



Blue Whale Car Wash

Real Estate & Business For Sale

6611 N. Thornydale Rd, Tucson, AZ 85741



JACK MCANDREW

Vice President
Echo West Capital Advisors
(602) 509 - 5800
JMcAndrew@EchoWest.com

RYAN MORONEY

Partner
Echo West Capital Advisors
(602) 421 - 9100
RMoroney@EchoWest.com

TIM WESTFALL

Partner
Echo West Capital Advisors
(602) 628 - 6298
TWestfall@EchoWest.com

ROGER PENCEK

President, Broker
Car Wash Brokers
(602) 770 - 4040
Roger@CarWashBrokers.com

JOHN MITCHELL

Vice President
Car Wash Brokers
(602) 909 - 9605
John.M@CarWashBrokers.com

DEAL SUMMARY



Address

6611 N. Thornydale Rd
Tucson, AZ 85741

Asking Price

\$4,300,000

EBITDA (2023)

Nearly \$560,000

EBITDA Multiple

7.5X+

Monthly Members

Over 270 Members

Drone Photos

Click [here](#)





PROPERTY SUMMARY

Request	Property Information
Site Address	6611 N Thornydale Rd, Tucson, AZ 85741
Date Site Opened for Business as Blue Whale	December 12 th , 2022
Point of Sale (POS) / XPT System	DRB
Number of POS Stations	One (1)
Property OWNED or LEASED?	Owned
What is the lot and building size?	Lot Size: 0.68 AC and Building Size: 5,377 SF
What services do you offer? (e.g. Express, Full Serve, Detailing, etc.)	Express, Full-Service, and Detailing
Wash Menu Pricing for Express Wash	Exterior Express Wash - \$8, Exterior Express Wash - \$11 or \$22/Monthly, Exterior Express Wash - \$14 or \$27/Monthly, and Exterior Express Wash - \$18 or \$32/Monthly
Wash Menu Pricing for Full-Service	Full-Service Wash - \$15.99, Works - \$21.99 or \$34.99/Monthly, Supreme - \$26.99 or \$39.99/Monthly, and Unlimited - \$33.99 or \$49.99/Monthly
Wash Menu Pricing for Detail Services	Full-Service Wash - \$15.99, Works - \$21.99 or \$34.99/Monthly, Supreme - \$26.99 or \$39.99/Monthly, and Unlimited - \$33.99 or \$49.99/Monthly
Tunnel Length	110 Feet
Conveyor Type (Belt/Chain)	Chain
Number/Type of Vacuums	Two (2) Central Vacuum Systems
Number of Unlimited Wash Club Members As of July 22 nd , 2024	Over 270 Unlimited Wash Club Members
Employee Breakdown	Total Number of Employee's: 25-33 Number of Full-Time Employee's: 23 Number of Part-Time Employee's: 5-10
Traffic Counts (Thornydale Rd & Orange Grove Rd)	Combined Traffic Count: (76,115 VPD)
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 7,954 People 3-Mile Radius: 54,035 People 5-Mile Radius: 127,609 People
Is there any notable competition coming in within 3 miles?	Surf Thru Express - 0.4 Miles Away, Clean Freak - 1.5 Miles Away, and Mister Car Wash - 2.4 Miles Away
Full Year Sales 2023	Over \$1,260,000
EBITDA Full Year 2023	Nearly \$560,000
EBITDA to Total Sales	Over 45%

PROPERTY HIGHLIGHTS



High Barriers of Entry | Re-Brand & Open Quickly!

Rare opportunity to penetrate three dense submarkets within a major MSA -- the offering provides a prospective buyer the ability to acquire three Blue Whale car wash locations as a portfolio. Purchase, re-brand and open quickly to bypass all friction costs associated with greenfield/ground-up development including increasing construction costs and other delays.

Generational Real Estate | Outparcel to Costco & Home Depot

Blue Whale conveniently sits as an immensely rare out-parcel to both a Costco and a Home Depot with prime street frontage off of Thornydale Road. This Costco is the only Costco store within a 14-mile stretch attracting customers from every corner of the Northwest Valley of Tucson. Other major retailers and traffic drivers within the immediate proximity include Top Golf, Sprouts, and Sportsman's Warehouse to name a few.

Highly Profitable Location | Strong Revenues

Revenue exceeded \$1,260,000 over the past three years with EBITDA representing over 45% of sales in that same year making Thornydale an accretive investment for any prospective operator.

20+ Years of Operating History | Local Staple

The subject property has operated as a full-service car wash provider at this location since 2002, providing Northwest Tucson with a quality wash experience for over 22 years.

Hard Corner Location | I-10 Proximity

Blue Whale is located prominently on the hard corner of a signalized intersection that sees nearly 40,000 vehicles per day with another 76,000+ VPD at the nearest major intersection of Orange Grove/Thornydale with immediate proximity to the I-10 Freeway.

Built-In Customer Base | Regional Feeder Location

With over 127,000 people within a 5-mile radius, Blue Whale serves a number of Northwest Tucson communities including Marana, Oro Valley, and Flowing Wells. The immediate intersection off the I-10 & Thornydale is a regional feeder location with every major, high-traffic retailer accounted for.

2nd Largest City in Arizona | Home to the University of Arizona

Tucson, Arizona is Arizona's 2nd largest city with a population that is just under 1.1M and is the largest in Pima County, which consists of over 14% of Arizona's total population. The Tucson area boasts a relatively low cost of living with a competitive disposable income compared to other major metros on the West Coast of the United States making it an attractive MSA to live in. Tucson is also home to the University of Arizona, the state's second largest university with over 44,000 on-campus students.

CAR WASH TUNNEL EQUIPMENT BREAKDOWN



Equipment List for Thornydale Location	Quantity	Other Information
Central Vacuum	2	(1) 20HP & (1) 10HP
Continental Washing Machine	2	
Air Compressor	2	
Conveyor Power Pack	1	(1) 10HP
Blower	6	(5) 15HP & (1) 10HP
Booster Pump	1	
Power Wash Station	1	
Tunnel Relay Station	1	Upgraded Dec 2020
Wrap Power Pack	1	
Side Wheel Power Pack	1	
Omni Power Pack	1	
Octo Glaze Unit	1	
Omni Unit / 2 High Pressure Pumps	1	
Mixing Station	1	
Soft Water Units	3	
STS Mitter	1	
Side Rocker Panel	1	
Wrap Around Brushes	1	Set
FTB Mitter Curtain	2	
Rim Cleaner Unit	1	
Wheel Polish Unit	1	
Rinse Arches	4	
DRB Manager's Station	1	
DRB POS System	1	
Office Printer/Fax Machine	1	
Safe	1	
Portable Canopy	3	On Wheels
Windmaster Sign	1	
Manager Office Desk & Storage Rack	1	
Credit Card Machine	1	
Security System	1	
Portable Swamp Cooler	1	
Air Conditioner	3	
Swamp Cooler	4	
Ice Machine	1	

PROPERTY PHOTOS



PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL



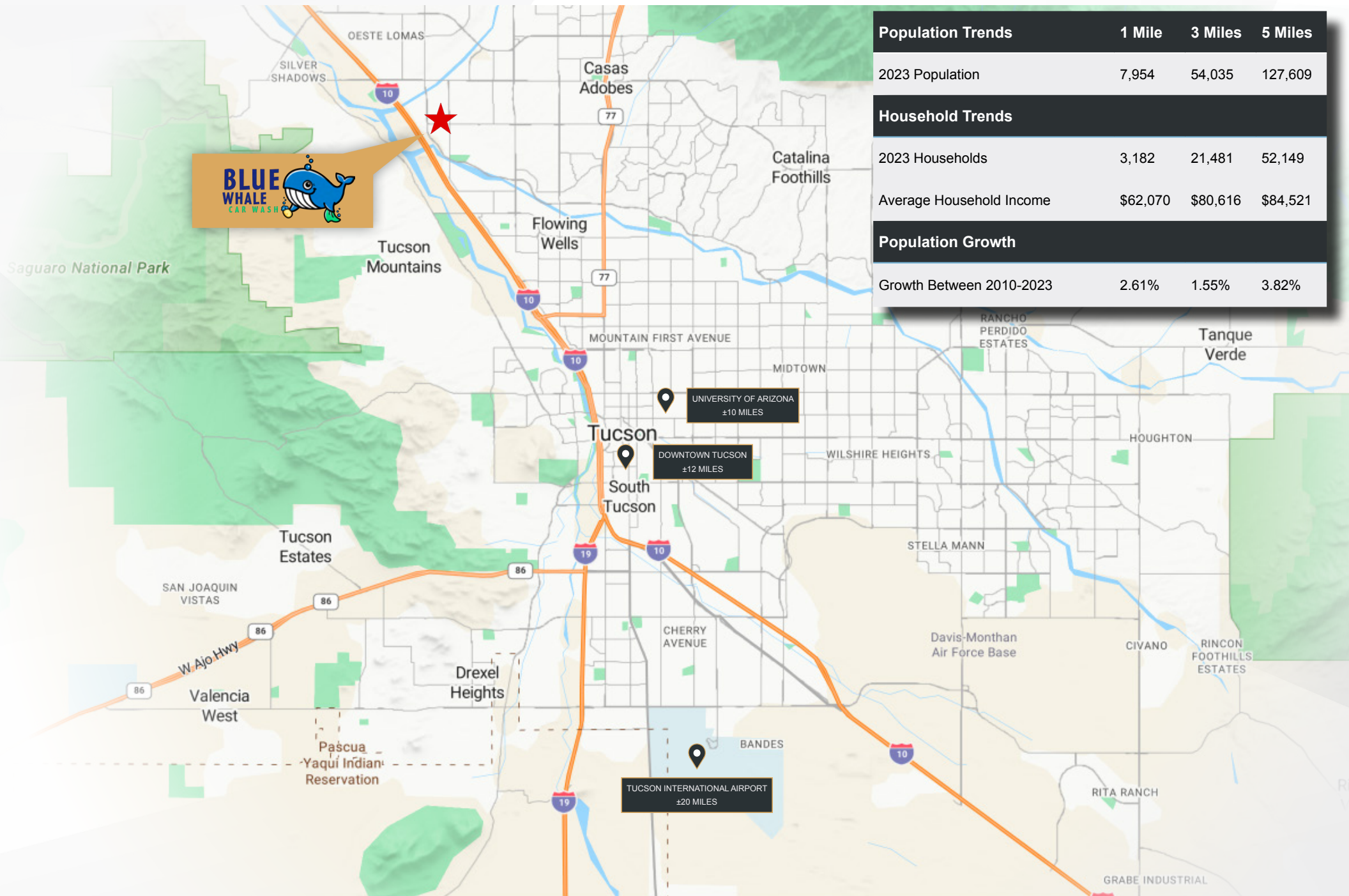
I-10 CORRIDOR - Northwest Tucson

NEW DEVELOPMENTS WITHIN 5 MILES



1	Amavida Marana 200 MF Units (Under Construction)
2	Aerie Northwest 114 MF Units (Under Construction)
3	Villa Cielo Cortaro 196 Units (Under Construction)
4	San Luciano Townhomes 50 Units (Under Construction)
5	Luxury Tucson Townhomes 46 Units (Proposed)
6	The Alexander 209 Apartment Units (Under Construction)
7	Solstice Marana 392 Apartment Units (Under Construction)
8	New Phase at Marana Marketplace 45,000 SF of additional retail to be built (Proposed)

DEMOGRAPHICS - Tucson, AZ



LOCATION OVERVIEW - Tucson, AZ

Tucson is the second-largest city in Arizona and the county seat of Pima County. It's no accident that the Tucson region is home to more than a million residents and hosts more than 7 million visitors a year. Tucson's strategic location provides easy and fast access to California, Mexico and Texas - three of the world's largest economies. Tucson is less than an hour from Mexico, Arizona's number one trading partner; and an hour and a half from Phoenix, the nation's fifth-largest city.

Tucson is home to the University of Arizona - established as Arizona's first university in 1885 and now a top 20 public research university of more than 50,000 students and staff from around the world. Tucson hosts a large number of annual events drawing participants and spectators from around the world, including the Tucson Gem, Mineral & Fossil Showcase, All Souls Procession, La Fiesta de los Vaqueros (Tucson Rodeo), Tucson Festival of Books, El Tour de Tucson road bike race, and Cologuard Classic, a PGA Tour Champions Tour Event. This desert oasis is not only a premier vacation destination but also a great place to live, work, and play - Tucson is the Southwest at its best.

Tucson is growing in jobs, investment & opportunity. Tucson is home to wide open spaces and with an affordable cost of living and doing business, it is seeing major growth with over 14,000 new jobs and a \$6.5 billion impact over the past few years. Couple that with the increased interest in mid-size cities for both business and talent, and Tucson and Southern Arizona are well-positioned for continued growth and expansion. In fact, Tucson ranks Top 25 Next Market for tech talent and No. 6 Best City for Gen Z. Tucson is also part of a top 10 emerging megapolitan region with Phoenix. The region boasts ample land and room to grow, plus access to a massive talent pool with graduates from the University of Arizona, Arizona State University and Pima Community College.



1,024,000

*Current Tucson MSA
Population*



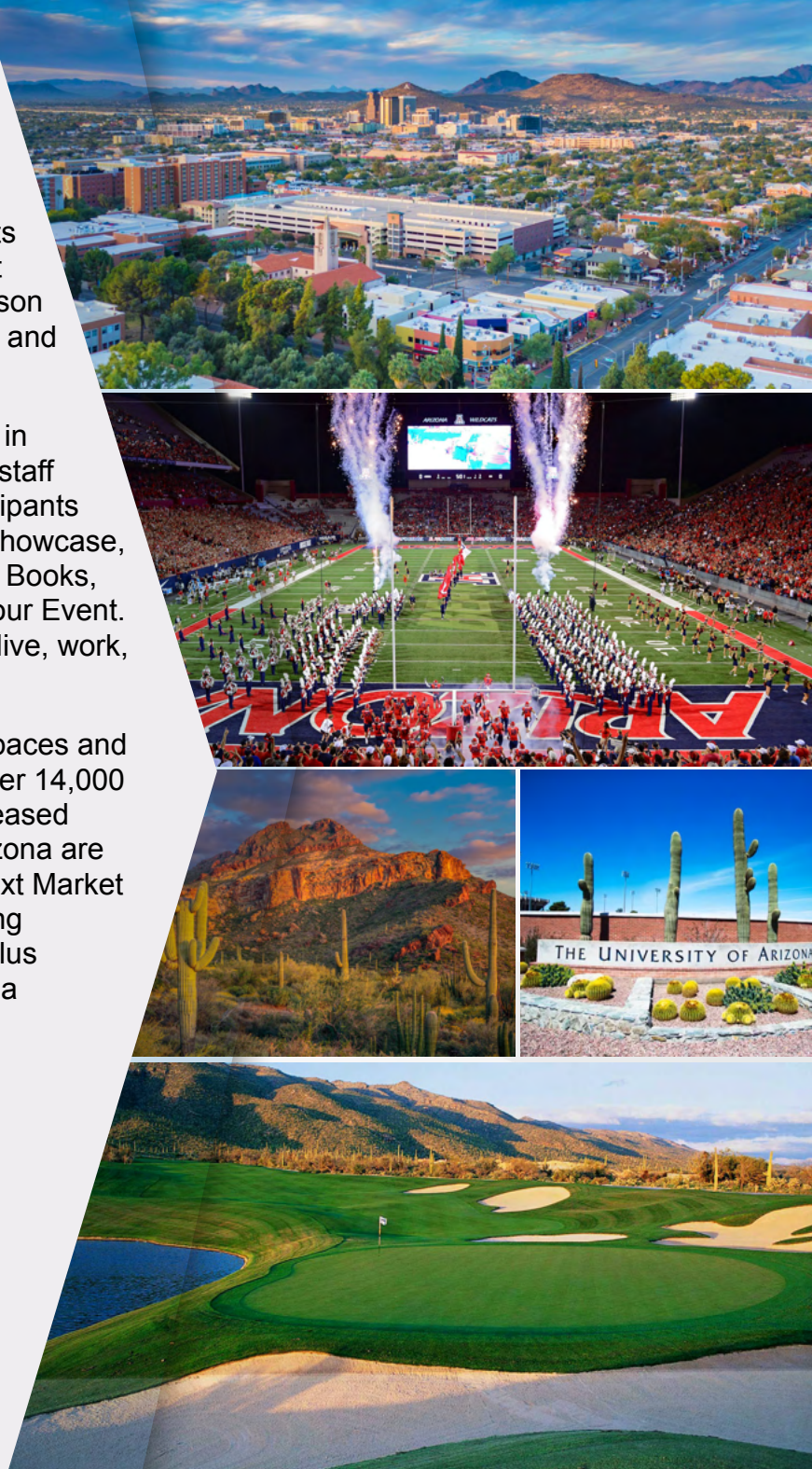
\$64,323

*Median Household
Income*



7.8%

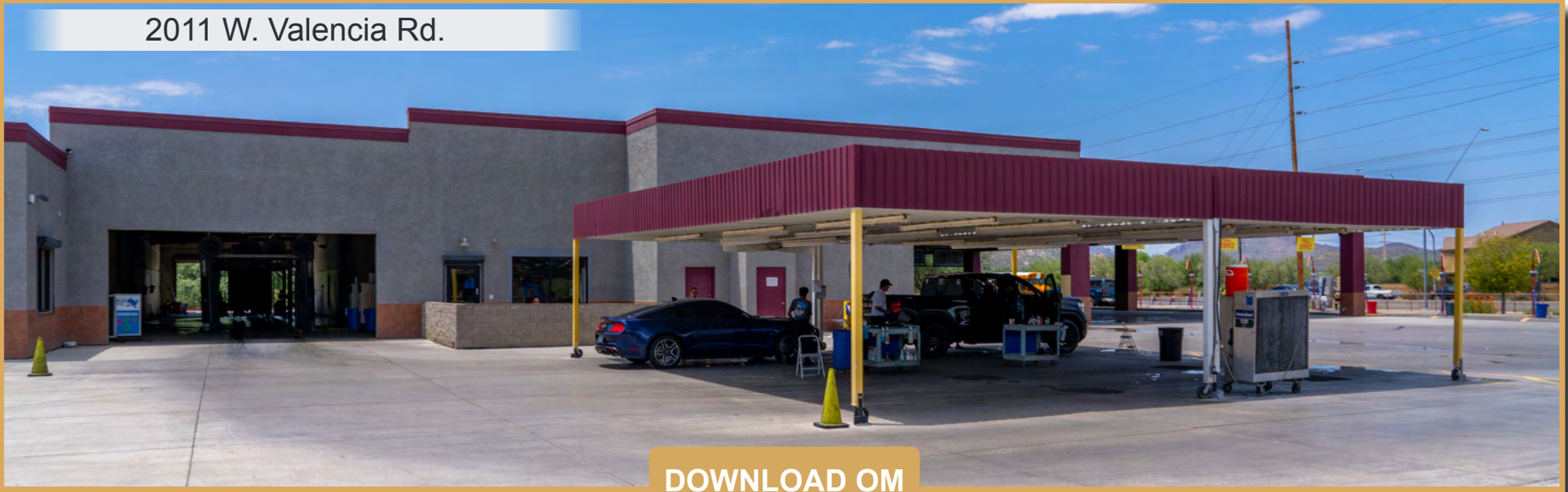
*Population Growth
2010-2020*



ADDITIONAL BLUE WHALE PORTFOLIO OFFERINGS



2011 W. Valencia Rd.



DOWNLOAD OM

7210 E. 22nd St.



DOWNLOAD OM

EXCLUSIVELY PRESENTED BY:

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RYAN MORONEY

Partner

Echo West Capital Advisors

(602) 421 - 9100

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