

15 YEARS REMAINING ON ABSOLUTE NET LEASE THAT INCLUDES 1.5% ANNUAL INCREASES



**Mister**  
**CAR WASH®**

**MISTER CAR WASH** NYSE: MCW  
1377 W 7800 S, WEST JORDAN (SALT LAKE CITY MSA), UT 84088

Marcus & Millichap  
THE DELTONDO GROUP





1377 W 7800 S,  
West Jordan (Salt Lake City MSA), UT 84088

\$2,995,000  
PRICE

7.01%  
CAP

\$210,070  
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built / Renovated	2008 / 2014
Building Area	4,390 SF
Land Area	40,511 SF

INVESTMENT HIGHLIGHTS

15-YEAR ABSOLUTE-NET LEASE | ZERO LANDLORD RESPONSIBILITIES

15-Year Lease (Commenced September 2020) Is Structured On An Absolute-NNN Basis; The Tenant—Car Wash Partners, Inc.—Covers All Expenses, Including Roof & Structure.

1.5% CONTRACTUAL ANNUAL RENT INCREASES

Inflation-Hedged Income Stream Lifts NOI By ±23% Over The Remaining Primary Term And Continues Through Four 5-Year Renewal Options Set At The Same 1.5% Escalator.

PUBLICLY TRADED CATEGORY LEADER | 518-UNIT FOOTPRINT

Mister Car Wash (NYSE: MCW) Reported Record 2024 Revenue Of \$994.7M And Operated 518 Locations In 21 States As Of March 31, 2025.

PROVEN EXPRESS-TUNNEL PROTOTYPE | 4,390 SF ON 0.93 ACRES

2008 Construction, Renovated 2014, Features Dual-Lane Stacking And Free Vacuums That Support The Brand’s High-Margin Unlimited Wash Club® Subscription Model.

36K VPD ON W 7800 SOUTH | ONE BLOCK OFF REDWOOD RD (≈40K VPD)

Signalized Hard-Corner Frontage On West 7800 South (36,000 Vehicles/Day) Just West Of SR-68/Redwood Road (≈40,000 VPD). Nearby National Cotenants Include Walmart, WinCo Foods, Advance Auto Parts, Maverik And Popeyes.

DENSE, AFFLUENT TRADE AREA

2024 Population Exceeds 129K Within Three Miles With An Average Household Income Of \$96K, 35% Above The U.S. Average (Broker Demographics).

SALT LAKE CITY MSA — #3 BEST-PERFORMING LARGE CITY (2025 MILKEN)

Metro GDP Reached \$147.5B In 2023 And The 1.3M-Person Region Ranks Top-3 Nationally For Job And Wage Growth.

\$1.4B STATE INFRASTRUCTURE PIPELINE FUELS ACCESS & GROWTH

Utah Approved Nearly \$1.4B In 2024 UDOT Projects, Including Redwood Road And Mountain View Corridor Upgrades That Enhance Regional Mobility.





**JORDAN LANDING**

OfficeMax BARNES & NOBLE  
carter's OLD NAVY Nike  
Ashley HOMESTORE BOOT BARN ROSS SALLY BEAUTY  
HOT TOPIC CINEMARK

**WEST JORDAN TOWN CENTER**

Lucky MARCO'S PIZZA 7 ELEVEN DELTACO Wendy's  
PAPA MURPHY'S GOODWILL 9 RUGER TOYS

**EAST RIVER SUBVISION**  
\$615,000 AVG. PRICE

Smith's ACE Hardware TACO BELL UPS Valvoline

TOPGOLF

**WinCo FOODS**

sam's club

**REDWOOD VILLAGE**

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICE DOLLAR TREE Jacksons

**WESTLAND SUBVISION**  
\$685,000 AVG. PRICE

maceys BIG TIRES  
DOLLAR TREE NAPA O'Reilly

CVS pharmacy W Weinschnitzel All Star BOWLING & ENTERTAINMENT jiffylube  
SUBWAY ZIONS BANK  
MCDONALD'S WALGREENS

**Mister CAR WASH**

7000S  
31,500 VPD

15 317,000 VPD

**GARDNER VILLAGE**

CameraShy PHOTOGRAPHY The TRAIN SHOPPE  
CHOCOLATE COVERED WAGON A GREAT ESCAPE

savers SPORTSMAN'S WAREHOUSE  
Quality INN LA QUINTA BY WYNDHAM DG

Walmart

**JORDAN LANDING**

TARGET sam's club PET SMART  
Lowe's BEST BUY DICK'S Sporting Goods at home  
Burlington KOHL'S Michaels

CAL Ranch

Jordan Auxiliary Services

7800 S  
26,000 VPD

Temple Dr  
13,500 VPD

ASPHALT MATERIALS INC  
SINCE 1975

Midvale ES  
772 students  
Midvale MS  
907 students

**BINGHAM CREEK SUBVISION**  
\$697,000 AVG. PRICE

Builders' FirstSource T TAL STORAGE SOLUTIONS TEE TIME GOLF MudBuddy  
shoparue HOMEPRO QUALITY PRO

**OLD TOWN MIDVALE SUBVISION**  
\$413,000 AVG. PRICE

**SPECTRUM PLASTICS GROUP**  
2,200 Employees \$500 M+ Annual Income

**MIDVALLEY SUBVISION**  
\$506,900 AVG. PRICE

**TERAFLEX**  
230 Employees \$28.9 M+ Annual Income

**MOUNTAIN SHADOWS SUBVISION**  
\$457,500 AVG. PRICE

Mountain View Golf Course

THE HOME DEPOT

BIG 5 SPORTING GOODS

Salt Lake Community College  
27,293 STUDENTS

SMITH AND EDWARDS CO ACE Hardware CHASE  
WING STOP Beans & Brews COFFEE HOUSE

**WELBY SUBVISION**  
\$620,000 AVG. PRICE

**MOUNTAIN VIEW SUBVISION**  
\$482,500 AVG. PRICE

**RIVER OAKS SUBVISION**  
\$512,000 AVG. PRICE

**RIVER POINTE PLAZA**

AMC THEATRES vca animal hospitals Starbucks Jersey Mike's  
TACO BELL Carls Jr. La Puente RESTAURANT LEGACY SHOOTING CENTER



JORDAN LANDING

TARGET sam's club PET SMART OfficeMax BARNES & NOBLE  
LOWE'S BEST BUY DICK'S Sporting Goods at home carter's OLD NAVY Nike  
Burlington KOHL'S Michaels Ashley HOMESTORE BOOT BARN ROSS DRESS FOR LESS SALLY BEAUTY  
HOT TOPIC CINEMARK

Wienerschnitzel All Star BOWLING & ENTERTAINMENT jiffylube HIGH POINT COFFEE  
SUBWAY PC LAPTOPS MCDONALD'S ZIONS BANK  
AUDIBEL CHOPFUKU チョップク FURNISHH YOUR HOME'S BEST FRIEND

VASA FITNESS

JORDAN Auxiliary SERVICES

TEE TIME GOLF

Sprinter SUPPLY COMPANY

Sprinter SUPPLY COMPANY

WALGREENS

CVS pharmacy

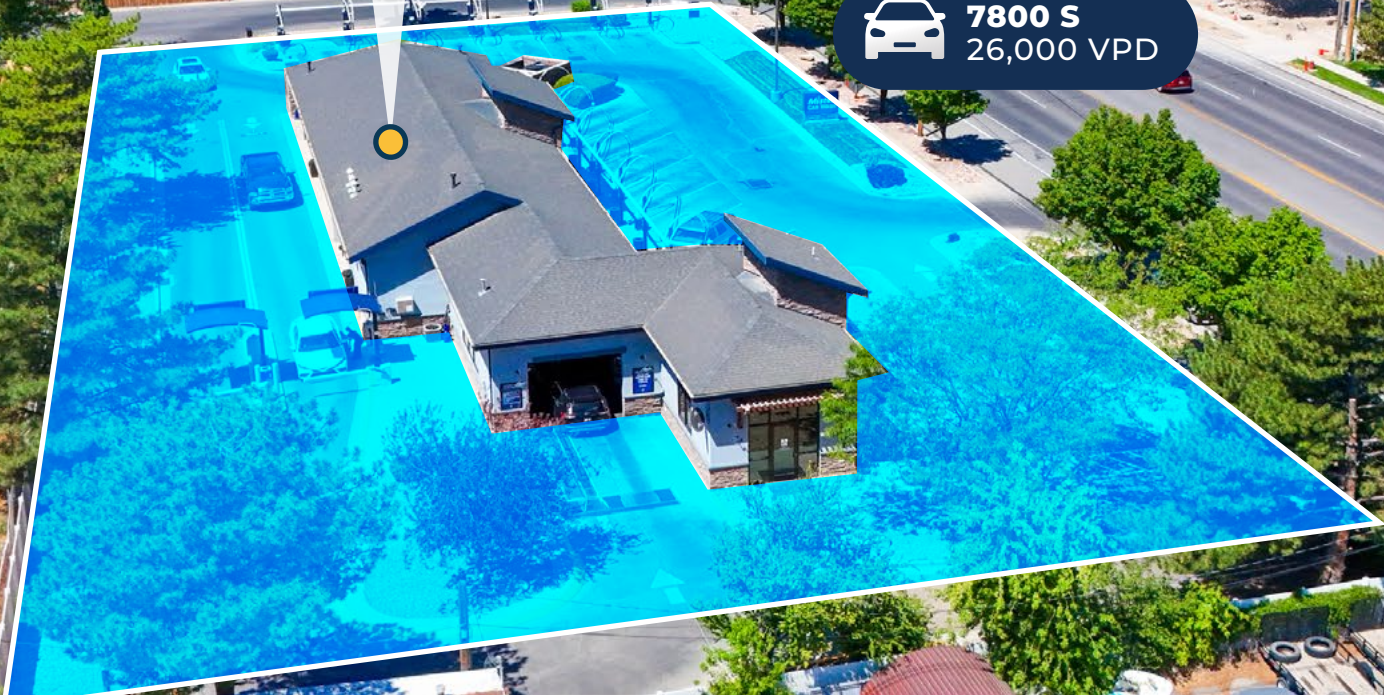
King Arthur SELF STORAGE

GERMAN AUTO SPECIALISTS

APPLIANCE OUTLET

Mister CAR WASH

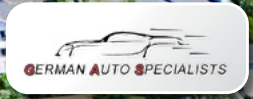
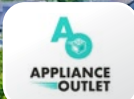
7800 S  
26,000 VPD







**STATION AT GARDNER MILL**  
APARTMENTS  
AVERAGE RENT PRICE  
\$2000/MONTH



**7800 S**  
26,000 VPD

**SERVICE AUTO EXPERT**



## TENANT SUMMARY

# Mister CAR WASH®

**\$994.7M**  
REVENUE (2024)

**518+**  
STORES

**6,640**  
EMPLOYEES

**≈\$2.2B**  
MARKET CAP

**Tucson, AZ**  
HEADQUARTERS

**1969**  
FOUNDED

Mister Car Wash (NYSE: MCW) is the largest express car-wash operator in North America. Founded in 1969 in Houston and now headquartered in Tucson, Arizona, the company offers exterior and interior wash services anchored by its Unlimited Wash Club® subscription, which accounts for more than 70% of wash sales. As of March 31, 2025, Mister operated 518 conveyORIZED washes across 21 states and employed roughly 6,600 people.

For FY 2024 the company generated \$994.7 million in net revenue, a 7% year-over-year gain, and posted 14% EBITDA growth in Q1 2025. Management plans ≈40 additional greenfield openings in 2025, supported by a healthy balance sheet and a market capitalization of roughly \$2.2 billion (July 24, 2025). All operating obligations under the subject lease are guaranteed by Car Wash Partners, Inc., the corporate parent of Mister Car Wash.







REPRESENTATIVE

Year	Annual	Monthly
September 11, 2025	\$210,070	\$17,506
September 11, 2026	\$213,221	\$17,768
September 11, 2027	\$216,420	\$18,035
September 11, 2028	\$219,666	\$18,306
September 11, 2029	\$222,961	\$18,580
September 11, 2030	\$226,305	\$18,859
September 11, 2031	\$229,700	\$19,142
September 11, 2032	\$233,146	\$19,429
September 11, 2033	\$236,643	\$19,720
September 11, 2034	\$240,192	\$20,016
September 11, 2035	\$243,795	\$20,316
September 11, 2036	\$247,452	\$20,621
September 11, 2037	\$251,164	\$20,930
September 11, 2038	\$254,931	\$21,244
September 11, 2039	\$258,755	\$21,563

LEASE SUMMARY

Tenant:	Mister Car Wash
Guaranty:	Car Wash Partners, Inc.
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Sept. 11, 2020
Lease Expiration:	Sept. 30, 2040
Term Remaining:	15 Years
Increases:	1.5% Annually
Options:	Four, 5 Year







# WEST JORDAN

## SALT LAKE CITY MSA

**\$1.3M**

**MSA POPULATION –  
SALT LAKE CITY MSA**

**\$147.5B**

**GDP (SALT LAKE  
CITY MSA)**

**45,000**

**EMPLOYEES  
INTERMOUNTAIN  
HEALTHCARE**

**5,400**

**EMPLOYEES  
DELTA AIR LINES**

**35,236**

**STUDENTS  
UNIVERSITY OF UTAH  
ENROLLMENT**

**\$5.1B**

**SALT LAKE  
CITY AIRPORT  
REDEVELOPMENT  
PROGRAM**

**West Jordan**, sits 14 miles south-west of downtown Salt Lake City in Salt Lake County, the urban core of the 1.3 million-resident Salt Lake City Metropolitan Statistical Area. The MSA's economy—valued at \$147.5 billion in 2023—benefits from a diverse mix of sectors, including information technology, healthcare, aerospace, logistics and financial services. Major employers range from Intermountain Healthcare (≈45,000 employees) and the University of Utah to Delta Air Lines' 5,400-person hub at Salt Lake City International Airport.

Infrastructure investment is accelerating regional growth. The state has green-lit \$1.4 billion in 2024 UDOT projects, while the multi-phase \$5.1 billion “New SLC” airport redevelopment (completion 2026) is expanding capacity to 34 million passengers annually. Meanwhile, Utah's “Silicon Slopes” corridor—home to more than 1,000 tech firms—continues to draw talent and capital, helping Salt Lake City earn the #3 spot on Milken's 2025 Best-Performing Cities Index.



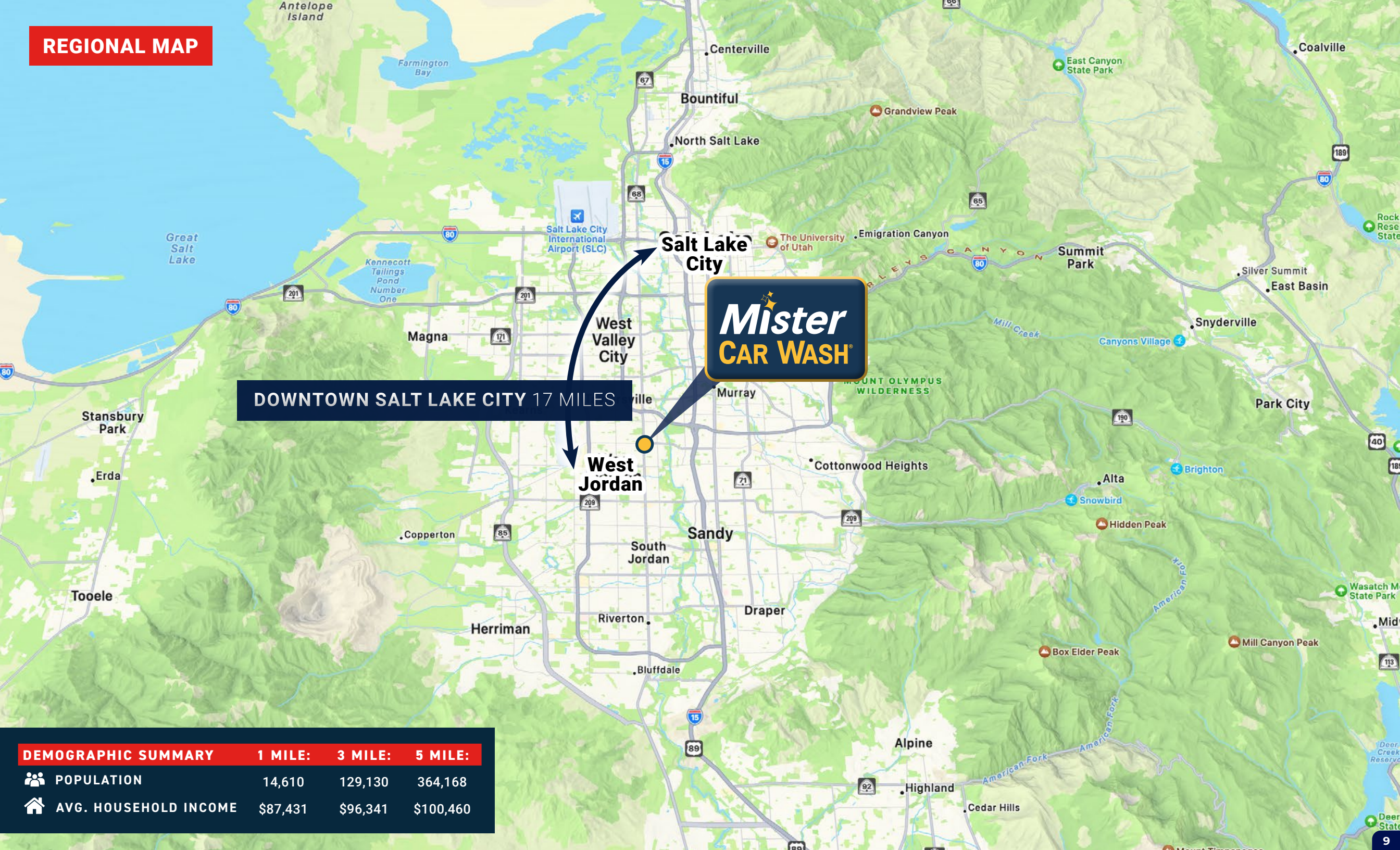
WEST JORDAN



SALT LAKE CITY



REGIONAL MAP



DOWNTOWN SALT LAKE CITY 17 MILES

DEMOGRAPHIC SUMMARY	1 MILE:	3 MILE:	5 MILE:
POPULATION	14,610	129,130	364,168
AVG. HOUSEHOLD INCOME	\$87,431	\$96,341	\$100,460



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