



Blue Whale Car Wash

Real Estate & Business For Sale

7210 E. 22nd Street, Tucson, AZ 85710



Kolb Road - 49,013 VPD



East 22nd Street - 43,483 VPD



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DEAL SUMMARY



Address
7210 E. 22nd Street
Tucson, AZ 85710

Asking Price
\$3,400,000

EBITDA (2023)
Nearly \$480,000

EBITDA Multiple
7X+

Monthly Members
Nearly 240 Members

Drone Photos
Click [here](#)



PROPERTY SUMMARY



Request	Property Information
Site Address	7210 E. 22nd St, Tucson, AZ 85710
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: 0.83 AC and Building Size: 4,975 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	Express Hand Wash - \$54.99 or \$44.99/Monthly, Superior Clean Interior - \$54.99 or \$44.99/Monthly, Carpet Shampoo - \$54.99 or \$44.99/Monthly, and Seat Shampoo - \$54.99 or \$44.99/Monthly
Tunnel Length	100 Feet
Conveyor Type (Belt/Chain)	Chain
Number/Type of Vacuums	One (1) Central Vacuum System
Number of Unlimited Wash Club Members As of July 22 nd , 2024	Nearly 240 Unlimited Wash Club Members
Employee Breakdown	Total Number of Employee's: 20-25 Number of Full-Time Employee's: 20 Number of Part-Time Employee's: 5
Traffic Counts (22 nd Street & Kolb Road)	Combined Traffic Count: (93,761 VPD)
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 15,157 People 3-Mile Radius: 119,627 People 5-Mile Radius: 216,449 People
Is there any notable competition coming in within 3 miles?	Mister Car Wash - 1.2 Miles Away, Mister Car Wash - 1.0 Mile Away, and Surf Thru Express - 1.8 Miles Away
Full Year Sales 2023	Over \$1,200,000
EBITDA Full Year 2023	Nearly \$480,000
EBITDA to Total Sales	Nearly 40%

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.

▶ Major Retail & High Traffic Corridor | Prime Arterial in Tucson

The immediate intersection of 22nd Street/Kolb Road is one of Tucson's busiest, seeing nearly 95,000 vehicles bringing a consistently steady, influx of drive-by traffic to the foot of Blue Whale on a daily basis. The wash is surrounded by a lengthy list of high traffic retailers including Fry's directly across the street, Sprouts, Safeway, The Home Depot, Wal-Mart Supercenter, Dick's Sporting Goods, Nordstrom Rack, Natural Grocers, Floor & Decor, and Home Goods all within a 2-mile radius.

▶ Highly Profitable Location | Strong Revenues

Revenue exceeded nearly \$1,200,000 over the past three years with EBITDA representing nearly 40% of sales in that same year making 22nd Street an accretive investment for any prospective operator.

▶ Tucson Community Staple | Nearly 45-Year Operating History

The subject property has operated as a full-service car wash since 1980 making it an established staple within the Central Tucson community.

▶ Densely Populated Location | Built-In Customer Base

Blue Whale Car Wash has the luxury of being located in an extremely dense area of Tucson with over 216,000 people residing within just 5 miles and nearly 20,000 people within the immediate 1 mile.

▶ 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 22nd Location	Quantity	Other Information
Central Vacuum	1	(2) Producers, (1) Collector
Continental Washing Machine	2	
Air Compressor	2	
Conveyor Power Pack	1	
Blower	4	
Rinse Arches	2	
Power Wash Station	2	
Tunnel Relay Station	1	
Rim Cleaner Unit	1	
Wheel Polish Unit	1	
Soap Arches	2	
Octo Glaze Unit	1	
Wheel Blaster	2	
Soft Water Units	2	
STS Mitter	1	
Van Brushes	1	Set
FTB Mitter Curtain	1	
DRB Manager's Station	1	
DRB POS System	1	
Office Printer/Fax Machine	1	
Safe	1	
Portable Canopy	2	On Wheels
Monument Sign	1	
Windmaster Sign	1	
Manager Office Desk & Storage Rack	1	
Credit Card Machine	1	
Security System	1	
Portable Swamp Cooler	1	
Air Conditioner	2	
Swamp Cooler	2	
Ice Machine	1	
Portable Swamp Cooler	1	
Air Conditioner	3	
Swamp Cooler	4	
Ice Machine	1	

PROPERTY PHOTOS



PROPERTY AERIAL



BLUE WHALE
CAR WASH

NATURAL GROCERS
ROSS
DRESS FOR LESSSM
Michael's HomeGoods

LOWE'S **Walmart**

FLOOR DECOR &

SPROUTS
FARMERS MARKET
KOHL'S **THE HOME DEPOT**

CHUZE
FITNESS

PEPBOYS

Arby's

POPEYES
LOUISIANA KITCHEN

MIDAS

Kolb Road - 49,013 VPD

East 22nd Street - 43,483 VPD

PROPERTY AERIAL



Downtown Tucson
~8 Miles

THE UNIVERSITY OF ARIZONA
53,187 Students



Kolb Road - 49,013 VPD

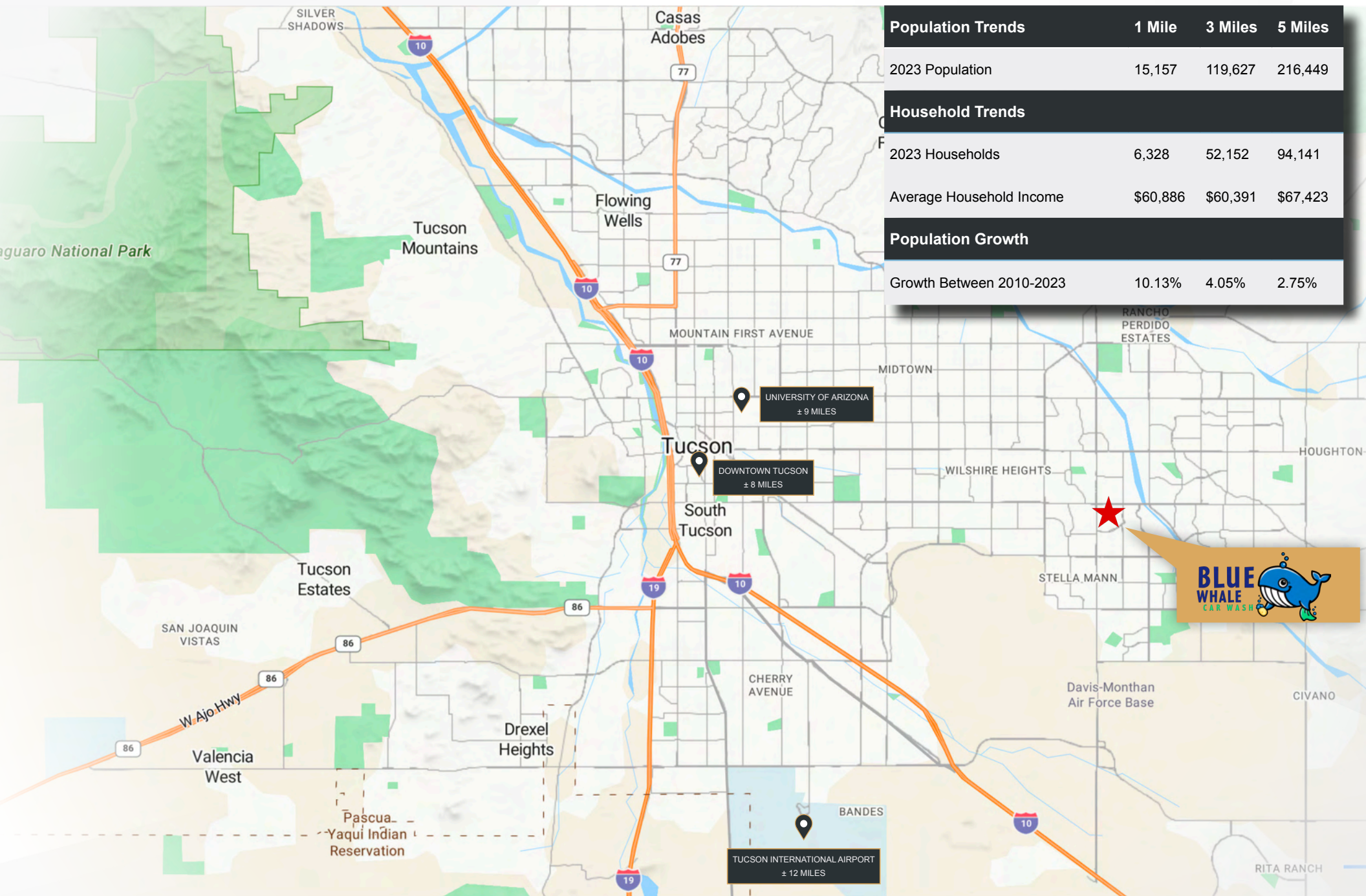


East 22nd Street - 43,483 VPD

TRADE AREA MAP



DEMOGRAPHICS - Tucson, AZ



Population Trends	1 Mile	3 Miles	5 Miles
2023 Population	15,157	119,627	216,449
Household Trends			
2023 Households	6,328	52,152	94,141
Average Household Income	\$60,886	\$60,391	\$67,423
Population Growth			
Growth Between 2010-2023	10.13%	4.05%	2.75%



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

6611 N. Thornydale Rd.



DOWNLOAD OM



ECHOWEST

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