



Anchor Net Lease

SOAK + SHINE

1630 NE JENSEN BEACH BOULEVARD | JENSEN BEACH, FLORIDA



JENSEN BEACH

SOAK + SHINE

1630 NE JENSEN BEACH | JENSEN BEACH, FL 34957

01. INVESTMENT
02. TENANT
03. LOCATION
04. MARKET

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Anchor Net Lease and should not be made available to any other person or entity without the written consent of Anchor Net Lease. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Anchor Net Lease has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Anchor Net Lease has not verified, and will not verify, any of the information contained herein, nor has Anchor Net Lease conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

All property visits are by appointment only.



01. INVESTMENT

INVESTMENT HIGHLIGHTS

20-YEAR ABSOLUTE NNN LEASE | SALE-LEASEBACK

- New 20-year lease with 2% annual rent increases throughout the initial term and options. Rent to commence at close of escrow.
- Over \$5,830,000 in guaranteed income over the base term of the lease yielding an 8.50% average CAP.
- Qualifies for Bonus Depreciation (consult your accountant for more details).

HYBRID CAR WASH MODEL

- 5-bay self-serve car wash | 2 Bay Premium Touchless Wash Bays | Full Detailing Service (coming soon) | self-serve Pet Wash (coming soon) | 14 vacuum stations.
- E-commerce and recession-resistant concept.

2026 RENOVATION

- Fully renovated with new ownership in 2025. All equipment replaced in 2025-26.

PORT ST LUCIE MSA | DENSE & AFFLUENT DEMOGRAPHICS

- One of Florida's Fastest-Growing Metros – Population now exceeds 500,000, with growth nearly three times the national average.
- Affluent & Expanding Customer Base – Average Household Incomes over \$100,000 and rising, aligning with car wash membership demographics.
- High Vehicle Usage – Limited public transit and strong commuter traffic along U.S. 1 and Jensen Beach Boulevard.
- Desirable Quality of Life & Continued Growth Outlook – Recognized by *U.S. News & World Report* as one of the “**Best Places to Live in Florida**”; Port St. Lucie benefits from Coastal amenities, top-ranked schools, and a pro-growth mindset – creating favorable long-term fundamentals for retail and car wash assets alike.



INVESTMENT SUMMARY

PROPERTY:	Soak + Shine Auto & Pet Wash
LOCATION:	1630 NE Jensen Beach Boulevard Jensen Beach, Florida 34957
TYPE OF OWNERSHIP:	Fee Simple
SALE TYPE:	Sale-Leaseback
LEASE TYPE:	Absolute NNN
LIST PRICE:	\$3,425,000
CAP RATE:	7.0%
LEASE TERM:	20 Years
BASE RENT:	\$240,000 (Year 1)
RENT ESCALATIONS:	2% annual increases
OPTIONS:	Two, 5-Year Options
SQUARE FOOTAGE:	3,224 SF
LAND AREA:	0.61 +/- Acres
RENT COMMENCEMENT:	Close of Escrow
LEASE EXPIRATION:	20 years from Close of Escrow
PARCEL NUMBER:	22-37-41-010-000-00501-2
RIGHT OF FIRST REFUSAL:	Yes
FINANCING:	Delivered Free and Clear

ANCHOR NET LEASE



INVESTMENT OFFERING

Anchor Net Lease is pleased to present an exceptional opportunity to acquire a Soak + Shine Auto Wash, strategically positioned along the heavily trafficked Jensen Beach Boulevard in the highly desirable coastal community of Jensen Beach, Florida. This 20-year sale-leaseback investment offers attractive benefits, including eligibility for bonus depreciation, allowing investors to maximize first-year tax savings.

The offering represents a rare chance to acquire an absolute NNN fee simple interest in a recently renovated full- and self-service car wash along Jensen Beach Boulevard, which sees over 20,600 vehicles per day. The facility features five self-serve bays, two full-service touchless wash bays, and fourteen Mega Vac industrial vacuums. Originally constructed in 1989, the property was fully remodeled and placed under new ownership in 2025.

Soak + Shine delivers a hybrid car wash experience, offering both automated touchless service and traditional self-service bays. The site also includes an on-site dog washing station, providing additional revenue streams and customer convenience.

Located on the south side of Jensen Beach Boulevard, the property benefits from strong visibility and accessibility along a key east-west corridor connecting Highway 1 to Pineapple Boulevard, just minutes from the Jensen Beach Causeway to Hutchinson Island. Nearby national retailers include Dunkin', Sherwin-Williams, Wendy's, Family Dollar, Walgreens, CVS, ALDI, Truist Bank, and Seacoast Bank. Additionally, over 1.5 million square feet of retail is situated within a 2.5-mile radius to the west.





**Soak
SHINE**
CAR WASH
OPEN 24 HRS • FREE VACUUMS

02. TENANT

Soak + Shine Auto and Pet Wash represents a paradigm shift in the car wash industry by leveraging state of the art equipment in our full-service touchless wash bays, self serve bays and dog wash systems. Whether you are personally pampering your own car, your prized pet or relying on us to do the pampering, Soak + Shine delivers superior experiences like no other. Their 5 minute automatic touchless wash, spacious self-serve bays and aircraft quality stainless steel pet washes proudly offer the guest best-in-class equipment while showcasing every available option in the industry. Powered by cutting-edge technology, Soak + Shine is revolutionizing the car wash experience and fostering the most loyal customer base in Florida.

OWNERSHIP

Private

FOUNDED

2021

LOCATIONS

2

HEADQUARTERS

Utah

WEBSITE

www.soaknshine.com





Hello From
JENSEN BEACH Florida










03. LOCATION

AERIALS

NE Causeway Blvd
13,100 
VEHICLES PER DAY

NE Pineapple Ave
11,850 
VEHICLES PER DAY

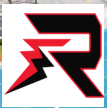
Jensen Beach Blvd
20,600 
VEHICLES PER DAY



JENSEN BEACH
KITCHEN & BATH

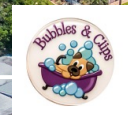



DUNKIN'



metro
by T-Mobile





Jensen Beach Blvd
20,600 
VEHICLES PER DAY



AERIALS

Jensen Beach Elementary School



Walgreens
Seacoast Bank

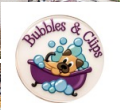



metro
by T-Mobile

SHERWIN
WILLIAMS

DUNKIN'

Silvaco
BATTERY & TIRE
Home of Honest, Reliable Service



Jensen Beach Blvd
20,600 
VEHICLES PER DAY





NW Federal Highway
59,700
VEHICLES PER DAY

HARBOR FREIGHT

Walgreens



NE Causeway Blvd
13,100
VEHICLES PER DAY

NE Pineapple Ave
11,850
VEHICLES PER DAY



NE Jensen Beach Blvd
20,600
VEHICLES PER DAY

Wawa

Chick-fil-A




Jensen Beach High School

Soak + Shine

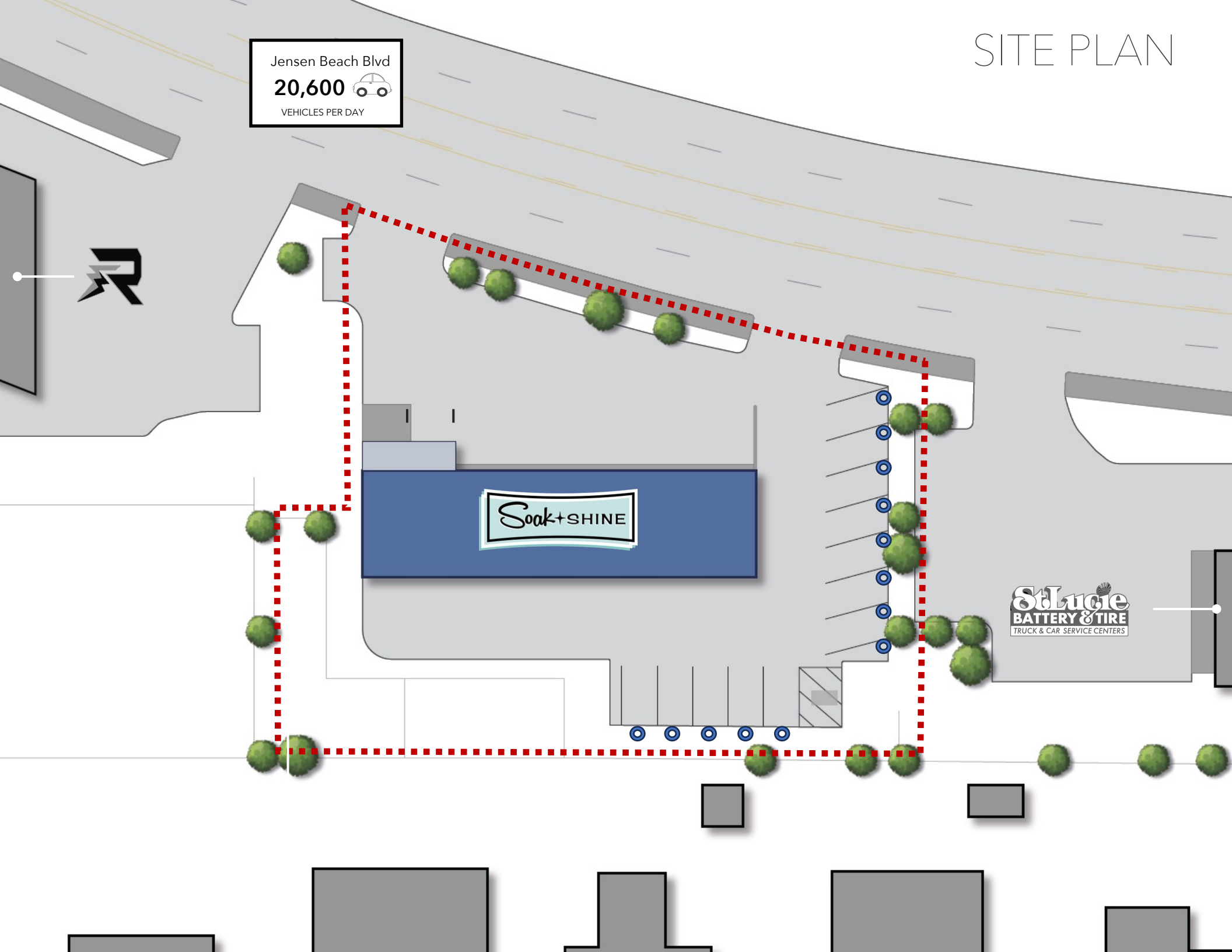


SITE PLAN

Jensen Beach Blvd

20,600 

VEHICLES PER DAY





04. MARKET



Jensen Beach, Florida is a strategically positioned coastal market located within the Port St. Lucie Metropolitan Statistical Area (MSA). Situated along Florida's Treasure Coast, Jensen Beach benefits from its proximity to major regional employment centers, residential communities, and the Atlantic coastline, while offering high-visibility sites, strong seasonal tourism, and a business-friendly environment.

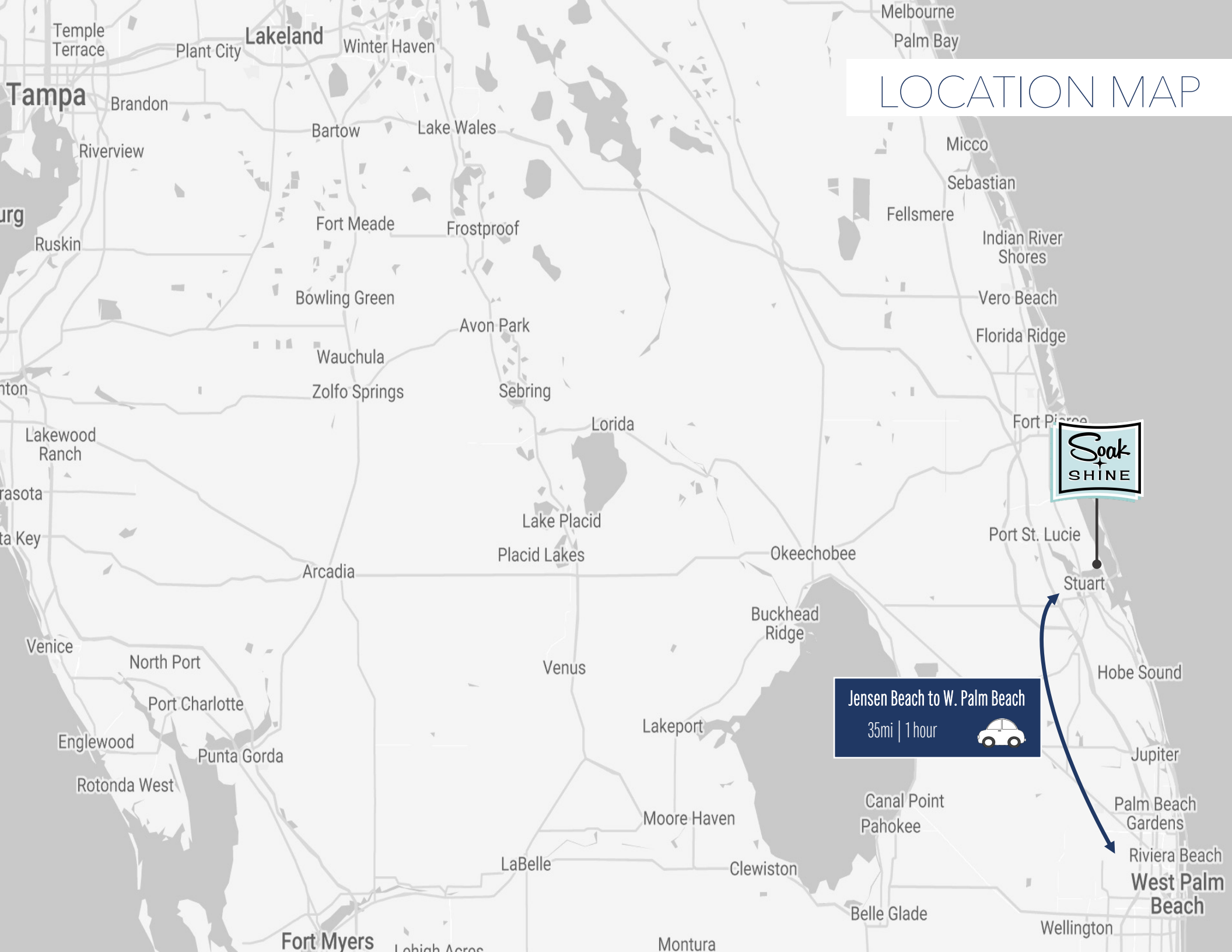
Port St. Lucie serves as the region's primary center for commerce, healthcare, and residential growth—home to major employers across healthcare, retail, education, and construction—creating a stable employment base that drives regional expansion. The MSA continues to attract new residents and businesses, supported by infrastructure improvements and community-focused economic initiatives, contributing to one of Florida's fastest-growing metro areas.

Jensen Beach's location along U.S. Highway 1 and nearby State Road corridors provides direct access to Port St. Lucie, Stuart, and I-95, as well as connectivity to larger Florida markets including West Palm Beach and Orlando. This regional accessibility has made Jensen Beach a prime location for retail, service, and convenience-oriented development, attracting both local and seasonal consumer demand.

Over the past decade, Jensen Beach and the broader Port St. Lucie MSA have experienced consistent growth in retail, automotive, and mixed-use projects—supported by a steadily expanding population and household formation. Investors and businesses are increasingly drawn to the market for its combination of strong traffic corridors, workforce availability, and demographic tailwinds, all while maintaining competitive occupancy costs relative to larger coastal metros.

The area's economic stability is further supported by a diversified employment base, growing residential communities, and attractive quality-of-life amenities, including waterfront parks, recreational trails, and access to boating and fishing along the Indian River Lagoon.

LOCATION MAP



Jensen Beach to W. Palm Beach
35mi | 1 hour 

Stuart

West Palm Beach

AREA DEMOGRAPHICS

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
2025 Estimated Population:	4,984	28,853	76,761
2030 Estimated Population:	5,212	30,898	81,445
2025 Estimated Households:	2,302	14,091	36,043
2030 Projected Households:	2,432	15,200	38,568
2020-2025 Annual Growth:	2.18%	1.91%	1.12%
2025 Estimated Average Household Income:	\$106,836	\$109,175	\$108,132
2030 Estimated Average Household Income:	\$126,084	\$123,943	\$120,423



3219 East Camelback Road
Phoenix, Arizona 85018

Ryan D. O'Connell
Founder & CEO
O. 602-595-4000
M. 602-790-9036
E. Ryan@AnchorNetLease.com

Listed in Conjunction with Broker of Record
Don Bernardine
License # BK343902

CONTACTS