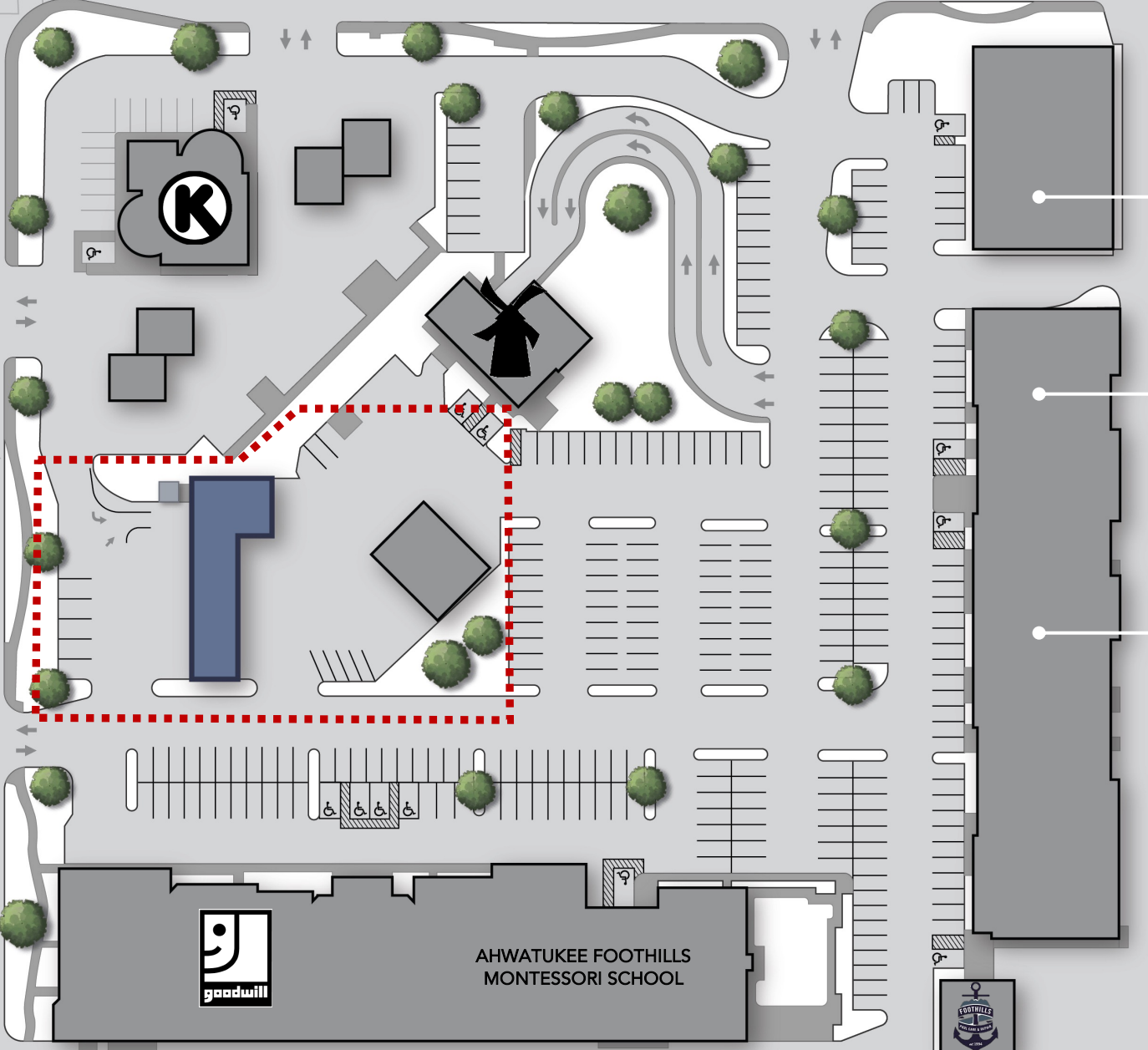


CHANDLER BOULEVARD

Chandler Boulevard
52,688
VEHICLES PER DAY

32ND STREET

32nd Street
9,159
VEHICLES PER DAY



- SPENCER 4 HIRE ROOFING
- EL MESON MEX. REST.
- SPECTRUM NAILS
- CLICK CLICK BANKS FIREARMS ALTERATIONS
- HOME PAD LENDING
- PHOENIX CARDS
- PHILLY HAIR
- FARMERS INSURANCE
- LASH BEAUTY
- GIGI'S LEARNING CENTER





04. MARKET

PHOENIX

The Phoenix metropolitan area ("Phoenix Metro"), often referred to as the "Valley of the Sun", has a population of 4,845,832 and is one of the fastest growing super-regional city areas in the United States. Phoenix Metro is the tenth largest metropolitan area in the United States and has an expanding diverse economy generating a \$281 Billion GDP (2020). Freeport McMoRan, Avnet, Republic Services, Magellan Health, Go Daddy, and Sprouts Farmers Markets are Fortune 500 companies located in the Phoenix Metro. Honeywell, Intel, Wells Fargo, U-Haul, and PetSmart are large employers also in the area. The Valley boasts a robust Healthcare industry lead by Banner Health and HonorHealth employing over 50,000 healthcare workers in the medical field.

The Valley is a dynamic cultural center with a vibrant sports and entertainment scene. State Farm Stadium's 63,400 seat arena hosts Arizona Cardinals NFL home games, other marquee sporting events and an array of concerts. BCS college and NFL Super Bowl games have been hosted at State Farm Arena. Phoenix Suns basketball team's home games and other events at Footprint Center attract an enthusiastic fan base as well. Arizona State University, with its main campus located across the Phoenix Metro, offers high quality college education to over 100,000 student enrollees. With its abundant golf courses, resort hotels and sunshine days, Phoenix Metro is very attractive to visitors from across the U.S. and beyond.

Ahwatukee is a highly regarded neighborhood in Phoenix and is known for its master-planned residential communities, beautiful golf courses, quality schools, range of shopping and food retail establishments, and ready access to major transportation corridors that allow its residents a fast commute to nearby employment centers. Ahwatukee ranks #1 as the best neighborhood to live in Phoenix. The average household income within Ahwatukee is a staggering \$133,555 and a population of 82,054.



LOCATION MAP



AREA DEMOGRAPHICS

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
2024 Estimated Population:	14,025	58,347	114,908
2029 Estimated Population:	13,651	56,833	112,725
2024 Estimated Households:	5,534	23,875	47,319
2029 Projected Households:	5,432	23,431	46,722
2024 Estimated Average Household Income:	\$165,386	\$158,422	\$118,202



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