



The Bubble Works Car Wash

803 W Chestnut St, Washington, PA 15301

Retail
Investment Opportunity

Offering Memorandum



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Point of Contact



Ben Cogan

Associate

(332) 232-2542

ben.cogan@matthews.com

License No. 10401391900 (NY)



Beryl Grant

SVP & Associate Director

(615) 667-0095

beryl.grant@matthews.com

License No. 10401381655 (NY)

Kyle Matthews

Broker of Record

Broker Lic. No.: RM423998 (PA)

Firm Lic. No.: RB068831 (PA)

● Subject Property

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Property Overview

The Bubble Works Car Wash
803 W Chestnut St, Washington, PA 15301



Investment Highlights

\$1,600,000

List Price

±0.61 AC

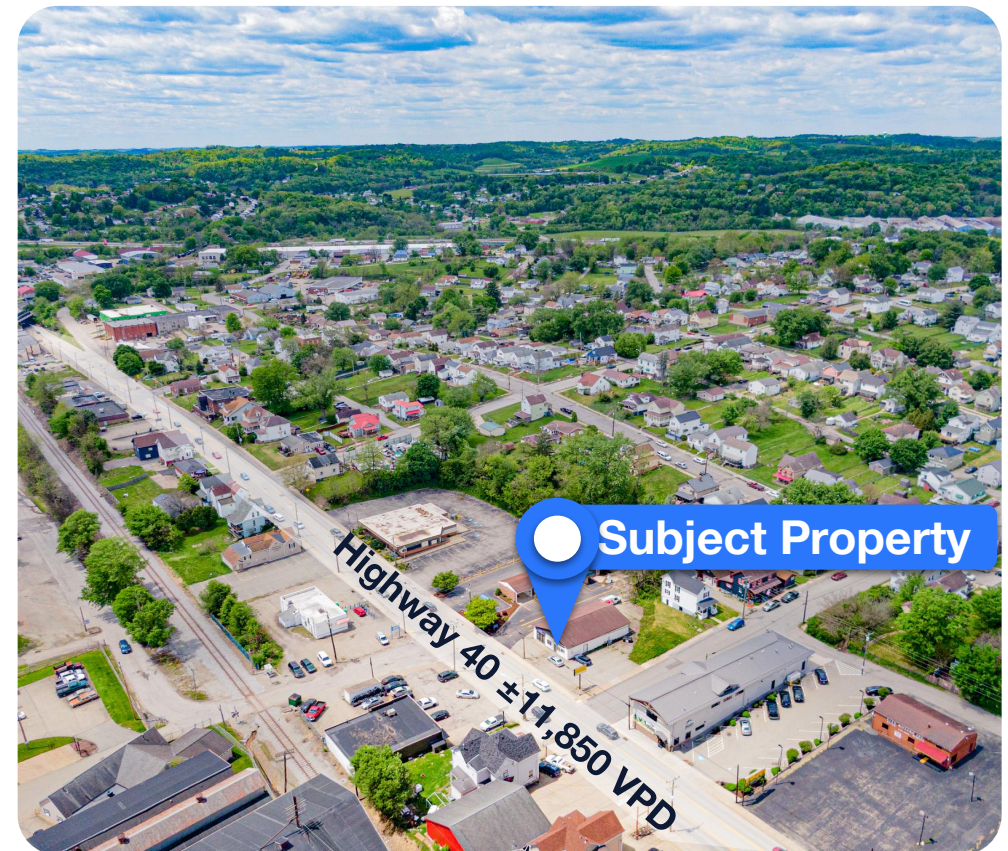
Lot Size

4.20x

Sales Multiple

Property Highlights

- Turnkey car wash operation with significant recent capital improvements and no major deferred maintenance requirements
- Features two PDQ 360 automatic wash systems, including a newer PDQ 360 Plus installed in 2022
- Diverse revenue model with automatic washes, self-service bays, vacuums, vending, and recurring membership income
- Approximately 235 active Touch4Wash membership accounts generating recurring monthly revenue
- Established fleet accounts including local schools and an automobile dealership, providing consistent recurring commercial business volume
- Efficient operating model requiring only two part-time employees and no on-site manager
- Modernized payment systems with integrated Cryptopay credit card readers and tap-to-pay functionality throughout the facility
- Recent infrastructure upgrades include new concrete, water softener system, floor heat boiler, tankless water heaters, and backup





UPMC
WASHINGTON

 **Washington High School**
±415 Students



Subject Property 



40
± 11,350 MPD





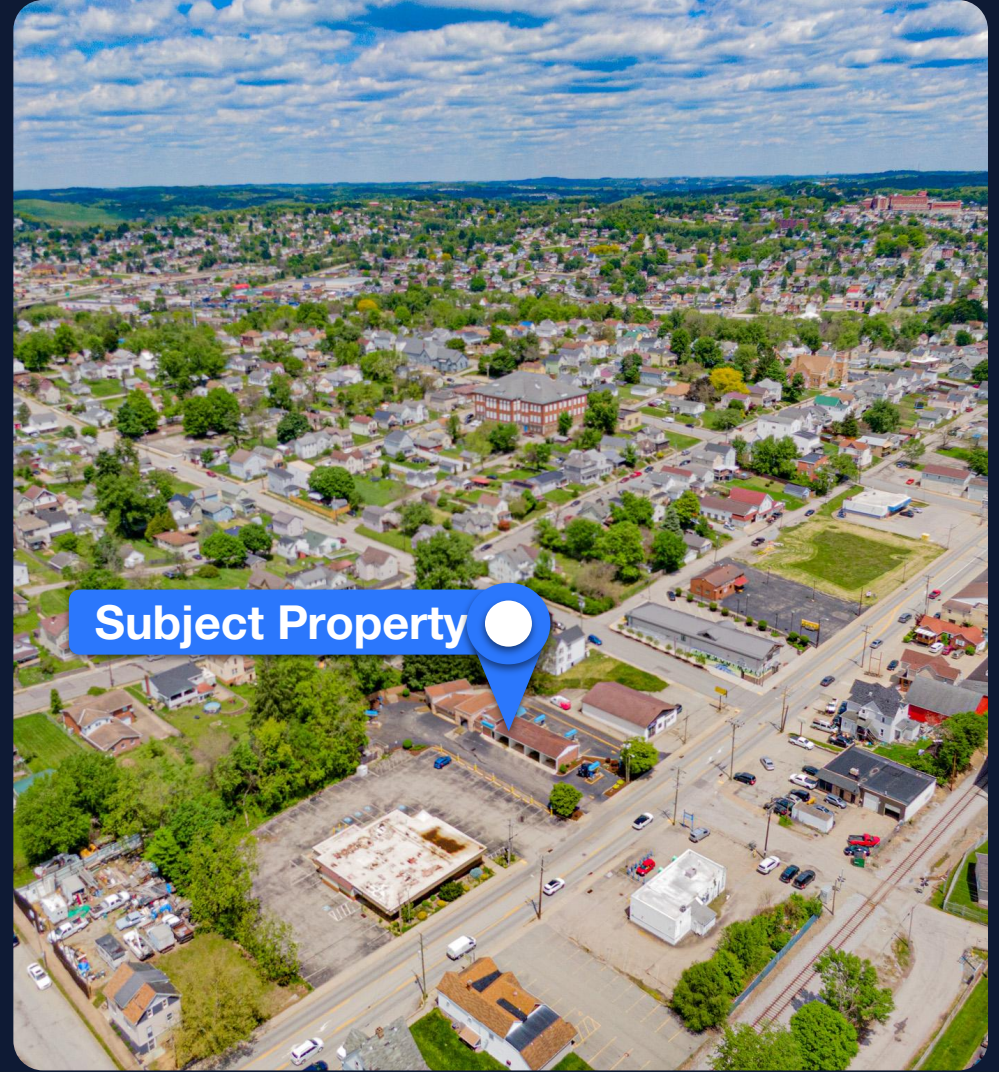
XPERIENCE
VAPES



40 ± 11,850

7 Vacuums

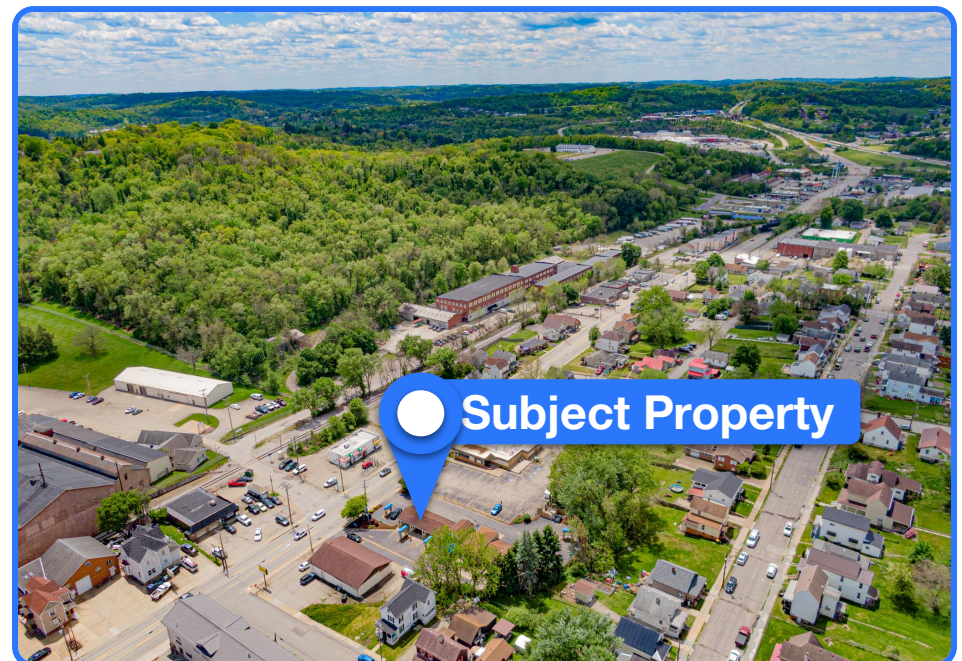
Property Photos



Site Overview

Property Details

Business Trade Name	The Bubble Works Car Wash
Address	803 W Chestnut St, Washington, PA 15301
Asking Price	\$1,600,000.00
Car Wash Type	In-Bay Automatic & Self-Serve
Sale Type	Business & Real Estate
Tunnel Equipment	2 PDQ 360 Automatics, 1 Plus installed summer 2022, 1 Classic installed summer 2015, 2 PDQ Access cashiers
Lot Size	0.61 AC
Year Built	1985
Hours of Operation	24/7
Number of Vacuums	7 vacuums + 1 arch vacuum
Traffic Count	Highway 40 ±11,850 VPD
Wash Options	Touch4Wash membership program + wash club members
Automatics	2
Self Serve Bays	4
Memberships	235 Touch4Wash members averaging \$25.18/month plus wash club members
Employees	2 part-time employees averaging 48 hours per two-week pay period
Fleet Accounts	2 schools and a Mitsubishi dealer use the automatics



Tenant Summary



Tenant Overview

The Bubble Works Car Wash is a locally owned, family-run car wash operator serving Washington, Pennsylvania. The business maintains a community-oriented market presence, emphasizing convenience, value, and consistent service through its 24-hour operation, self-service bays, touch-free automatic wash options, and customer loyalty offerings.

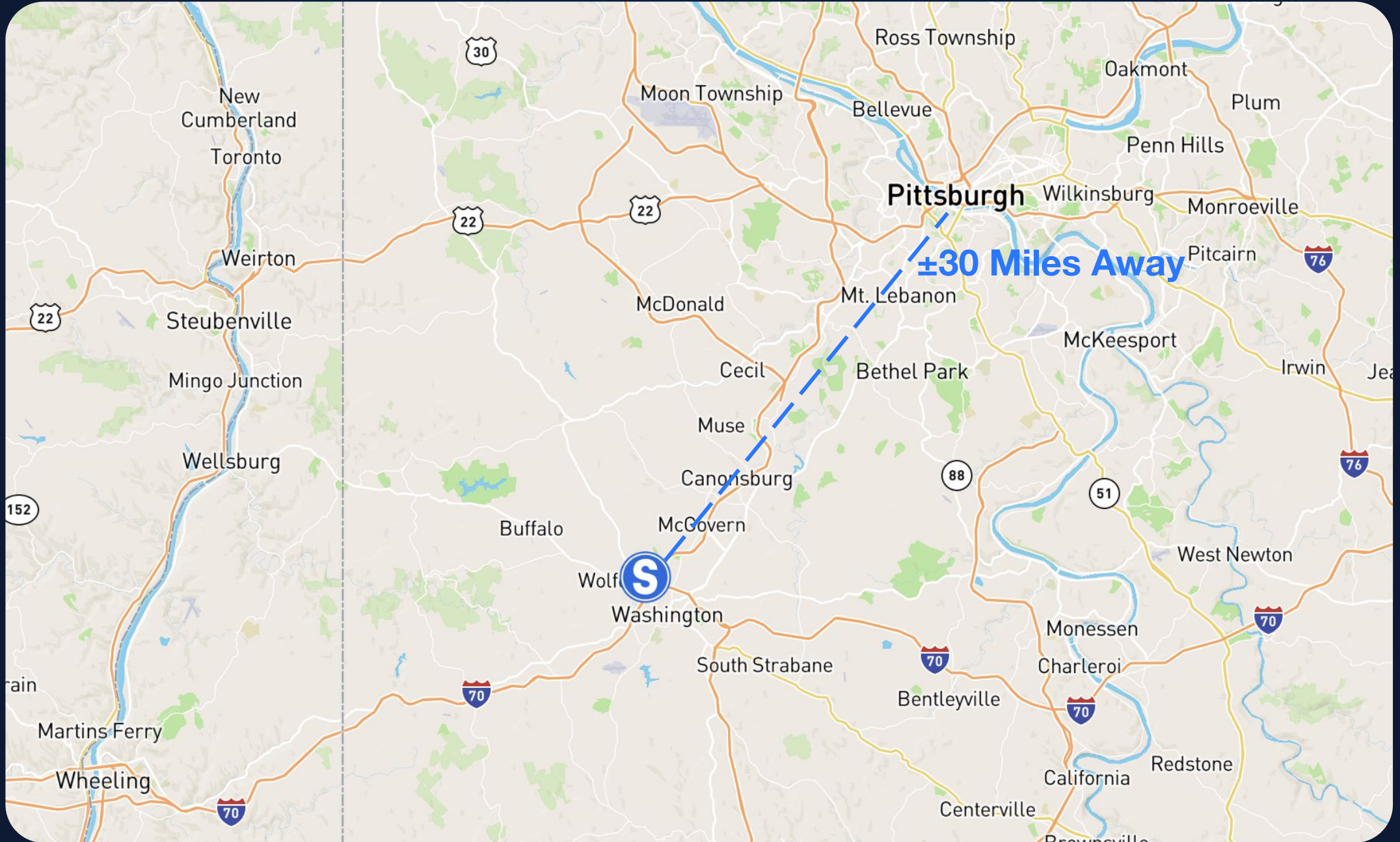
Founded in 1995, The Bubble Works Car Wash operates from 803 W. Chestnut Street in Washington, PA. The company is privately held and has no public ticker or published S&P or Moody's credit ratings. Its footprint appears to consist of a single operating location, positioning it as a local service-based tenant rather than a national credit tenant. The brand's appeal is supported by long operating history, recurring customer demand, wash club participation, gift-card promotions, and investment in modern car wash technology.

Why Invest in Bubble Works Car Wash?

- Established local operator with approximately 30 years of operating history and strong community recognition in the Washington, PA market
- Essential-service tenancy driven by recurring automotive maintenance demand and repeat customer visitation patterns
- 24-hour operating model with self-service and automatic wash options enhances customer convenience and operational flexibility
- Membership programs, loyalty incentives, and gift-card promotions support recurring revenue generation and customer retention
- Limited local competition and long-term neighborhood presence position the property as a stable, service-oriented retail investment opportunity

Market Overview

Bubble Works Car Wash
803 W Chestnut St, Washington, PA 15301



Washington, PA

Market Demographics

13,200

Total Popula

\$52,000

Median HH Income

6,600

Employed Population

38

Median Age

Washington County supports a \$18.7B regional economy anchored by energy, healthcare, manufacturing, and retail industries.

Local Market Overview

Washington, Pennsylvania is positioned within the greater Pittsburgh metropolitan area and benefits from its strategic location along Interstate 70 and Interstate 79, providing direct connectivity to Pittsburgh, Morgantown, and the broader Mid-Atlantic region. The area maintains a stable economic base supported by healthcare, education, energy, manufacturing, and retail trade sectors. Washington County continues to attract residents and employers seeking lower operating costs and accessible transportation infrastructure while remaining within commuting distance of major employment centers throughout Southwestern Pennsylvania. Retail corridors throughout the market benefit from established residential neighborhoods, regional traffic patterns, and continued consumer demand generated by the county's approximately 209,000 residents.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,570	33,158	47,352
2020 Census	8,481	33,129	47,129
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,789	14,608	20,748
2020 Census	3,650	14,391	20,272
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$84,885	\$91,000	\$103,266

Pittsburgh, PA MSA

Pittsburgh is the second-largest city in the Commonwealth of Pennsylvania and the county seat of Allegheny County. With a metropolitan population of over 2.3 million people, the city is the largest in both the Ohio Valley and Appalachia. Pittsburgh is known as “Steel City” for its more than 300 steel-related businesses, as well as “The City of Bridges” for its 446 bridges. The city features 30 skyscrapers, 2 inclines, a pre-revolutionary fortification, and the source of the Ohio River at the confluence of the Monongahela and Allegheny Rivers.

Pittsburgh’s booming economy is due to its major industries which include manufacturing, healthcare and life sciences, energy, financial and business services, and information technology. Over 12.3 million overnight trips to the Pittsburgh region are made each year due to the city’s museums, entertainment centers, and sporting events. The area is also home to 68 colleges and universities including research and development leaders Carnegie Mellon University and the University of Pittsburgh. The Pittsburgh Metropolitan Area is an ideal place to live, work, and play.



ACCOLADES

9th Best U.S. City For Working Parents - [Huffpost](#)

#10 Of 231 In Best Cities For Young Professionals In America – [Niche, 2022](#)

Top 50 Best Places To Travel In 2023 - [Travel + Leisure](#)

#5 2023 Best Cities For Jobs - [Wallethub](#)

Top Destination For Family Travel In Pennsylvania - [Travelpulse](#)

Economic Drivers

Strategically located in a high-traffic commercial corridor in the heart of Washington, Pennsylvania

Strategic Location

- Positioned on W Chestnut St (PA-136), a primary east-west corridor
- Strong visibility and accessibility for local and commuter traffic
- Convenient access to I-70 and Route 19

Strong Local Market

- Located within Washington County, a regional hub for retail, healthcare, education, and government services
- Surrounded by established residential neighborhoods and commercial businesses
- Close proximity to shopping centers, schools, and downtown Washington

Demographics & Trade Area

- Consistent daily traffic supporting recurring customer demand
- Dense surrounding population base with strong commuter patterns
- Accessible regional customer draw from greater Washington County

Business & Investment Appeal

- Established car wash operation with proven recurring revenue streams
- Well-suited for owner-operators or passive investors
- Car wash industry demonstrates resilience through varying economic cycles
- Strong local consumer demand for automotive service businesses

\$18.67 B+

County Gross Domestic Product

±30 Miles

Distance to Pittsburgh



Pittsburgh, PA

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Associate

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ben.cogan@matthews.com

License No. 10401391900 (NY)



Beryl Grant

SVP & Associate Director

(615) 667-0095

beryl.grant@matthews.com

License No. 10401381655 (NY)

Kyle Matthews | Broker of Record | Broker Lic. No.: RM423998 (PA) | Firm Lic. No.: RB068831 (PA)

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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™. 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.

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