



MISTER CAR WASH

MONROE (ATLANTA MSA), GA

Marcus & Millichap
THE DELTONDO GROUP

Mister CAR WASH®

170 Martin Luther King Jr Boulevard.,
Monroe, GA

\$4,800,000
PRICE

6.25%
CAP

\$300,213
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built / Remodeled:	2009/ 2019
Building Area	3,138 SF
Land Area	28,750 SF

INVESTMENT HIGHLIGHTS



13.5 YEARS REMAINING ABSOLUTE NET LEASE

Brand-Backed Lease With Zero Landlord Responsibilities; Tenant Responsible For All Operating Expenses, Maintenance, Roof & Structure



1.5% ANNUAL RENT INCREASES

Contractual Annual Increases Throughout Primary Term Provide Predictable NOI Growth Through 2039



CORPORATE TENANT GUARANTY FROM CAR WASH PARTNERS

Lease To Car Wash Headquarters, Inc.
With Guaranty From Car Wash Partners, Inc.,
A Delaware Corporation



2009 CONSTRUCTION RENOVATED 2019

Modern Tunnel Car Wash Facility (3,138 SF)
Situated On A 28,750 SF Parcel With
Established Customer Base



STRATEGIC RETAIL CORRIDOR

Located Along One Of Monroe's Major
Thoroughfares With Connectivity To U.S.
Route 78 (14,300 VPD) And Direct Access
To Atlanta MSA



PART OF THE EXPANDING ATLANTA MSA

Monroe Sits Within The Atlanta Metropolitan
Area between Atlanta and Athens —
One Of The Largest And Fastest-Growing
MSAs In The Southeast



RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent
Current - 9/30/2024	\$287,099	\$23,925
10/1/2024 - 9/30/2025	\$291,405	\$24,284
10/1/2025 - 9/30/2026	\$295,777	\$24,648
10/1/2026 - 9/30/2027	\$300,213	\$25,018
10/1/2027 - 9/30/2028	\$304,716	\$25,393
10/1/2028 - 9/30/2029	\$309,287	\$25,774
10/1/2029 - 9/30/2030	\$313,926	\$26,161
10/1/2030 - 9/30/2031	\$318,635	\$26,553
10/1/2031 - 9/30/2032	\$323,415	\$26,951
10/1/2032 - 9/30/2033	\$328,266	\$27,356
10/1/2033 - 9/30/2034	\$333,190	\$27,766
10/1/2034 - 9/30/2035	\$338,188	\$28,182
10/1/2035 - 9/30/2036	\$343,261	\$28,605
10/1/2036 - 9/30/2037	\$348,410	\$29,034
10/1/2037 - 9/30/2038	\$353,636	\$29,470
10/1/2038 - 9/30/2039	\$358,940	\$29,912

LEASE SUMMARY

Tenant:	Car Wash Headquarters, Inc.
Guaranty:	Car Wash Partners, Inc., a Delaware Corporation
Type of Ownership:	Fee Simple
Lease Type:	Absolute Net
Landlord Responsibilities:	None
Rent Commencement:	9/12/2019
Lease Expiration:	9/30/2039
Term Remaining:	13.5 Years Remaining
Increases:	1.5% Annual
Options:	2x5 Years



THE LARGEST CAR WASH CHAIN IN THE UNITED STATES

Mister Car Wash, founded in 1969 in Houston, Texas, is the largest car wash company in the United States. Headquartered in Tucson, Arizona, the company has expanded through a combination of strategic acquisitions and organic growth, establishing itself as a dominant force in the automotive services industry. Mister Car Wash operates a highly efficient express tunnel wash model supported by its successful Unlimited Wash Club® (UWC) subscription platform, which generates recurring revenue and strengthens customer loyalty.

As of year-end 2025, Mister Car Wash operates more than 548 locations across 21 states, primarily concentrated in high-growth Sunbelt and suburban markets. The company serves approximately 2.3 million Unlimited Wash Club members and employs over 8,000 people nationwide. In 2025, Mister Car Wash surpassed \$1 billion in annual revenue for the first time in company history, generating approximately \$1.05 billion in net revenue. The company continues to expand aggressively through new greenfield developments and acquisitions while maintaining a fully corporate-operated platform with no franchised locations.



\$1.05B+
REVENUE

548+
CAR WASHES

8,000
EMPLOYEES

2.3M
ACTIVE MEMBERS

1969
FOUNDED





 **Monroe Area HS**
1,205 students

MONROE PAVILION

publix **Marshalls** **petsense** **OLD NAVY**

five BELOW **planet fitness** **ULTA BEAUTY** **MATTRESS FIRM** **RACK ROOM SHOES** **WNB FACTORY** **WINGS BURGERS TENDERS** **WHATABUGGER**

Walmart 
DISTRIBUTION CENTER

 **ATHENS TECHNICAL COLLEGE**
1958
1,000+ STUDENTS
\$50M TOTAL ANNUAL REVENUE

MONROE PLAZA

Quality **FAMILY DOLLAR** **Roses**

the Y

Walmart 

Davita

NUCOR
WAREHOUSE SYSTEMS

SHOPS AT BREEDLOVE

OLLIE'S  **GOOD STUFF CHEAP**

CITITRENDS **HARBOR FREIGHT**
QUALITY TOOLS LOWEST PRICES

PAPA JOHN'S **Panera** **Wendy's** **Pizza Hut** **TACO BELL**

DOLLAR TREE **Arbys** **IHOP**

THE HOME DEPOT

78 14,300 VPD

Starbucks **Chick-fil-A** **MOE'S**
BANK OF AMERICA **SMOOTHIE KING** **FIREHOUSE SUBS**
BURGER KING

 **Hwy 138**
22,700 VPD

Mister CAR WASH

 **Spring St**
11,100 VPD

Pepp Boys **Waffle House**

Applebee's **LONGHORN STEAKHOUSE**
ZAXBY'S **Pinnacle Bank**

 **GEORGE WALTON ACADEMY**
EST. 1949
761 STUDENTS
\$13.7M ANNUAL REVENUE
229 EMPLOYEES
TOP 50 PRIVATE SCHOOL IN GEORGIA

 **Piedmont WALTON**
77 LICENSED BEDS
\$160M TOTAL ANNUAL REVENUE
450+ EMPLOYEES

SHOPS OF MONROE

TSC TRACTOR SUPPLY CO **MCDONALD'S**
DUNKIN' **Domino's**

TOKYO
SUSHI & HIBACHI

 **GREAT OAKS**
SENIOR LIVING
A place you'll love to call home

 **MONROE FAMILY COSMETIC DENTISTRY**  **ST. MARY'S HEALTH CARE SYSTEM**
A Member of Trinity Health
Women's Health Associates
OF WALTON PC

Piedmont
WALTON
77 LICENSED BEDS
\$160M TOTAL
ANNUAL REVENUE
450+ EMPLOYEES

DOLLAR TREE **Arby's** **IHOP**

THE HOME DEPOT

Pepp Boys **Waffle House**

BURGER KING

Walmart

BANK OF AMERICA

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TSC TRACTOR SUPPLY CO

Domino's

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enterprise

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Hwy 138
22,700 VPD



MONROE GA

ATLANTA MSA

6.4M+

POPULATION
ATLANTA MSA

\$570B+

GDP
ATLANTA MSA

103,000+

EMPLOYEES
DELTA AIR LINES

60,000+

EMPLOYEES
THE HOME DEPOT

15,000+

EMPLOYEES
UPS

43,800+

STUDENTS
UNIVERSITY OF
GEORGIA

52,000+

STUDENTS
GEORGIA STATE
UNIVERSITY

Monroe, Georgia is located approximately 45 miles east of downtown Atlanta within Walton County and is part of the Atlanta–Sandy Springs–Alpharetta Metropolitan Statistical Area—one of the largest and fastest-growing metropolitan regions in the United States. The Atlanta MSA exceeds 6.3 million residents and continues to experience steady in-migration driven by corporate relocations, favorable tax policies, and a diversified economic base. Major industries include logistics, technology, healthcare, film production, and financial services.

Monroe benefits from proximity to U.S. Route 78, providing direct connectivity to Atlanta and Athens, as well as access to Interstate 20. The area has seen steady residential growth as households seek more affordable housing alternatives outside the urban core. Walton County continues to experience population expansion driven by new residential subdivisions, retail corridor development, and infrastructure investment supporting commuter traffic patterns into metro Atlanta.



MONROE, GA



GEORGE WALTON ACADEMY
TOP 50 PRIVATE SCHOOL IN GEORGIA

REGIONAL MAP



Mister
CAR WASH®

Athens

DOWNTOWN ATHENS 25 MILES

DOWNTOWN ATLANTA 45 MILES

Monroe

Atlanta

Demographic Summary		1 Mile	3 Mile	5 Mile
	Population	1,180	22,237	36,862
	Avg. Household Income	\$76,788	\$67,151	\$75,928

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UNLIMITED
WASH CLUB®

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