

# Mister CAR WASH®

**New 20-Year Absolute NNN Corporate Lease**

**Mister Car Wash (NYSE: MCW)**

| *\$2.6 Billion Market Cap*

*465 UNITS NATIONALLY*

**Extremely Low Rent Ground Lease**

| *With Annual Increases*

**El Paso, Texas**

| *\$80+ Billion in Annual Trade*

*11<sup>TH</sup> LARGEST TRADE METRO IN USA*

**Strategically Located Adjacent to  
Top-Performing Circle K Gas & C-Store**

*130,000+ VPD INTERSECTION*

**EL PASO, TEXAS**

**2214 Joe Battle Blvd, El Paso, Texas 79938**

**Watch the Video**

**Download the Offering Memo**



**OFFERING MEMORANDUM**

*In Association with Scott Reid & ParaSell, Inc  
A Licensed Texas Broker #9009637*



**Actual Subject Property**