

105 N LIBERTY ST

Port Angeles, WA 98362

Owner/User Car Wash
Opportunity

Offering Memorandum



MATTHEWS™

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Property Overview

Wash-N-Go

105 N Liberty St Port Angeles, WA 98362



Investment Highlights

Property Highlights

- Rare Opportunity to Acquire a Four-Bay Self-Serve with Billboard Rent in Port Angeles, Washington, at Pricing Well Below Replacement Cost
- Absentee-Friendly Operating Model with Minimal Labor Requirements and Low Ongoing Staffing Costs
- Prominent Corner-Lot Location Offering Strong Visibility, Convenient Access, and Efficient Customer Circulation
- Existing Billboard Lease Generates Approximately \$1,200 Per Month, or \$14,400 Annually, in Recurring Passive Income
- Established Wash Revenue Averaging Approximately \$800 Per Week, Providing In-Place Operational Cash Flow
- Multiple Income Streams from Car Wash Operations and Billboard Lease Revenue





Holiday Lodge
±53 Rooms

Town Home Apartments
±38 Units

Subject Property

E 1st St ± 15,900 VPD



E Front St ± 16,000 VPD

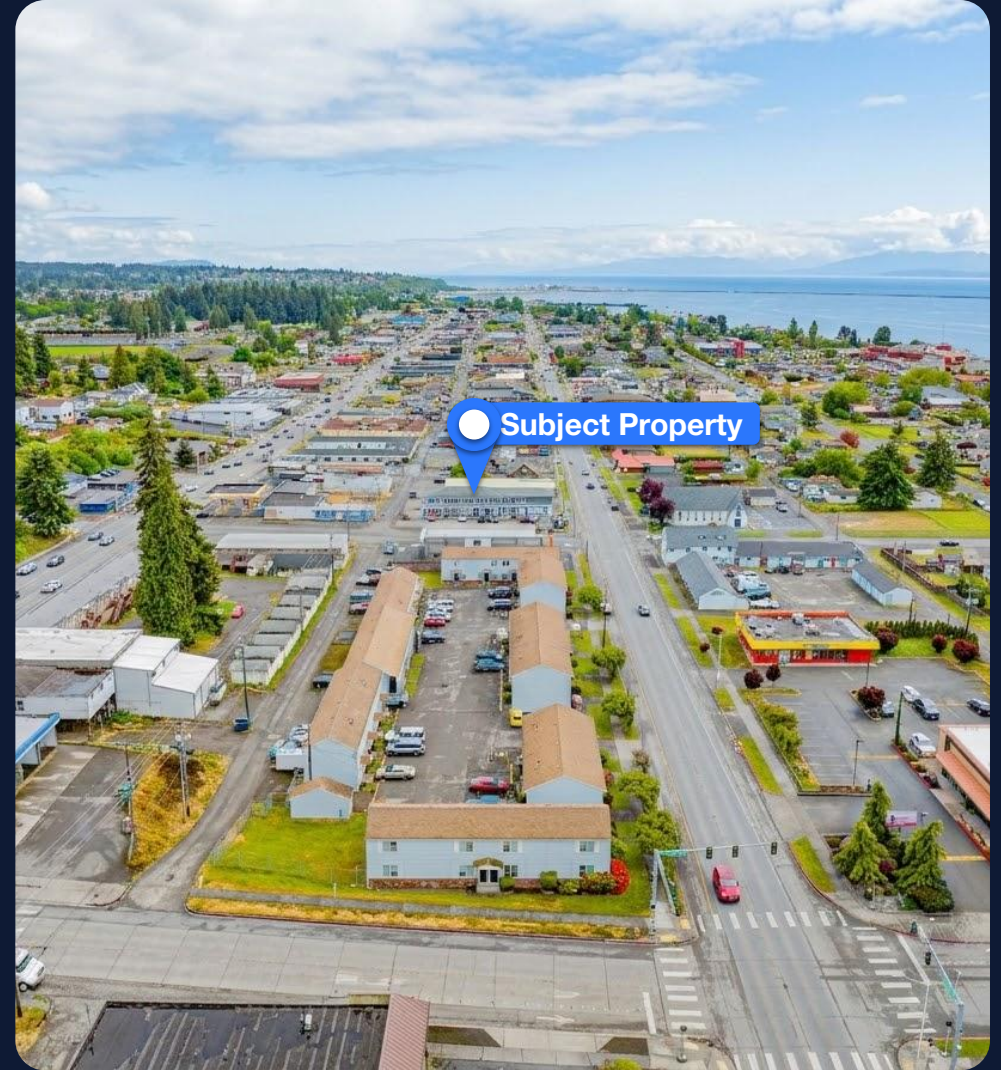
Operation Uplift
Medical Treatment Center

Allure Academy of Cosmetology
School

N Liberty St



Property Photos



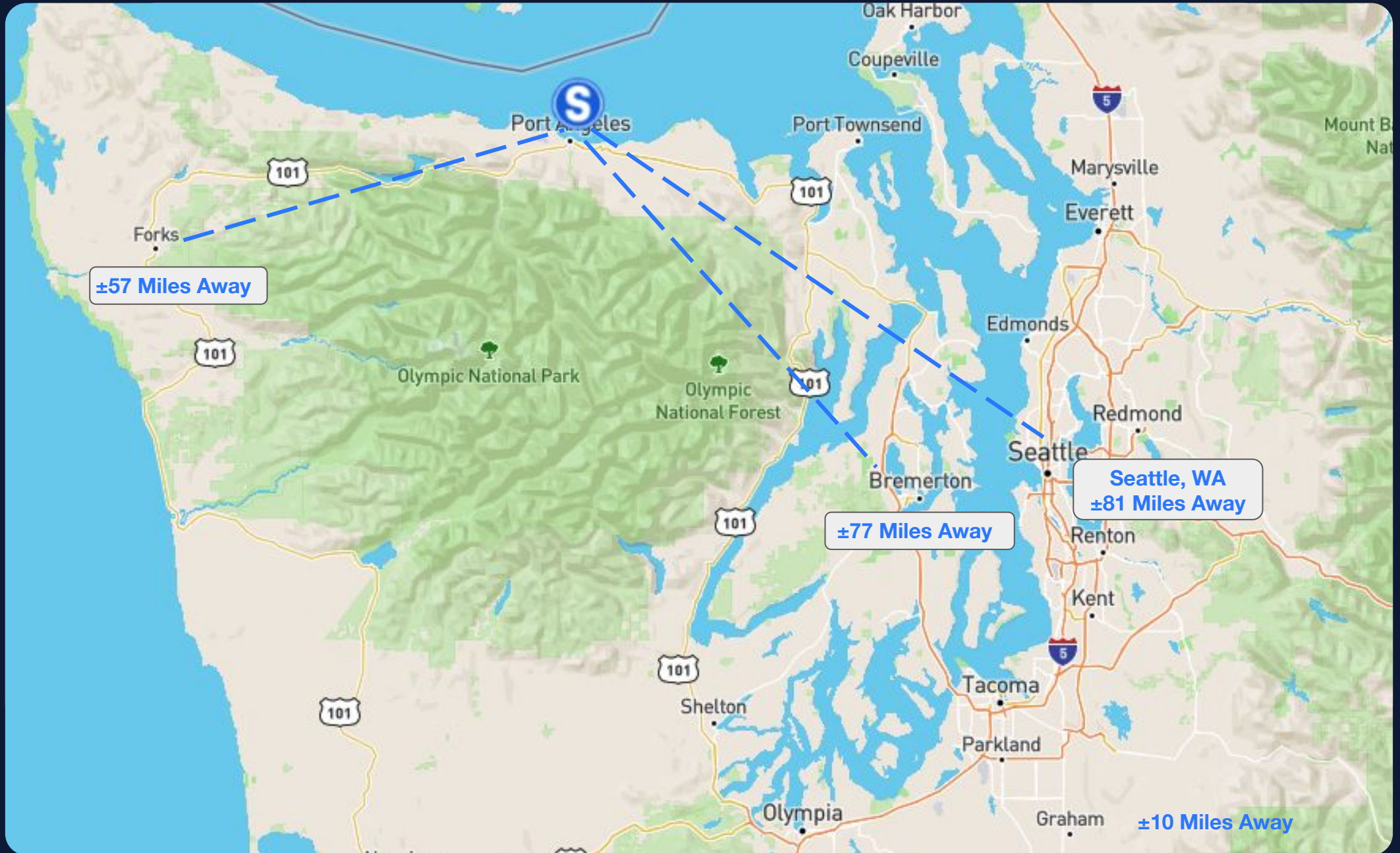
Site Aerial



Market Overview

Wash-N-Go

105 N Liberty St Port Angeles, WA 98362



PORT ANGELES, WA

Market Demographics

20,100

Total Population

\$61,600

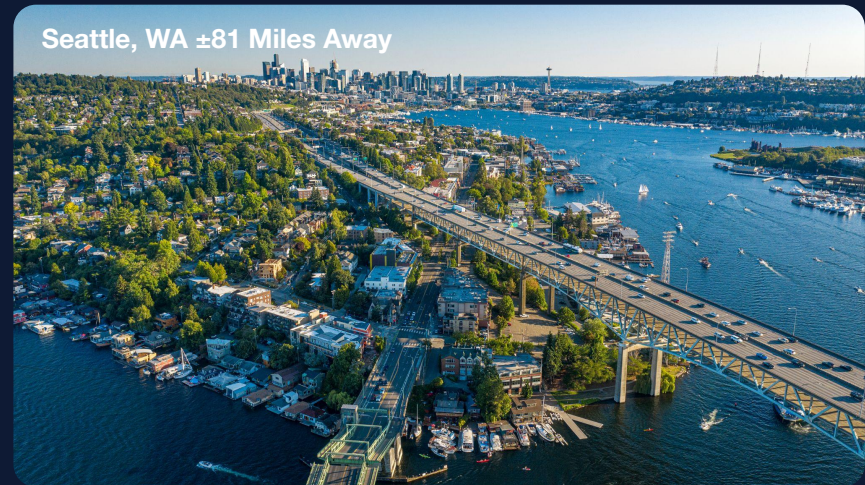
Median HH Income

8,900

Employed Population

42

Median Age



Local Market Overview

Positioned along the Strait of Juan de Fuca on Washington’s Olympic Peninsula, Port Angeles serves as the region’s primary commercial and service hub, supporting a broad trade area that extends throughout Clallam County. The city benefits from its strategic waterfront location, direct ferry access to British Columbia, and proximity to Olympic National Park, one of the Pacific Northwest’s most visited natural attractions. Tourism, healthcare, retail services, government employment, and maritime industries provide a stable economic foundation, while continued investment in waterfront redevelopment and downtown improvements has enhanced commercial activity and consumer traffic throughout the city.

Port Angeles maintains a diverse year-round population supported by local residents, visitors, and regional employers. Household incomes continue to trend favorably for a tertiary market, while limited commercial development and geographic barriers to expansion help preserve existing retail demand. The city’s role as the primary retail destination for the North Olympic Peninsula supports consistent consumer spending patterns and generates recurring traffic for service-oriented businesses.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,170	21,427	28,249
Current Year Estimate	5,191	21,422	28,093
2020 Census	5,313	21,865	28,341
Growth Current Year-Five-Year	-0.40%	0.02%	0.56%
Growth 2020-Current Year	-2.29%	-2.03%	-0.87%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,474	9,812	12,578
Growth Current Year-Five-Year	-2.29%	-2.12%	-1.58%
Growth 2020-Current Year	1.33%	1.47%	2.28%
Current Year Estimate	2,532	10,024	12,780
2020 Census	2,498	9,878	12,496
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$83,316	\$91,721	\$95,194



\$1B+
Regional Economic
Output

±80
Miles
Seattle, WA

100k+
Annual Passengers- William R. Fairchild
International Airport

Economic Drivers

Regional Commercial and Tourism Hub of the Olympic Peninsula

Strategic waterfront location connecting Washington State, Canada, and Olympic National Park visitation corridors

Port Angeles anchors the economy of Clallam County through a combination of tourism, healthcare, government services, maritime industries, retail trade, and transportation infrastructure. The city serves as a gateway community for Olympic National Park and supports international connectivity through ferry service to Victoria, British Columbia. The Port of Port Angeles, Fairchild International Airport, marine terminals, and industrial waterfront assets provide critical infrastructure supporting trade, logistics, marine services, and business development throughout the North Olympic Peninsula.

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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.

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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™. 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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