



02 / Site Characteristics

Lot Size	1.15 AC
Building Size	4,807 SF
Tunnel Length	130 FT
Vacuum Spaces	14
Pay Lanes	3
Traffic Count	43.2K

01 / Opportunity Highlights

Fee-Simple Asset – Institutional-quality express wash located in Northern Utah

Recognized Brand – Nationally known brand with proven operating momentum

Demonstrated Growth - Unlimited members up 23% and adjusted EBITDA up 68% since 2025

Control & Flexibility – Real estate and business convey, optionality to keep or change branding

03 / Demographic Profile

	1-Mile	3-Mile	5-Mile
Population	18K	95K	206K
Households	6K	30K	63K
Med. HH Income	\$83K	\$98K	\$110K
Population (2029)	19K	101K	219K



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