



SPLASH | 10 MINUTE OIL CHANGE

208 Willie Ray Drive,
Cabot, AR 72023

- NNN LEASE WITH 15 YRS. REMAINING
- 1.5% ANNUAL RENT INCREASES
- ADJACENT TO SPLASH CAR WASH
- ACROSS FROM WALMART SUPERCENTER
- LOW-PRICE POINT AND FEE SIMPLE OWNERSHIP PROVIDING POTENTIAL BONUS DEPRECIATION BENEFITS

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Activity ID: ZAH0480030

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SPLASH OIL & LUBE

208 Willie Ray Drive,
Cabot, AR 72023

Contact Us:

Jason Hernandez

Senior Managing Director

jason.hernandez@marcusmillichap.com
(615) 997-2834 Direct
CA License: 01392646
TN License: 377081

Jack O’Neill

Senior Associate

jack.oneill@marcusmillichap.com
(203) 962-2042 Cell
TN License: 375707

Jackson Lyons

Associate Investment Sales

jackson.lyons@marcusmillichap.com
(901) 612-0515 Cell
TN License: 380014

Capital Markets:

Michael Derk

Executive Managing Director, MMCC

michael.derk@marcusmillichap.com
(310) 849-0799 Mobile
CA License: 01404618

Steve Greer

Arkansas Broker of Record
10527 Kentshire Court, Suite B Baton
Rouge, LA 70810
P: (225) 376-6729
Lic #: PB00098133
Steve.Greer@MarcusMillichap.com

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➤ **Fee Simple Absolute NNN Lease with 15 Years Remaining**

- No landlord management or maintenance obligations whatsoever.
- Passive long-term lease with extensive remaining term with built in rent increases to hedge against inflation.

➤ **Shadow-Anchored by Walmart Supercenter**

- Across from a Walmart Supercenter and surrounded by national tenants including Home Depot, Marshall’s, Kroger, Wendy’s, Olive Garden, AutoZone, Starbucks, O’Reilly Auto Parts, IHOP, Chick-fil-A, ALDI, Sherwin-Williams, Walgreens, KFC, Big O Tires, and many more
- Adjacent to Splash Car Wash (newer construction)

➤ **Attractive 1.5% Annual Rent Increases**

- 1.5% rent increases annually
- Two (2), 5-year renewal options for extended income stability
- Predictable escalations deliver strong long-term yield growth

➤ **Splash | 10 Minute Oil Change is Rapidly Expanding**

- Arkansas-based brand (cleancarfast.com), Splash 10 Minute Oil Change operates locations throughout the state of Arkansas
- Specializing in fast, friendly 10-minute oil changes with no appointments needed, plus add-on services (wiper blades, air filters, tire rotations, cabin filters, engine flushes).
- Strong customer loyalty through convenient, essential vehicle maintenance and integration with high-rated Splash Car Wash services.

➤ **Expanding Suburb in the Little Rock MSA | Cabot, AR**

- Excellent visibility and located directly in a prime retail location.
- High-traffic suburban corridor with strong demographics, above-average household incomes (~\$102k in trade area), and ongoing residential/commercial growth

Offering Price / CAP Rate **\$2,277,292 / 6.50%**

Net Operating Income (NOI) \$148,024

Property Address 208 Willie Ray Drive, Cabot, AR 72023

Lease Type Absolute NNN

Remaining Lease Term 15 Years

Lease Commencement 03/01/2022

Lease Expiration 02/28/2042

Year Built 2021

Rentable Area 2,265 SF

Lot Size 1.27 Acres

Renewal Options 2, 5 Years

Rent Increases 1.5% Annually

Tenant / Guarantor Clean Tech Ventures, LLC / Personal Guaranty

Demographics	1 Mi	3 Mi	Mi
Population	4,439	22,557	41,189
Households	1,782	8,612	15,353
Average Household Income	\$72,923	\$81,782	\$88,480

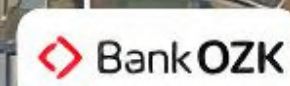
(1) Rentable Area, Lot Size, Tenant, Guarantor, Building Specifications, Year Built, and Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.



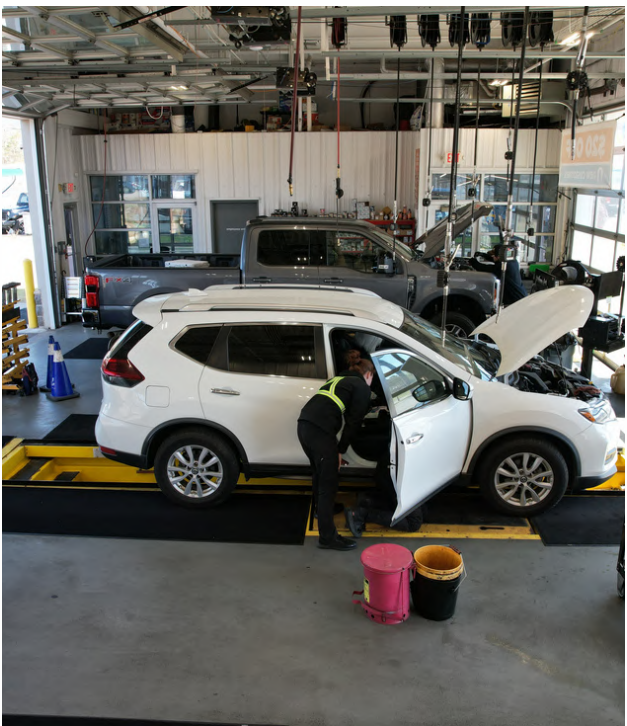
5,162 VPD

21,290 VPD

34,628 VPD



Company Overview⁽¹⁾



Splash Car Wash & 10-Minute Oil Change is a leading regional provider of express car washes, interior cleaning, and quick-service automotive maintenance. Founded in 1983 in North Little Rock, Arkansas, the company pioneered the integrated one-stop car-care model, offering fast, convenient 10-minute oil changes alongside premium express tunnel washes in a single visit, setting a standard for speed, value, and customer convenience throughout the state.

Splash Car Wash currently operates 26 express car wash, interior cleaning, and 10-minute oil change facilities across the state of Arkansas. The portfolio is concentrated in the high-traffic Central Arkansas market (including multiple sites throughout the Little Rock metro area, North Little Rock, Benton, Bryant, Cabot, and Maumelle) and the fast-growing Northwest Arkansas region (Bentonville, Rogers, and surrounding communities), with additional locations in Western Arkansas such as Fort Smith. This strategic footprint positions the company in some of the state’s strongest demographic and economic corridors, supporting consistent customer volume and ongoing expansion.

Company Information

Company Name	Splash 10 Minute Oil Change
Corporate Entity	Clean Tech Ventures, LLC
Segment	Quick-Service Auto Maintenance
No. of Locations	20+
Coverage	Arkansas
Workforce	250+ Employees
Headquarters	Arkansas
Year Founded	1983
Website	cleancarfast.com

(1) This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to company information is approximate. Buyer must verify the information and bears all risk for any inaccuracies. Tenant of the Lease is Express Oil Change and Guarantor of the Lease is Mavis Tire Express Services.

LITTLE ROCK, ARKANSAS

Little Rock is a growing capital city and MSA hub in central Arkansas, spanning Pulaski, Faulkner, Saline, Lonoke, Grant, and Perry counties. Strategically located at the intersection of I-30, I-40, I-430, and I-530, it provides excellent regional connectivity to Conway (30 miles), North Little Rock (adjacent), Fort Smith (150 miles), Memphis (130 miles), and beyond, supported by major highways and Bill and Hillary Clinton National Airport for efficient travel and logistics.

The MSA features a stable, expanding residential base with quality school districts, affordable housing options, and consistent population growth fueled by families, professionals, young professionals, and military-affiliated households. Average household incomes in the 3–5 mile trade area exceed regional averages, delivering strong consumer spending power and retail viability.

Retail demand is firmly anchored along high-traffic corridors such as Cantrell Road, Chenal Parkway, and University Avenue, home to national tenants including Walmart, Target, Publix, Whole Foods, AMC Theatres, Chick-fil-A, Starbucks, and a wide range of quick-service restaurants and service-oriented businesses. The diversified employment base is led by government and public administration, healthcare (UAMS Medical Center, Baptist Health), advanced manufacturing, logistics/distribution (Port of Little Rock), and military operations (Little Rock Air Force Base and Camp Robinson).

Little Rock’s central Arkansas location, ongoing residential and commercial development, robust infrastructure investments, and sustained retail traffic create a stable, attractive long-term investment environment backed by solid demographic fundamentals, low unemployment, and consistent consumer demand.

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LITTLE ROCK MARKET OVERVIEW



Demographics Summary

POPULATION	1 MILE	3 MILE	5 MILE
2029 Projection	4,587	23,336	42,561
2024 Estimate	4,439	22,557	41,189
2020 Census	4,387	22,104	40,471

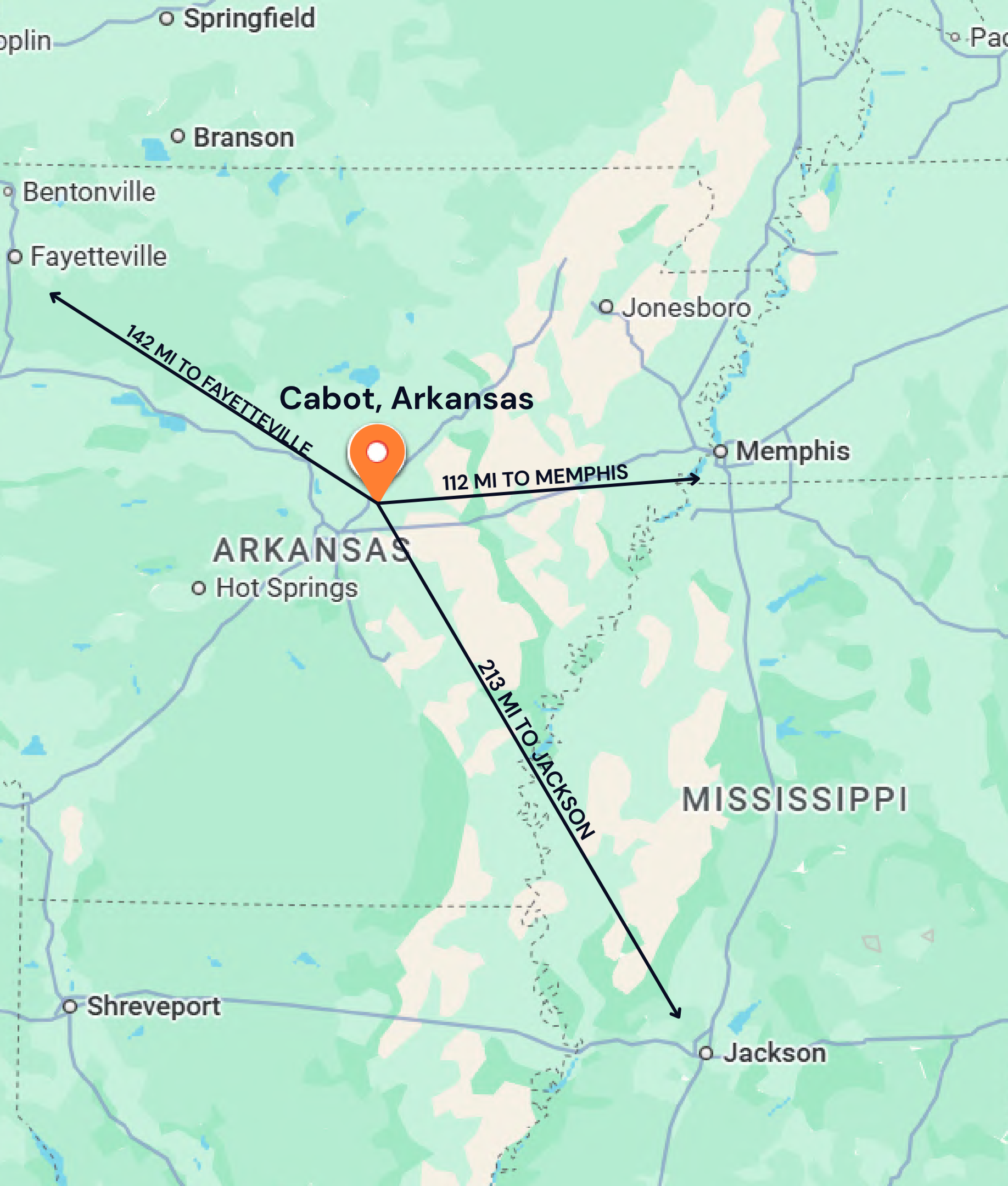
HOUSHOLD INCOME	1 MILE	3 MILE	5 MILE
Average	\$72,923	\$81,782	\$88,480
Median	\$57,154	\$60,401	\$69,666

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2029 Projection	1,842	8,905	15,857
2024 Estimate	1,782	8,612	15,353
2020 Census	1,755	8,435	15,083

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$159,501	\$165,254	\$175,961

EMPLOYMENT	1 MILE	3 MILE	5 MILE
2023 Daytime Population	2,965	8,238	9,755

Sources: Costar. Buyer responsible for verifying.



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Jason Hernandez

Senior Managing Director

jason.hernandez@marcusmillichap.com
(615) 997-2834 Direct
TN License: 377081

Jack O'Neill

Senior Associate

jack.oneill@marcusmillichap.com
(203) 962-2042 Cell
TN License: 375707

Jackson Lyons

Associate

jackson.lyons@marcusmillichap.com
(901) 612-0515 Cell
TN License: 380014

Steve Greer

Arkansas Broker of Record
10527 Kentshire Court, Suite B Baton
Rouge, LA 70810
P: (225) 376-6729
Lic #: PB00098133
Steve.Greer@MarcusMillichap.com