



715 39th Ave SW
Puyallup, WA 98373

**Business & Real Estate
Investment Opportunity**

Offering Memorandum

South Hill Elephant Car Wash | High-Throughput 6-Bay Automatic Facility | Puyallup, WA



MATTHEWS™

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Exclusively Listed By

Point of Contact



Matthew Schmidt
Senior Associate

(602) 609-3523
matthew.schmidt@matthews.com
License No. SA711979000 (AZ)



Simon Assaf
Senior Vice President & Director

(909) 800-7139
simon.assaf@matthews.com
License No. BR663663000 (AZ)

Brian Brockman
Broker of Record
Bang Realty, Inc.
(513)-898-1551
bor@bangrealty.com
License No. 21256 (WA)

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Property Overview

Elephant Car Wash

715 39th Ave SW, Puyallup, WA 98373



±15,990 VPD 112th St E

Property Overview



\$3,250,000

List Price

6

Touchless Automatic Bays

±1.01

Lot Size (AC)

±16,000

VPD (39th Ave SW)

Investment Highlights

High Traffic Location with Strong Visibility

Located on 39th Ave SW with approximately 16,000 vehicles per day, providing consistent exposure and customer flow in a dense South Hill retail corridor.

Scaled Automatic Offering with 6 Touchless Bays

Rare configuration featuring six touchless automatic bays, allowing for high throughput, operational efficiency, and reduced labor requirements compared to traditional tunnel formats.

Attractive Entry Price Point

Offered at \$3.25M, presenting a compelling basis relative to replacement cost and recent car wash transactions in the Puget Sound region.

Strong Real Estate Fundamentals

Situated on ±1.01 acres, providing ample circulation, stacking, and long term flexibility for operational enhancements or site reconfiguration.

Established Elephant Car Wash Brand Presence

Part of the well recognized Elephant Car Wash platform, benefiting from existing customer familiarity and a long operating history in the Washington market.

Favorable Demand Drivers

Located in Puyallup's South Hill submarket, a high growth residential area with strong demographics, commuter traffic, and limited competing high throughput automatic wash supply.

Operational Upside Potential

Opportunity to increase revenue through pricing optimization, membership conversion, marketing initiatives, and potential site modernization.

Low Labor, High Margin Business Model

Touchless automatic format allows for streamlined operations with lower staffing requirements, supporting strong margin potential for an owner operator or scaled platform.





NE

Total Wine & MORE
Burlington
PET SMART
SPORTSMAN'S WAREHOUSE
BLACK ANGUS STEAKHOUSE

Walmart Supercenter

Willows Shopping Center
TJ-maxx **petco**
DOLLAR TREE
jamba **Starbucks** **Office DEPOT**

TARGET

THE HOME DEPOT

REGAL

ULTA BEAUTY

DICK'S SPORTING GOODS

DSW
DESIGNER SHOE WAREHOUSE

HOBBY LOBBY

HOMewood SUITES by Hilton

South Hill Mall

JCPenney

512

± 86,000 VPD

BOWLING & ARCADE ROUND1

WELLS FARGO

DUTCH BROS

red canoe CREDIT UNION

COSTCO WHOLESALE

Subject Property

Teresa's Hair Design

29th Ave SW ± 15,900 VPD

South Hill Veterinary Hospital

Ma's Place Restaurant



Property Photos



6 automatic wash bays



Drive-in access optimizing operational efficiency

Ample frontage with efficient drive-up access



High-visibility design in an expansive retail corridor



Financial Summary

Elephant Car Wash
715 39th Ave SW, Puyallup, WA 98373



Financial Overview



Business Trade Name	Elephant Car Wash
Address	715 39th Ave SW, Puyallup, WA 98373
County	Pierce County
Property Type	IBA
Land Area	±1.01 Acres
Site Features	6 Automatics
Year Built	2015
Traffic Counts	±16,000 VPD
Utilities	All utilities
Ownership	Fee Simple



Market Overview

Elephant Car Wash

715 39th Ave SW, Puyallup, WA 98373



Puyallup, WA

Demographics Within 5 Miles

42,552

Total Population

\$97,826

Median HH Income

16,570

of Households

52.1%

Homeownership Rate

21,400

Employed Population

29.4%

Bachelor's Degrees

36.5

Median Age

\$551,800

Median Property Value



Local Market Overview

Puyallup benefits from a strategic position within the south Puget Sound, roughly 10 miles east of Tacoma and about 36 miles south of Seattle, with direct regional connectivity through SR 167, SR 512, SR 410, commuter rail, and access to the Port of Tacoma and SEA Airport. The city's current population is in the low-40,000s, while surrounding South Hill and broader Pierce County trade areas materially expand the consumer base. Within the city, household incomes are strong, home values remain well above the national norm, and retail sales productivity is notable, supporting service-oriented uses that depend on recurring local demand and daily traffic patterns.

For a car wash operator, the Puyallup market is attractive because it combines dense residential neighborhoods, established retail corridors, and durable commuter flows. South Hill functions as a major regional shopping node, while River Road and Meridian corridors capture a large share of convenience-driven spending tied to autos, errands, and household services. Puyallup also benefits from demand generators such as Good Samaritan Hospital, the Puyallup School District, the Washington State Fair, and a large commuter population using Sounder service. The result is a service retail environment supported by rooftops, employment, and destination traffic rather than a single demand source.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	10,769	87,520	180,965
2025 Population	10,850	87,338	182,330
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	4,405	32,606	65,710
2025 Households	4,423	32,607	66,118
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$110,251	\$125,294	\$129,022
Median Household Income	\$91,104	\$102,000	\$107,475

Economic Drivers

Puyallup's core strength is its ability to capture both local household demand and larger regional spending within the south Puget Sound. The city's advantage comes from its location between Tacoma and Seattle, with highway, commuter rail, port, and airport access that supports retail, healthcare, education, logistics, and advanced manufacturing.

Puyallup sits inside a diversified Pierce County economy anchored by military activity, healthcare, education, manufacturing, logistics, and consumer services. Joint Base Lewis-McChord is the region's largest employment driver, while healthcare is reinforced by MultiCare and Good Samaritan Hospital in Puyallup. Aerospace manufacturing also has a direct local presence through Boeing fabrication roles in Puyallup. On the consumer side, South Hill and River Road remain important service-retail districts, and the Washington State Fair brings more than one million annual guests to the city, adding destination traffic and seasonal spending. For a car wash, this blend of commuter movement, household density, and steady regional visitation supports repeat-use retail performance.

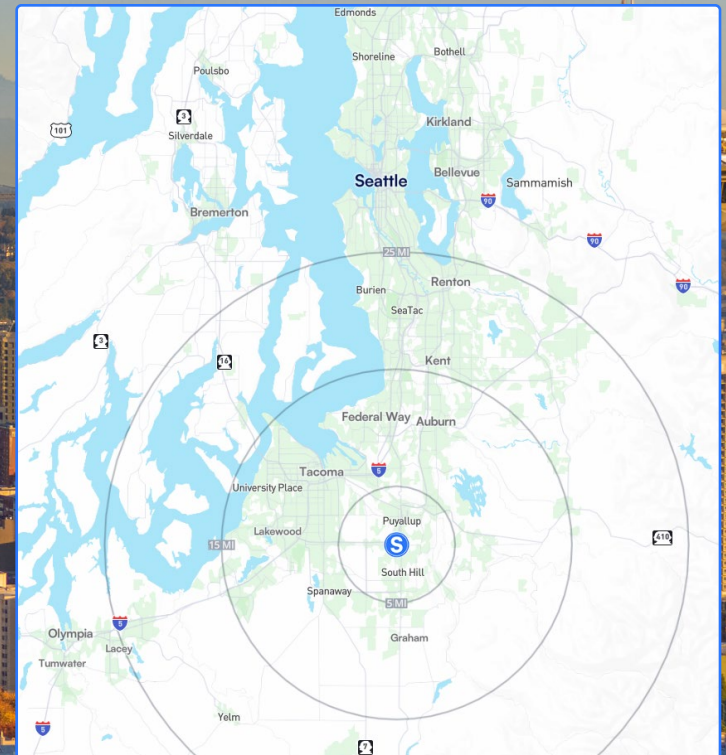
Pierce County's economy is large enough to support a wide range of uses and resilient enough to avoid overreliance on any single sector. County GDP reached about \$64.9 billion in 2024, and regional growth is supported by military spending, healthcare expansion, freight infrastructure, and consumer-serving employment. That diversification matters for a car wash because it supports both weekday commuter demand and weekend household traffic.

\$64.9B

Regional Gross Domestic Product

±36 Miles

Distance to Seattle
Metropolitan Core



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **715 39th Ave SW, Puyallup, WA 98373** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™ 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.

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