

AutoRageous Car Wash

145 S Main St, Brigham City, UT 84302

Owner-User Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Table of Contents

04

Property
Overview

05

Property
Highlights

10

Market
Overview

Property Overview

AutoRageous Car Wash
145 S Main St, Brigham City, UT 84302



Property Highlights

\$1,050,000

Price & Business Real Estate

- **Prime High-Visibility Location** - Strategically positioned along I-15, the property benefits from exposure to approximately 15,187 vehicles per day, with an additional 9,241 vehicles per day traveling the nearby I-89 corridor. The location offers exceptional visibility, convenient access, and strong consumer traffic patterns.
- **Large Main Street Parcel** - Situated on a substantial $\pm 27,878$ -square-foot site (approximately 0.64 acres), the property offers excellent frontage, ample circulation, and long-term flexibility for operations and future enhancements.
- **Affluent Customer Base** - The surrounding trade area is supported by an average household income of approximately \$106,123 within a 10-mile radius, providing a strong demographic foundation and favorable demand drivers for automotive service businesses.
- **Limited Competitive Supply** - As one of the few touchless in-bay automatic car wash facilities serving the immediate market, the property benefits from a distinct competitive advantage and limited direct competition.



Investments Highlights

- **Strategic Northern Utah Positioning** - Ideally located between Ogden and Logan, the property serves a growing regional population while benefiting from proximity to Northern Utah's major employment centers and Utah's second-largest metropolitan area.
- **Recent Capital Improvements** - Ownership invested approximately \$200,000 in 2025 to install a new state-of-the-art touchless in-bay automatic wash system, complemented by new commercial roll-up garage doors. These improvements significantly enhance operational efficiency, customer experience, and long-term asset quality.
- **Compelling Value-Add Opportunity** - With major equipment upgrades already completed, a new owner can focus on driving revenue growth through expanded marketing initiatives, membership programs, pricing optimization, and operational efficiencies.
- **Growing Economic Fundamentals** - The surrounding market continues to experience sustained residential and commercial growth, supporting increasing traffic volumes, population expansion, and long-term demand for automotive service businesses.
- **Potential Tax Benefits** - Car wash investments may qualify for accelerated depreciation and bonus depreciation treatment under applicable tax regulations, potentially enhancing after-tax cash flow and overall investment returns. Prospective purchasers should consult their tax and financial advisors regarding the applicability of these benefits to their specific circumstances.





Golden Spike Elementary
±900 Students and Teachers

Eagle Mountain Golf Course

Eagle Ridge Townhomes
±172 Units



Subject Property



Utah State University Brigham City
±1,050 Students and Faculty

± 15,187 VPD

Flats on Main
±26 Units



Discovery Elementary School
±550 Students and Teachers

Box Elder High School
±1,850 Students and Teachers

Rees Pioneer Park
±1 Miles Away

Brigham City Community Hospital
±50 Beds



± 9,241 VPD



Brigham City Municipal Airport

± 23,759 VPD



Google Earth



Subject Property

ACCIDENT | PROS
A PROFESSIONAL CORPORATION



ATC Auto Glass



± 15,187 VPD



4 Self Service Bays

E200 Street ± 43,000 VPD

**145 S Main St
Brigham City, UT 84302**

\$1,050,000

List Price

1

Touchless Free IBA

4

Self-Serve Bays

±0.64 AC

Lot Size

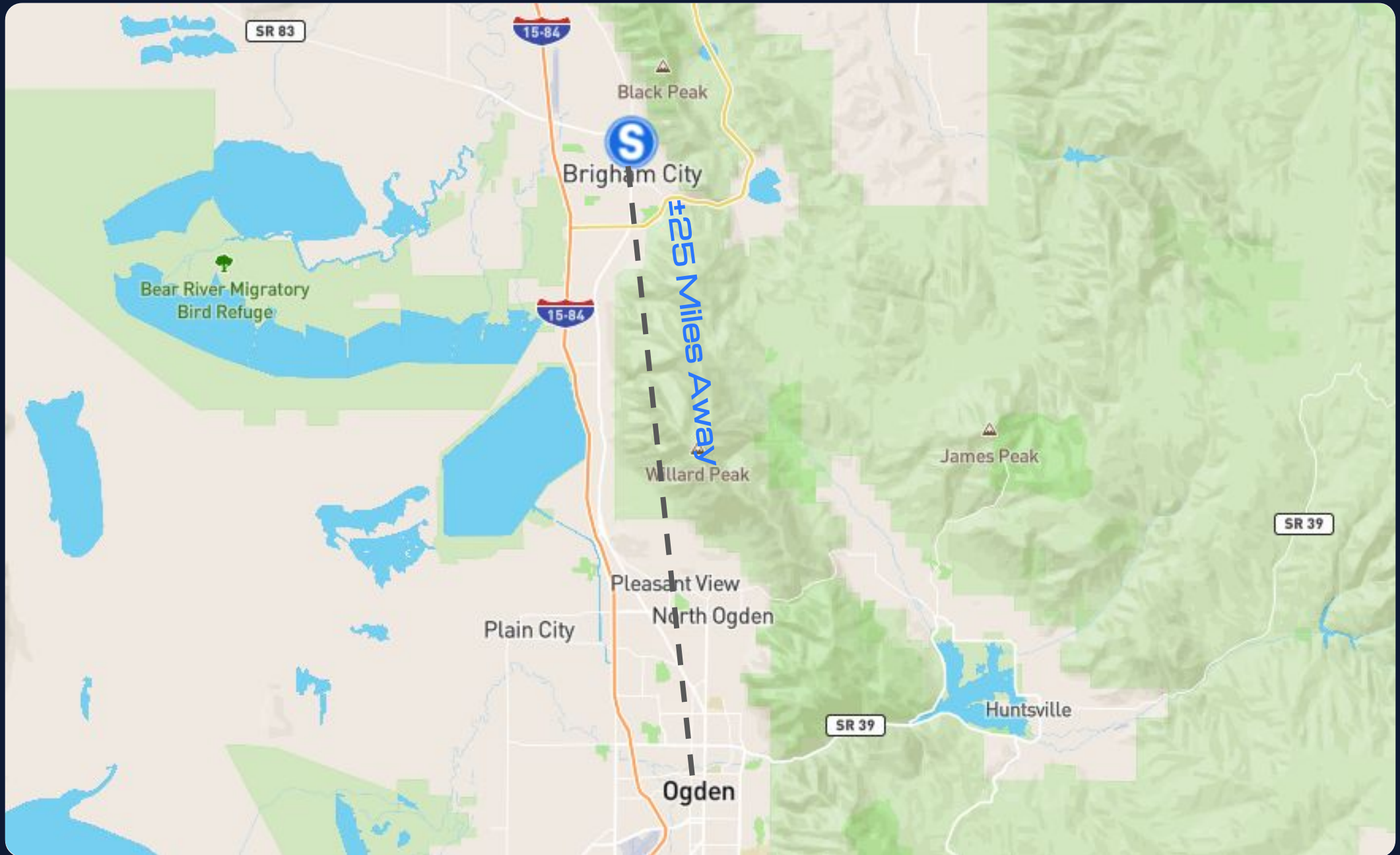
Recently Renovated

Value Add Opportunity



Market Overview

AutoRageous Car Wash
145 S Main St, Brigham City, UT 84302



Brigham City, UT

Market Demographics

20,633

Total Population

\$71,308

Median HH Income

8,900

Employed Population

33.4

Median Age

Ogden, UT MSA



Local Market Overview

Brigham City continues to serve as an important commercial and residential hub for Box Elder County, offering a diverse mix of housing options, retail services, and employment opportunities. Its strategic location along Interstate 15 provides convenient access to larger markets while maintaining the affordability and community atmosphere that attract both residents and businesses. Strong local amenities, quality schools, and proximity to outdoor recreation continue to support demand for housing throughout the area.

The local economy benefits from a combination of manufacturing, agriculture, healthcare, education, and retail sectors. Retail development remains an important component of the market, with national retailers, grocery stores, restaurants, and locally owned businesses serving both residents and visitors traveling through Northern Utah. Continued investment in commercial corridors has helped strengthen the area's economic base while providing additional shopping, dining, and service options for the growing population.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,539	25,127	29,971
Current Year Estimate	11,044	24,237	28,772
2020 Census	10,215	22,574	26,758
Growth Current Year-Five-Year	4.48%	3.67%	4.17%
Growth 2020-Current Year	8.11%	7.37%	7.53%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,271	9,045	10,591
Current Year Estimate	3,968	8,466	9,870
2020 Census	3,672	7,710	8,931
Growth Current Year-Five-Year	7.64%	6.84%	7.31%
Growth 2020-Current Year	8.06%	9.81%	10.51%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$84,753	\$99,659	\$106,123

Ogden, UT MSA

Total Population
89,510

Annual Visitors
3 Million

Tourism Economic Impact
\$9.3 Billion

GDP
\$12+ Billion

Local Market Overview

Ogden, Utah continues to benefit from its strategic location along the Wasatch Front, offering a combination of affordability, outdoor recreation, and economic diversity that attracts both residents and businesses. Located approximately 40 miles north of Salt Lake City, Ogden serves as a regional employment center for Weber County and the broader Ogden-Clearfield metropolitan area.

Ogden's retail landscape is anchored by established shopping destinations including Newgate Mall and The Junction, a mixed-use entertainment and retail district in downtown Ogden. While traditional enclosed malls continue to face challenges nationwide, Ogden has experienced growing demand for neighborhood retail centers, grocery-anchored developments, quick-service restaurants, medical retail, and experiential uses.



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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 **145 S Main St, Brigham City, UT, 84302** ("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.

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

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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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Owner and Matthews™. 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™. 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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