



LIQUID SUNSHINE CAR WASH

2783 Forgue Dr | Naperville, IL 60564



INTERACTIVE

OFFERING MEMORANDUM

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LIQUID SUNSHINE CAR WASH

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±1.23 AC
LOT



±56,000

Vehicles Per Day
S Route 59



Business & Real Estate

Sale Type

PROPERTY OVERVIEW

- **Owner/User Opportunity** – Opportunity to acquire the building, business and underlying real estate.
- **Strong Surrounding Retail** – Adjacent to the Naperville Crossings shopping center seeing over 60,000 vehicles per day while being surrounded by national retailers including a Chipotle, Circle K, Jewel-Osco, Citi Bank, and more.
- **Affluent Demographic** – Average household income within a 1-mile radius is \$201,000.
- **Additional Revenue** – Valvoline recently executed a 3-year lease with 2, 5-year options generating an additional revenue stream.
- **Qualifies For Bonus Depreciation** – Car washes qualify for bonus depreciation which allows for additional tax benefits. *Please consult your CPA for further details.*
- **Quality Equipment** – Liquid Sunshine's express tunnel operates with a 130 FT AVW flat belt conveyor with 3 pay stations, and 11 vacuums.



FINANCIAL SUMMARY


\$4,500,000
LIST PRICE


±1.23 AC
LOT

PHYSICAL DESCRIPTION

Property Address

2783 Forgue Dr

Location

Naperville, IL, 60564

Vacuums

11

Pay Stations

3

Tunnel Length

±130 FT

Equipment

AVW

Land Area

±1.23 AC

Car Wash Type

Express

Type of Sale

Business & Real Estate

Traffic Counts - S Route 59

±56,000 VPD



PROPERTY PHOTOS





KATHRYN J. BIRKETT FRESHMAN CENTER
3,156 STUDENTS



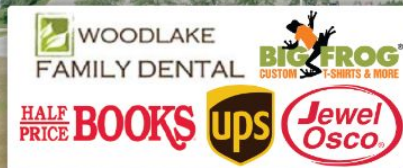
NEUQUA VALLEY HIGH SCHOOL
3,156 STUDENTS



BARB BARROWS STADIUM



SUBJECT
PROPERTY



+ 56,000 VPD

59



FORGUE DR



Walmart Supercenter
Costco Wholesale
Lowe's
Whole Foods Market
The Home Depot

MILLENNIUM
pediatrics

ARLENE WELCH ELEMENTARY
549 STUDENTS

FIFTH THIRD BANK

Firestone

currito ME
Massage Envy

ALDI

PET SUPPLIES PLUS

ARBOR TERRACE
asperville

CUBESMART
self storage

BIAGGI'S
RISTORANTE ITALIANO

SPRINGBROOK ANIMAL CARE CENTER

FORGUE DR

SUBJECT
PROPERTY

citi

SMASH BURGER

+ 56,000 VPD

59

CIRCLE K

WOODLAKE FAMILY DENTAL
BIG FROG CUSTOM T-SHIRTS & MORE
HALF PRICE BOOKS
ups
Jewel Osco

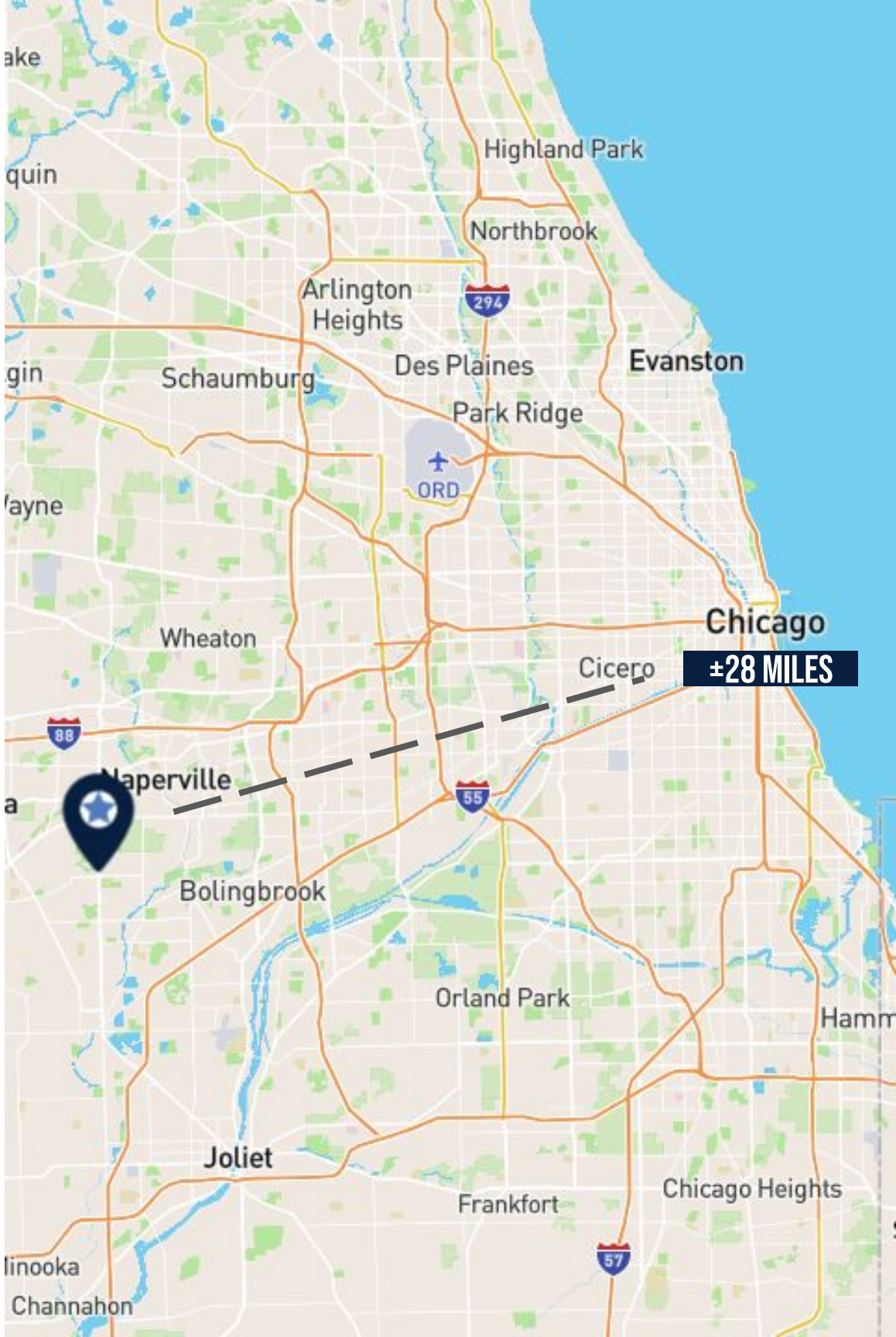
FIVE GUYS
BURGERS and FRIES
CHIPOTLE MEXICAN GRILL

NAPERVILLE, ILLINOIS

Naperville, Illinois, located approximately 28 miles west of Chicago, is known for its blend of urban amenities and suburban charm. With a population of around 150,000, it is one of the largest cities in Illinois. The city is renowned for its excellent public school system, which consistently ranks among the best in the state. Naperville is also home to several higher education institutions, including North Central College. The city's vibrant downtown area features a variety of shops, restaurants, and cultural attractions, including the DuPage Children's Museum and the Naperville Riverwalk, a picturesque walkway along the DuPage River.

In addition to its strong educational and cultural offerings, Naperville boasts numerous parks and recreational facilities, making it a family-friendly community. The city has over 130 parks, including the expansive Centennial Beach, a historic quarry-turned-swimming facility. Naperville's economy is robust, with a mix of industries such as healthcare, technology, and retail. The city hosts several annual events, such as the Naperville Ribfest and the Naperville Independent Film Festival, which draw visitors from around the region. Overall, Naperville combines the conveniences of a large city with the close-knit community feel of a smaller town.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	12,455	90,241	229,296
Current Year Estimate	12,267	89,321	224,262
Growth Current Year-Five-Year	1.54%	1.03%	2.24%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	4,731	30,525	80,269
Current Year Estimate	4,559	29,736	77,354
Growth Current Year-Five-Year	3.77%	2.65%	3.77%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$201,814	\$199,986	\$173,695



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2783 Forgue Dr, Naperville, IL, 60564** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



EXCLUSIVELY LISTED BY

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