

BLVD Real Estate Investment Co.

BRAND NEW (20-YR) ABS NNN GROUND LEASE
QUICK QUACK CAR WASH - UPLAND, CA

950 Monte Vista Ave, Upland, CA 91786

Quick Quack CAR WASH



Signage is Rendered on Actual Building - Sign permits are currently in process and anticipated to be in place by closing.
Estimated Opening Q3 2026.



Quick Quack CAR WASH

950 Monte Vista Ave, Upland, CA 91786

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INVESTMENT SUMMARY & PROPERTY SPECIFICATIONS

Price: **$4,090,909 (Land PSF $63)**
Net Operating Income: **$225,000**
Cap Rate: **5.50%**

INVESTMENT HIGHLIGHTS

- **Brand-New (20-Year) Corporately Guaranteed Lease** with **Three (5-Year) Renewal Options** and Scheduled Rental Increases
- **Absolute NNN Ground Lease** with **Zero Landlord Responsibilities**
- **Premier Upland, Southern California Location** - 1.5 miles from **Whole Foods Market** and adjacent to prestigious **Claremont Colleges campus**
- **Affluent, Master-Planned Trade Area** with strong demographics, including more than **380,000 residents** and an average household income exceeding **$118,700**
- **Large 1.49-Acre Parcel** - The site is strategically positioned and wraps the signalized, hard-corner intersection of Historic Route 66 (Foothill Boulevard) and Monte Vista Avenue, with traffic counts exceeding **45,100 vehicles per day**
- **Strong National Tenant / Corporate Guarantee** – Quick Quack Car Wash owns and operates more than **330~ locations** across Arizona, California, Colorado, Texas, and Utah, with continued expansion throughout the Western United States following an **$850 million investment from KKR in 2024,** positioned to become dominant national chain
- **Long-Term Tenant Commitment** demonstrated by the execution of a brand-new **20-year lease** with **three (5-year) renewal options**
- **Built-In Rental Growth** featuring **10% rent increases every five years** throughout the initial lease term and at the commencement of each renewal option, providing predictable NOI growth and a hedge against inflation
- **Passive Investment Opportunity** with an **absolute NNN lease structure**, eliminating landlord management responsibilities while providing stable, long-term cash flow

PROPERTY SPECIFICATIONS

Address:	950 Monte Vista Ave., Upland, CA 91786	
Building Size:	3,600 SF	
Land Area:	1.49 Acres	
Year Built:	2026	
APN:	1007-021-11	
Traffic Counts:	Monte Vista Ave:	17,851 VPD
	Route 66 / Foothill Blvd:	27,282 VPD
	Total VPD at Intersection:	**45,133 VPD**

DEMOGRAPHICS

Source: Costar 2026	1 Mile	3 Miles	5 Miles
Population	12,336	155,438	380,060
Average Household Income	$123,205	$124,427	$118,707
Median Home Value	$741,081	$740,346	$718,455
Employees	8,364	60,967	126,805

AERIAL


VONS
WHOLE FOODS MARKET
Quick Quack CAR WASH
LOWE'S
TRADER JOE'S
IN-N-OUT BURGER
Walmart
TARGET
BEST BUY
45,133 VPD at Intersection
ROUTE 66 / FOOTHILL BLVD
East Campus Extension Under Development
NORTH QUAD
MID QUAD
E 6th St
U.S. Route 66
Claremont
Arrow Hwy
W Arrow Route
Monte Vista Ave
Central Ave
N Berkson Ave
Claremont Blvd
N Indian Hill Blvd
N Mills Ave
Base Line Rd
Baseline Rd
W 16th St
210
66

AERIAL


WHOLE FOODS MARKET
VONS
TRADER JOE'S
Quick Quack CAR WASH
LOWE'S
THE HOME DEPOT
COSTCO
montclair place
ROUTE 66 / FOOTHILL BLVD (27,282 VPD)
Pomona College
HARVEY MUDD COLLEGE
PITZER COLLEGE
SCRIPPS
CLAREMONT McKENNA COLLEGE
N Mills Ave
N Towne Ave
N Mountain Ave
N San Antonio Ave
Euclid Ave
Central Ave
N Benson Ave
Monte Vista Ave
Claremont Blvd
S Mills Ave
W 18th St
E 16th
E 13th St
W Arrow Hwy
W 8th St
E 8th
W 6th St
E 6th
E 4th
Arrow Hwy
San Bernardino Ave
Interstate 10 Express
U.S. Route 66
INTERSTATE 210
INTERSTATE CALIFORNIA 10
US 66

PROPERTY RENDERINGS



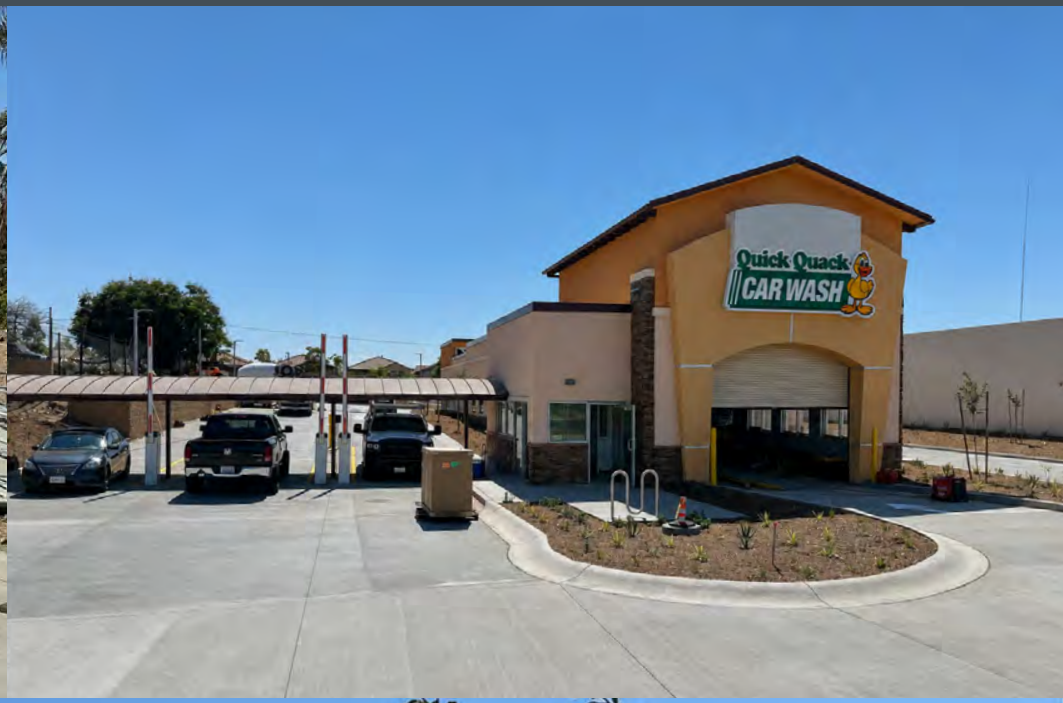






ACTUAL PROPERTY - ESTIMATED OPENING Q3 2026

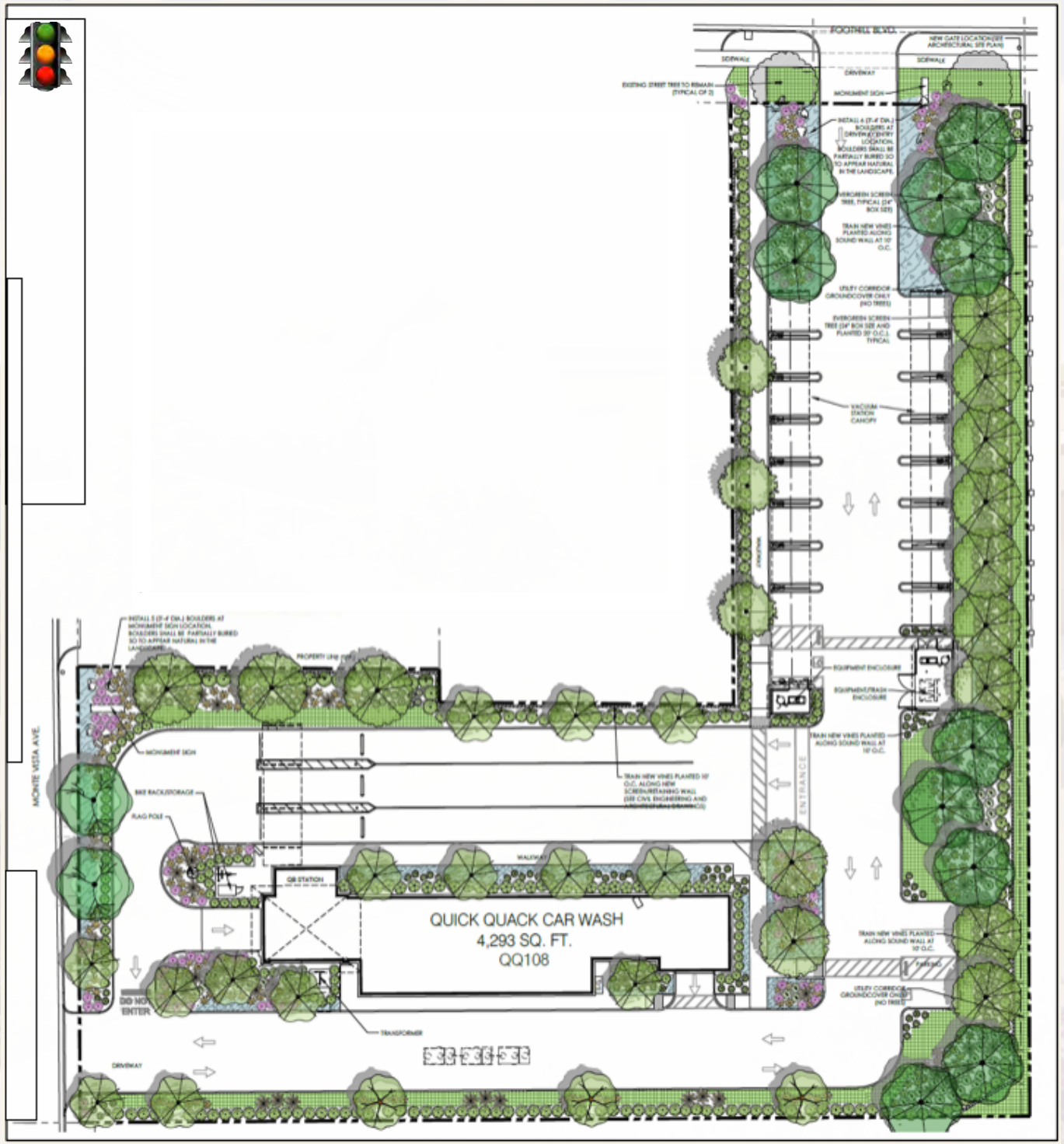




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SITE PLAN


FOOTHILL BLVD.
SIDEWALK
DRIVEWAY
MONUMENT SIGN
EVERGREEN SCREEN TREE, TYPICAL (24" BOX SIZE)
TRAIN NEW VINES PLANTED ALONG SOUND WALL AT 10' O.C.
UTILITY CORRIDOR GROUNDCOVER ONLY (NO TREES)
EVERGREEN SCREEN TREE (24" BOX SIZE AND PLANTED 20' O.C.), TYPICAL
VACUUM STATION CANOPY
EQUIPMENT ENCLOSURE
EQUIPMENT/TRASH ENCLOSURE
MONTE VISTA AVE.
PROPERTY LINE
BIKE RACK/STORAGE
FLAG POLE
WALKWAY
QB STATION
ENTRANCE
QUICK QUACK CAR WASH
4,293 SQ. FT.
QQ108
DO NOT ENTER
TRANSFORMER

RENT ROLL

Tenant	Size (SF)	Current Monthly Rent	Rental Increases	CAM Recovery Type	Lease Start	Lease Expires	Options
Quick Quack Car Wash Holdings, LLC (Corporate)	3,600	$18,750	10% Every 5 Yrs	Absolute NNN	5/17/26	5/31/46	3 (5 Yr) Options: 10% Increases
Total Occupied	3,600	$18,750					
Vacant							
Total / Wtd. Avg:	**3,600**	**$18,750**					

Corporate Guarantee (Quick Quack Car Wash Holdings, LLC) - Gold Standard Corporate Guarantor for Quick Quack



TRANSACTION SUMMARY

Financial Information

Price: $4,090,909

Estimated Operating Information

	In-Place	2031	2036	2041
Gross Scheduled Rent	$225,000	$247,500	$272,250	$299,475
Plus Recapture	NNN	NNN	NNN	NNN
Effective Gross Income	$225,000	$247,500	$272,250	$299,475
Less Expenses	NNN	NNN	NNN	NNN
Net Operating Income	**$225,000**	**$247,500**	**$272,250**	**$299,475**
Cap Rate:	**5.50%**	**6.05%**	**6.66%**	**7.32%**

Estimated Operating Expenses

Roof & Structure	By Tenant
Property Taxes	By Tenant
Insurance	By Tenant
Maintenance & Repairs	By Tenant

AREA OVERVIEW - UPLAND, CA

Upland, CA

Located at the base of the San Gabriel Mountains, Upland is one of Southern California's most established and desirable Foothill communities. Bordering Claremont and situated immediately east of Los Angeles County, Upland offers an exceptional combination of affluent demographics, premier residential neighborhoods, and long-term real estate fundamentals.

Positioned along the Foothill Corridor with convenient access to Interstates 10, 210, and 15, Upland provides direct connectivity to Los Angeles, Orange County, Pasadena, the San Gabriel Valley, and Ontario International Airport. The city's strategic location has made it an attractive destination for families, professionals, and businesses seeking a high-quality suburban environment with convenient access to Southern California's major employment centers.

Affluent Residential Community

Upland is surrounded by some of the region's most desirable residential neighborhoods, including **The Colonies, San Antonio Heights, North Upland**, and neighboring **Claremont**. These established communities are known for their high homeownership rates, exceptional schools, tree-lined neighborhoods, and strong household incomes.

The surrounding trade area serves more than **380,000 residents** with an **average household income exceeding $118,700**, providing a stable and affluent consumer base that supports strong retail sales and long-term commercial real estate performance.

Premier Retail Destination

The property is strategically located adjacent to **Whole Foods Market** at **The Colonies Crossroads**, one of the premier retail destinations serving the Foothill communities of Upland, Claremont, Rancho Cucamonga, La Verne, San Dimas, and surrounding neighborhoods.

Anchored by a collection of national retailers, restaurants, fitness concepts, and lifestyle services, The Colonies Crossroads has become a dominant regional shopping destination that continues to attract significant consumer traffic from throughout the surrounding area.

Continued Residential Growth

Despite being a mature and largely built-out community, Upland continues to experience significant residential investment through high-quality infill development.

Collectively, these projects represent **more than 900 recently approved or under-construction housing units**, with thousands of additional homes planned under the City's Housing Element. California's Regional Housing Needs Allocation (RHNA) calls for approximately **5,700 additional housing units through 2029**, supporting continued population growth and increasing demand for retail, restaurant, medical, and service-oriented businesses.

This continued residential growth is increasing the local customer base while reinforcing long-term demand for neighborhood-serving retail, restaurants, healthcare, and personal services.

AREA OVERVIEW - UPLAND, CA

Regional Economic Drivers

Upland benefits from several major institutional and employment anchors that support long-term economic stability.

- **The Claremont Colleges**, consisting of seven nationally recognized institutions with approximately **8,500 students**, thousands of faculty and staff, and ongoing campus investment.
- **San Antonio Regional Hospital**, one of the area's leading healthcare providers.
- **Ontario International Airport**, one of Southern California's fastest-growing commercial airports.
- Major employment centers throughout the San Gabriel Valley, Ontario, Rancho Cucamonga, and eastern Los Angeles County.

Outlook

Upland combines the stability of an established Southern California community with the continued growth of the greater Los Angeles metropolitan area. Supported by affluent demographics, premier retail destinations, nationally recognized educational institutions, expanding residential development, and limited future land supply, the city remains one of the most desirable long-term investment markets in the eastern Los Angeles metropolitan region.

Its proximity to Los Angeles County, Orange County, and the San Gabriel Valley—combined with a growing residential population and high barriers to new development—continues to support strong consumer spending, durable retail demand, and long-term real estate appreciation.

Whole Foods Market at The Colonies Crossroads



The Claremont Colleges (Claremont McKenna College campus)





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