

CAR WASH PROPERTY FOR SALE

10355 W. 62ND PL
ARVADA, CO

Price: \$745,000



PHIL KUBAT
Principal & Managing Broker
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CO - ER100016698, TX - 759206

PROPERTY SUMMARY

Gary's Car Wash
10355 West 62nd Place | Arvada, CO 80004



Property Summary

Type:	Retail
Sale Price:	\$745,000
Land SQFT:	16,596 SF
Land Acres:	0.381 ACRES
Property Class:	2230 Special Purpose
Year Built:	1965
Yard Imp:	1999
Story Height:	14'
Self Wash Bays	4
Vacuums	4
Zoning:	MX-N (Arvada)
AIN/Parcel ID:	39-091-00-007

Property Overview

Own a turn key car wash property with four fully equipped Self-Service bays, four Super-Vac Cabin Vacuums, waste bins, interior cleaner vending, and bill changers.

Credit and Debit cards are accepted in every bay.*
Other approved zoning uses include: Multifamily; Restaurant; Office;

The traffic exposure combined with a dense population for this property provides the opportunity for a car wash business in the thriving town of Arvada. Please contact the broker for details.

Location Overview

Arvada is the seventh most populous city in Colorado. The city is a part of the Denver–Aurora–Lakewood, CO Metropolitan Statistical Area and the Front Range Urban Corridor. The Olde Town Arvada historic district is 7 miles northwest of downtown Denver. Arvada is known to quickly taking action and created the Arvada Resiliency Taskforce and has transformed itself into a dynamic, thriving community.

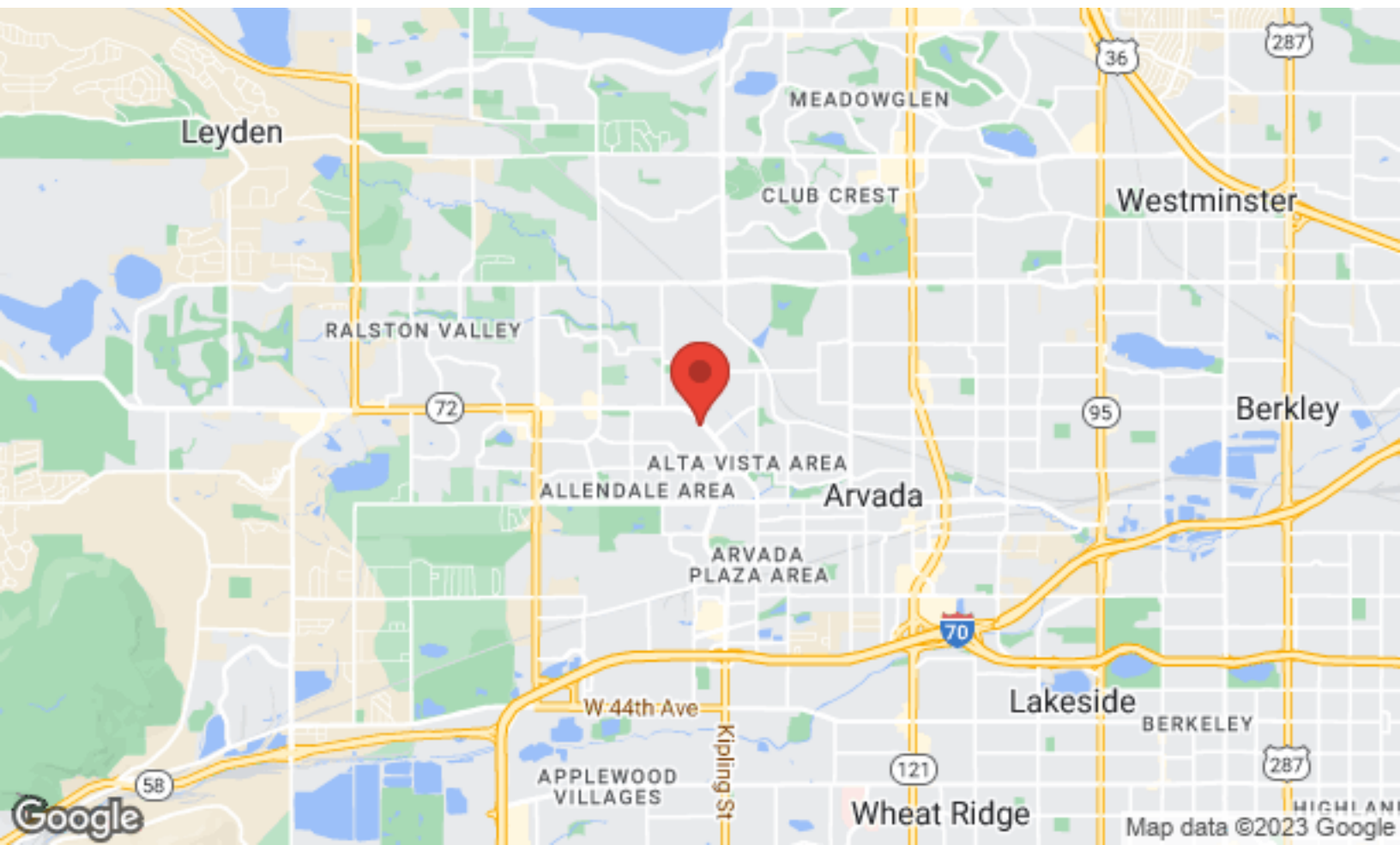
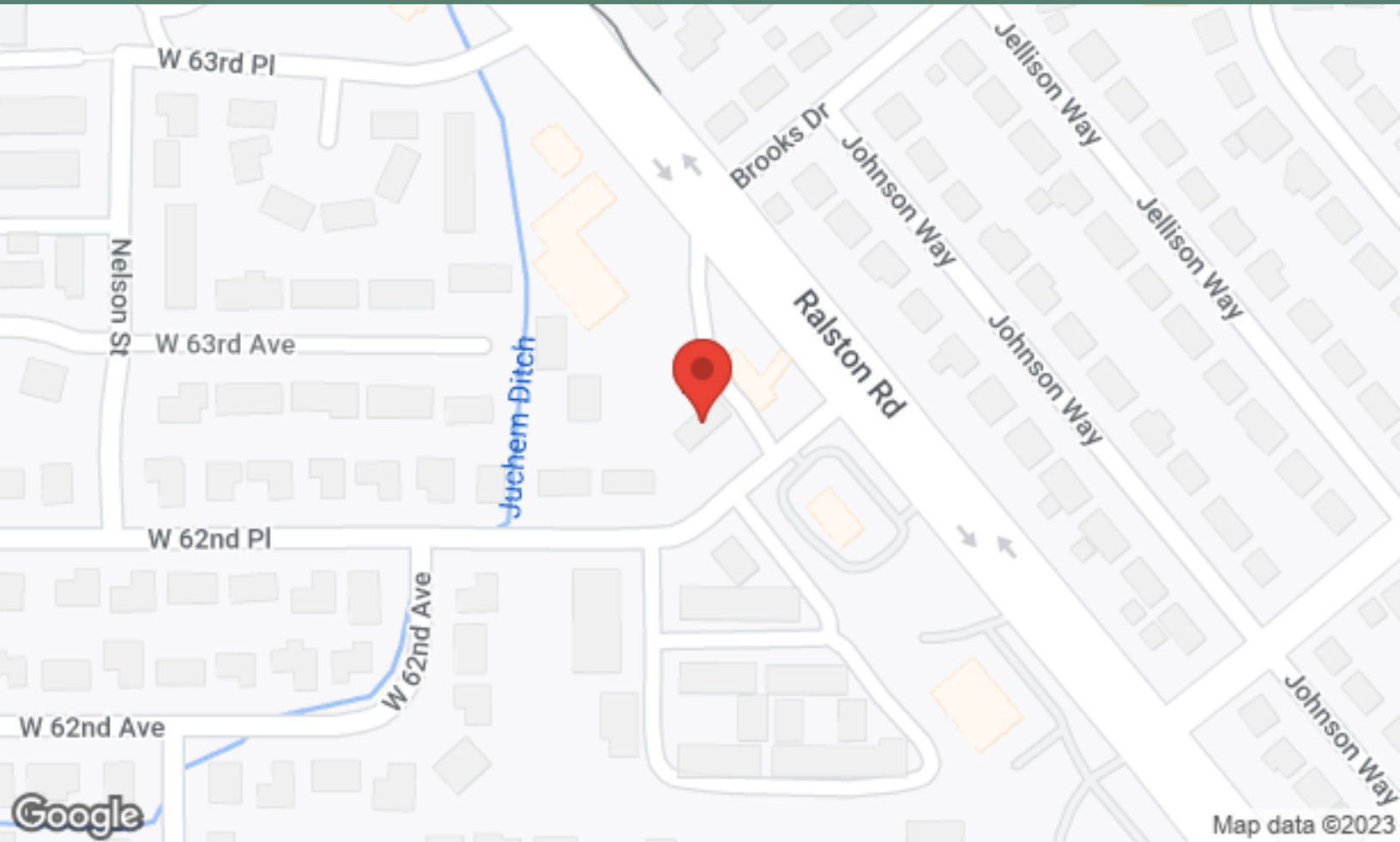
PROPERTY PHOTOS

Gary's Car Wash
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LOCATION MAPS


Gary's Car Wash
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BUSINESS MAP

Gary's Car Wash
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 Campbell Elementary School


 Campbell Cottages - Apex Preschool

 AAMCO Transmissions & Total Car Care

Ralston Food And Gas

Ralston Discount Liquors


 L & R Automotive

 Advance Auto Parts

 UPS

Heritages Apartments



 Complete Auto Broker



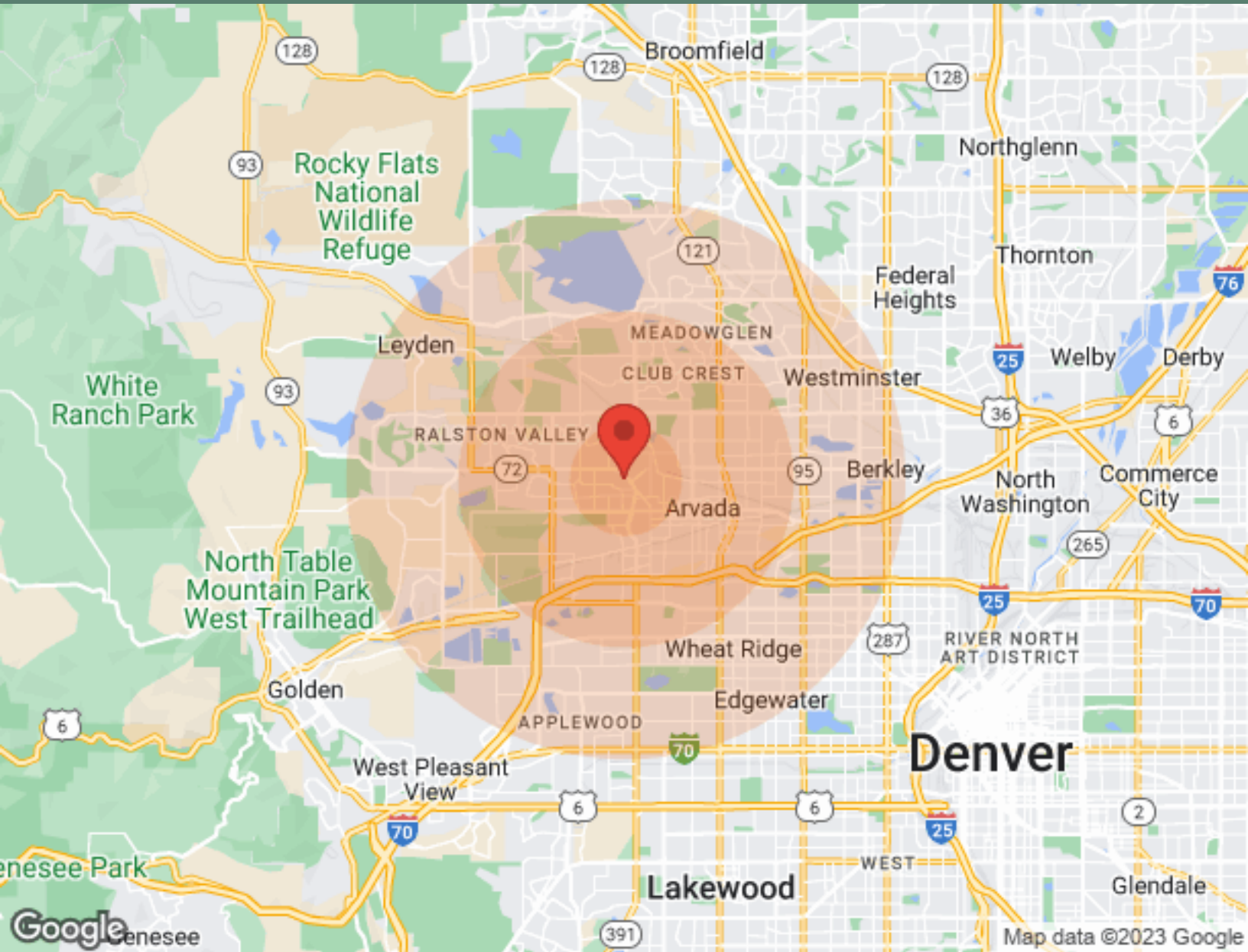
ALTA VISTA AREA



GRACE PLAZA

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,535	48,951	116,222
Female	6,589	49,875	120,058
Total Population	13,124	98,826	236,280
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,274	16,770	41,662
Ages 15-24	1,706	12,670	29,010
Ages 55-64	1,694	13,505	31,594
Ages 65+	2,418	18,475	41,947
Race	1 Mile	3 Miles	5 Miles
White	12,405	92,043	212,061
Black	60	343	1,045
Am In/AK Nat	29	201	591
Hawaiian	N/A	3	3
Hispanic	1,535	13,734	45,576
Multi-Racial	1,204	11,456	40,024

Income	1 Mile	3 Miles	5 Miles
Median	\$58,292	\$59,069	\$56,866
< \$15,000	549	3,392	8,850
\$15,000-\$24,999	456	3,787	9,989
\$25,000-\$34,999	694	3,823	9,822
\$35,000-\$49,999	1,015	6,145	14,935
\$50,000-\$74,999	1,025	7,972	19,222
\$75,000-\$99,999	800	6,393	13,684
\$10,000-\$149,999	600	6,055	13,777
\$150,000-\$199,999	222	2,060	5,124
> \$200,000	93	1,012	2,945

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,856	43,576	106,434
Occupied	5,622	41,706	101,233
Owner Occupied	3,295	28,487	66,962
Renter Occupied	2,327	13,219	34,271
Vacant	234	1,870	5,201

DEF. OF WORKING RELATIONSHIPS

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

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CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC

Broker