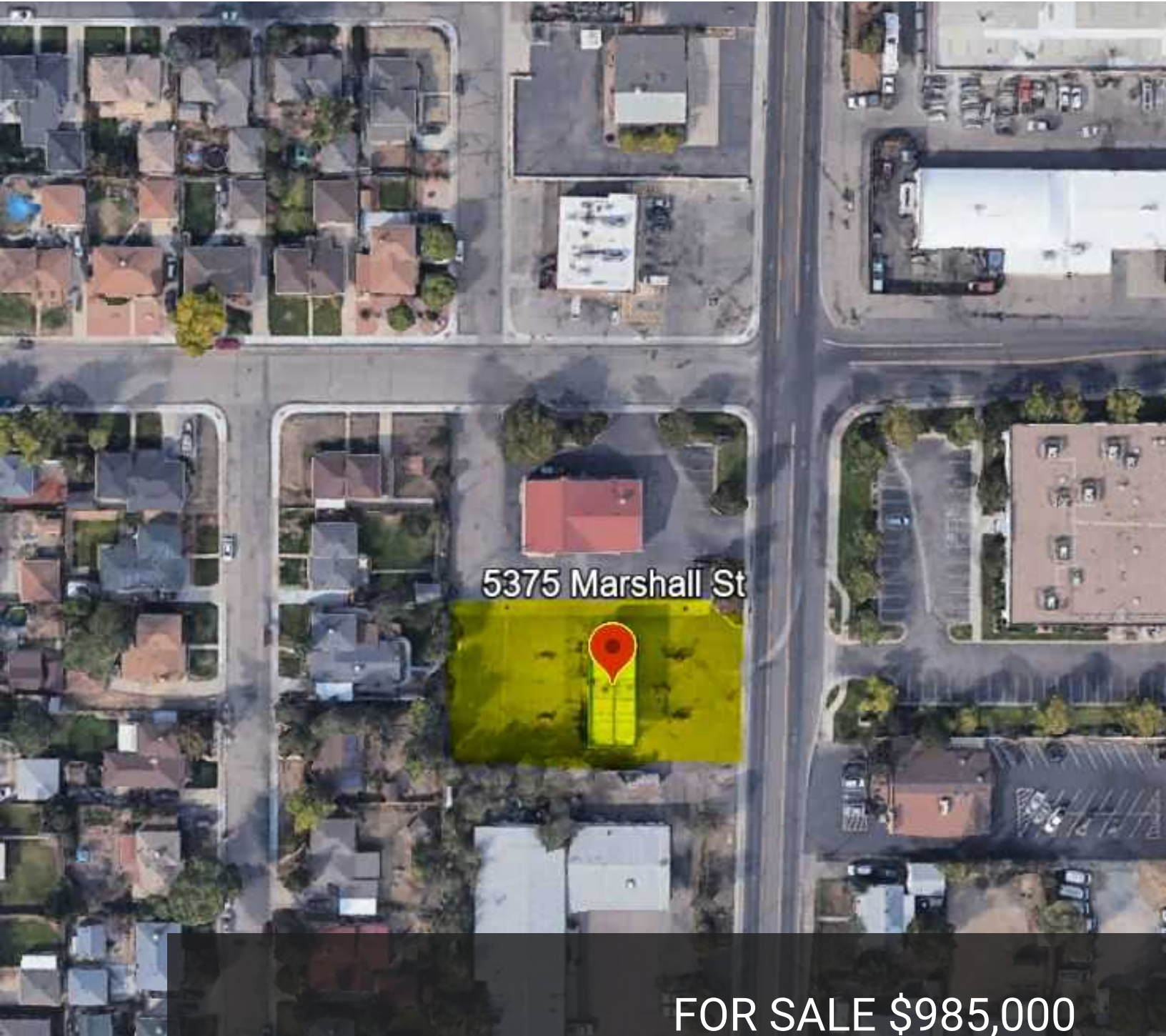


PRIME REDEVELOPMENT OPPORTUNITY



CAR WASH OR REDEVELOPMENT SALE

5375 MARSHALL STREET, ARVADA, CO 80002



FOR SALE \$985,000

Suite 200, 5261 South Quebec Street
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Redevelopment Opportunity on Marshall St
5375 Marshall Street | Arvada, CO 80002



Property Summary

Price:	\$990,000
Type:	Commercial
Land Acreage:	0.448 AC
Land Square Footage:	19,509 SF
Utilities:	On-Site
Current Use:	Car Wash
Bays:	4
Vacuums:	4
Zoning:	MX-S (Arvada)
AIN/Parcel ID:	39-132-18-018

Property Overview

Current Use & Redevelopment Potential: This property is currently operating as a car wash, presenting a prime redevelopment opportunity for savvy investors. With flexible zoning, it is well-positioned for a variety of other uses, including a restaurant, fast food establishment, office space, or general retail.

Strategic Location & Visibility: The property benefits from excellent signage and easy access, making it highly visible to passing traffic. Its prime location in a densely populated area with solid demographics

Location Overview

Dynamic and Thriving Community in Arvada, CO
Arvada, the seventh most populous city in Colorado, is a vibrant community situated within the Denver–Aurora–Lakewood Metropolitan Statistical Area and the Front Range Urban Corridor. Just 7 miles northwest of downtown Denver, Arvada boasts the charming Olde Town Arvada historic district, blending rich history with modern amenities. Known for its proactive initiatives like the Arvada Resiliency Taskforce, the city has rapidly transformed into a dynamic and thriving hub, making it an attractive destination for

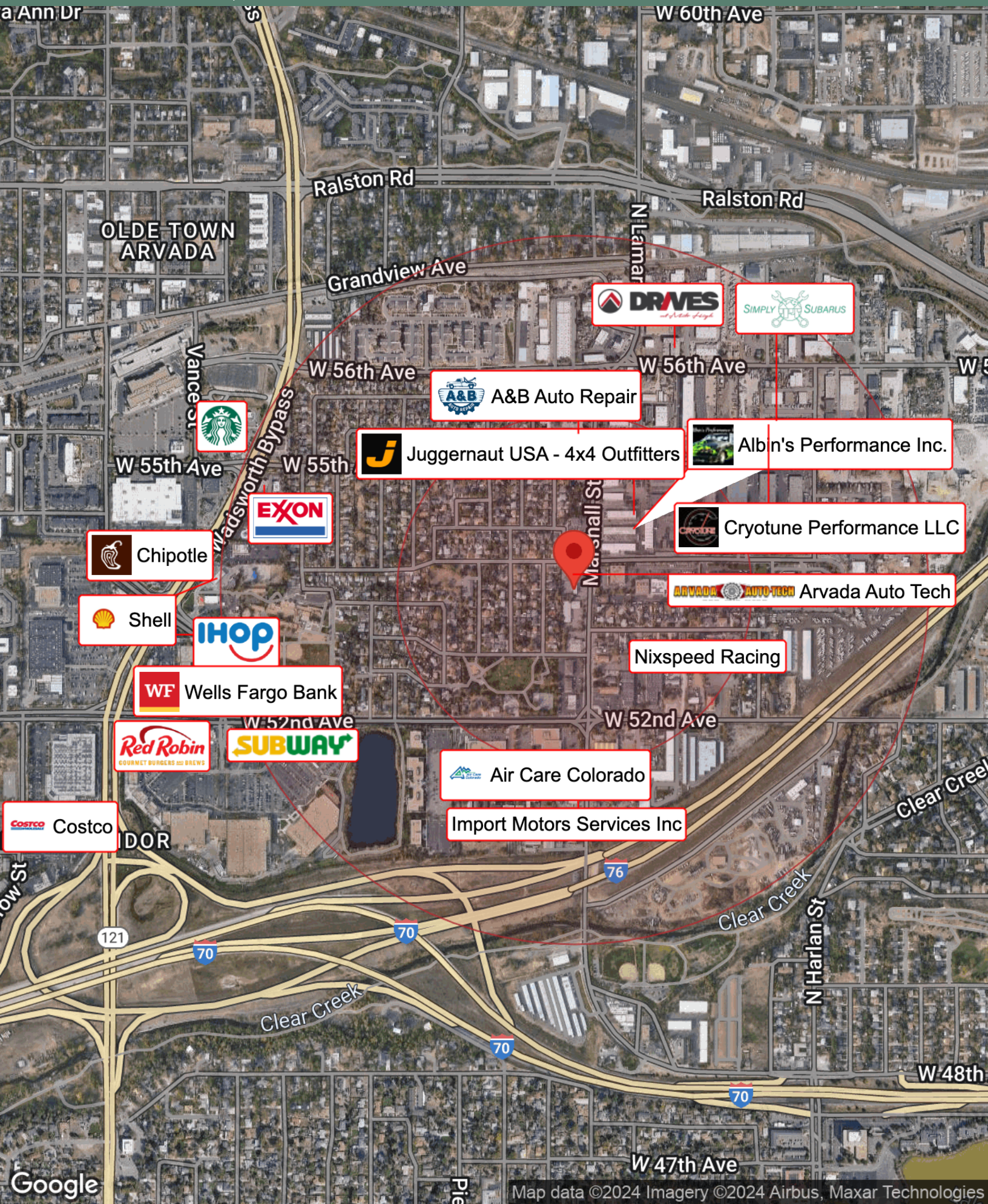
LOCATION MAPS

Redevelopment Opportunity on Marshall St
5375 Marshall Street | Arvada, CO 80002



BUSINESS MAP

Redevelopment Opportunity on Marshall St
5375 Marshall Street | Arvada, CO 80002



OLDE TOWN
ARVADA



Chipotle



Wells Fargo Bank



Costco



A&B Auto Repair

Juggernaut USA - 4x4 Outfitters

Albin's Performance Inc.

Cryotune Performance LLC

Arvada Auto Tech

Nixspeed Racing

Air Care Colorado

Import Motors Services Inc



DEF. OF WORKING RELATIONSHIPS

Redevelopment Opportunity on Marshall St
5375 Marshall Street | Arvada, CO 80002

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.

DEF. OF WORKING RELATIONSHIPS

Redevelopment Opportunity on Marshall St
5375 Marshall Street | Arvada, CO 80002

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