

OFFERING MEMORANDUM

FOR SALE | MISTER CAR WASH | 15-YEAR ABSOLUTE NNN LEASE
15,000+ RESIDENTIAL UNITS UNDER CONSTRUCTION NEARBY



Representative Photo



CBRE

Mister
CAR WASH[®]

17112-17122 MAIN ST, HESPERIA, CA 92345

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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EXECUTIVE SUMMARY

The Offering

The property located at 17112-17122 Main Street in Hesperia, CA is subject to a brand new 15-year absolute triple net (NNN) ground lease with the largest and best-in-class car wash operator in the US. Excellent street visibility, easy ingress and egress, high vehicle counts and close proximity to the Silverwood master planned residential community all benefit the asset. In 2025 the operator, Mister Car Wash, Inc. (Nasdaq: MCW) built a car wash using the most advanced technology and highest quality equipment to deliver exemplary service to its customers. Mister Car Wash has an excellent presence in the High Desert region and this additional unit in Hesperia will further their dominance in the car wash sector in this region.



Investment Highlights



EXCEPTIONAL OFFERING

Absolute triple net (NNN) Corporate ground lease, resulting in zero landlord responsibilities.



PRIME LOCATION

Location benefits from high visibility, excellent traffic on Main Street and with over 15,000 residential units at build out close proximity to the Silverwood master planned community.



INDUSTRY LEADING BRAND

The Nation's largest car wash brand, with over 500 locations has a strong reputation for quality service and customer satisfaction.



STATE OF THE ART FACILITIES



uses the latest technology and most advanced equipment, ensuring efficient and high-quality service to customers for decades in the future.



DOMINANT CAR WASH OPERATOR IN REGION

Thru both acquisition and organic expansion



is the leading express car wash operator in the High Desert region



STRONG GROWTH OF CAR WASH INDUSTRY

The car wash industry in the US is expected to be greater than \$20B annually before the year 2030. The internet resistant industry has been propelled by over 80% of vehicle owners using professional car wash services. Customers enjoy the speed, convenience and affordability of the express car washes.



PRICE
\$3,333,333



NOI
\$200,000



CAP RATE
6.00%

PROPERTY DESCRIPTION AND LEASE ABSTRACT

Property Overview

ADDRESS	17112-17122 Main St, Hesperia, CA 92345
MARKET/SUBMARKET	High Desert
LOT SIZE	1.38 AC
YEAR BUILT	2025
PARCEL #	0410-134-12-0000 & 0410-134-11-0000

Lease Abstract

TENANT:	Mister Car Wash
ADDRESS:	17112 & 17122 Main St., Hesperia, CA
PRICE:	\$3,333,333
CAP RATE:	6.00%
NOI:	\$200,000
LOT SIZE:	1.38 Acre
YEAR BUILT:	2025
LEASE TYPE:	Ground Lease
PRIMARY LEASE TERM:	15 Years
TERM REMAINING:	15 Years
RENTAL INCREASES:	10% Every 5 Years
RENEWAL OPTIONS:	4 Options
LEASE GUARANTOR:	Corporate

ABSOLUTE NET GROUND LEASE: Lease is an “absolute net” ground lease and Lessee shall pay the fixed minimum rent, additional rent and all other sums required of Lessee under the lease, undiminished from all costs, expenses and obligations of every kind relating to the Leased Premises.

MAINTENANCE & REPAIRS: Lessee is responsible for general maintenance, repairs and alterations of the improvements on the Leased Premises as specified in Article V.

INSURANCE: Lessee must maintain public liability insurance, business interruption insurance and other required insurance as outlined in Article VII.

TAXES & ASSESSMENTS: Lessee is responsible for paying all taxes, assessments, and other charges as described in Article VIII.

UTILITIES: The cost of all utility services required for the Leased Premises shall be the sole responsibility of the Lessee.

LANDLORD'S REPAIRS & MAINTENANCE: None. Lessor shall have no obligation to install, repair or maintain the Leased Premises or the Improvements located thereon.





About Mister Car Wash |
Inspiring People to Shine®

Headquartered in Tucson, Arizona, Mister Car Wash, Inc. (NASDAQ: MCW) operates over 500 locations and has the largest car wash subscription program in North America. With a passionate team of professionals, advanced technology, and a commitment to exceptional customer experiences, Mister Car Wash is dedicated to providing a clean, shiny, and dry vehicle every time. The Mister brand is deeply rooted in delivering quality service, fostering friendliness, and demonstrating a genuine commitment to the communities it serves while prioritizing responsible environmental practices and resource management. To learn more visit www.mistercarwash.com.

TUCSON, Ariz.--(BUSINESS WIRE)-- Mister Car Wash, Inc. (the “Company”) (Nasdaq: MCW), the nation’s largest car wash brand, today announced its financial results for the quarter and year ended December 31, 2024. “I am pleased with the strength of our fourth quarter and full year 2024 performance. Against a challenging consumer backdrop and increased competition, we delivered record revenue and EBITDA with our results improving as the year progressed. None of it would’ve been possible without the execution and passion of our exceptional team,” commented John Lai, Chairperson and CEO of Mister Car Wash. “In addition, our subscription business remained a highlight, led by our premium Titanium offering, while retail sales trends showed meaningful improvement. Looking ahead, I’m confident that our approach to scaling the business will drive sustained growth and market share gains over the long term and deliver increased value for our shareholders.”

Fourth Quarter 2024 Highlights

- Net revenues increased 9% to \$251.2 million, up from \$230.1 million in the fourth quarter of 2023.
- Comparable-store sales increased 6.0% during the quarter.
- UWC sales represented 75% of total wash sales compared to 74% in the fourth quarter of 2023.
- Added approximately 14 thousand net new UWC members in the fourth quarter and had over 2.1 million members as of December 31, 2024.
- Opened new carwashes last quarter bringing the total net number of car wash locations operated to 514 as of December 31, 2024.



AERIAL MAP



SITE PLAN

JELLICO AVE

Self-Storage Facility

**Mister
CAR WASH**
17112-17122
Main St
6,474 SF

Red Baron Pizza

MAIN ST



LOCATION OVERVIEW

Hesperia, CA

Hesperia has become known, not only for affordable housing, but also for the pleasant desert climate, clean air, beautiful scenery and sunsets and hometown essence that Hesperia has to offer.

A variety of housing opportunities are available including:

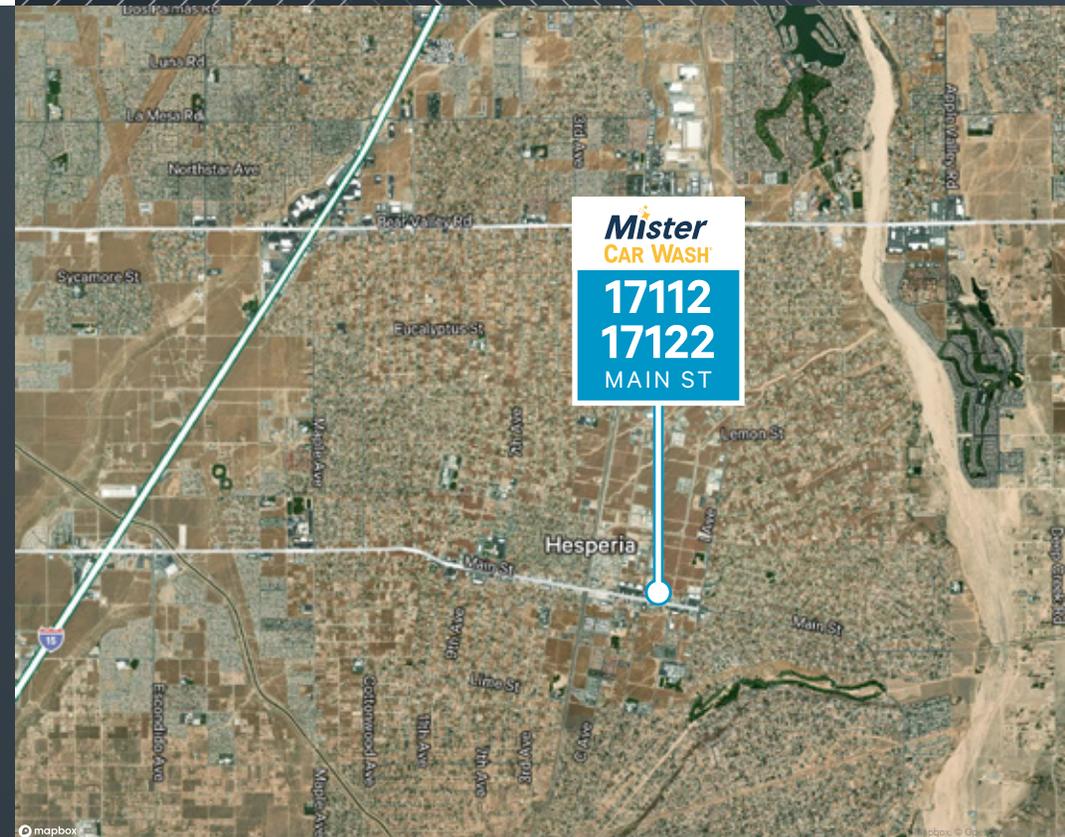
- Custom-built villas overlooking Hesperia Lakes
- Modern, amenity-rich subdivisions
- Large-lot residential zoning (enjoy a rural lifestyle with the benefits of City services)
- Our wonderful City is just minutes from the Cajon Pass, providing a minimal commute time to the nearby Ontario, San Bernardino and Riverside areas.

Hesperia's growing population has prompted an increase in business growth throughout the City.

Demographics

Hesperia has a population of just over 85,000 residents, growing to over 125,000 residents at build out of the Silverwood community. The City continues to grow as people are drawn to the beauty of the High Desert, Affordability of housing, Strong public school system and ease of commute to local and regional places of business. The average household income is approximately \$85,000 with forecasts for the income levels to increase as the Silverwood Community builds out to over \$100,000 by 2029.

Hesperia is part of the High Desert region with a total population of over 530,000 residents with 385,000 of those residents living within the Victor Valley portion of this region. The Victor Valley as well as the greater High Desert region continues to prosper with ample employment, affordable housing and a strong quality of life.



SILVERWOOD, CA

A Charming California Location

In southern California's vast Inland Empire, Silverwood is the place where you can wake up to towering mountains and rolling desert landscape, and at the end of the day, take the most beautiful drive home in the country on your daily commute.

Silverwood is ideally located in Hesperia, California, where rolling foothills and sweeping mountain views evoke the wonder of a national park. Folded into the Mojave River Valley and nestled next to the San Bernardino National Forest, the community is 19 miles from San Bernardino's major employment centers, 28 miles from Ontario, and 63 miles from Los Angeles.

The Silverwood community will include 15,633 dwelling units on over 9,360 acres. Phase 1 is under construction currently and consists of 2,100 residential units.

Silverwood is only 3.5 miles from the Mister Car Wash site at 17112 Main Street. This means the site will be less than an 8 minute drive from this master planned community of over 15,633 residential units at build out. Thats likely over 50,000 people added to the trade area.



Community Club & Recreation Facility

387

Acres of Parks

107

Miles of Paths & Paseos

