



**Fast Growing Denver Submarket
with Strong Visibility**



**Existing Facilities with Operating
History for Owner-User**



**High-Traffic Retail Corridors For
Redevelopment**



Offering Memorandum

Freedom Auto Wash Portfolio

Business & Real Estate Sale

*Financials can be delivered upon request.

- 1 8760 Devonshire Blvd
Denver, CO
- 2 1900 Terry St
Longmont, CO
- 3 1151 Delaware Ave
Longmont, CO

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DISCLAIMER

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

Broker of Record

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The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

3

Offering
Summary

7

North Denver Car Wash:
8760 Devonshire Blvd

10

Longmont North Car Wash:
1900 Terry St

13

Longmont South Car Wash:
1151 Delaware Ave

16

Pricing

01

Offering Summary





Executive Summary

The Ficke Team of Colliers is pleased to present the opportunity to acquire the Freedom Auto Wash Portfolio, a collection of three existing car wash facilities located throughout the Denver and Longmont, Colorado markets. The portfolio consists of operational self-service and touchless automatic wash facilities positioned along high-traffic retail corridors with strong visibility, accessibility, and surrounding residential density.

The offering provides investors and owner-users the opportunity to acquire existing operating infrastructure below replacement cost with multiple avenues for future value creation. Buyers can continue operations, modernize the facilities, improve operational efficiencies, or reposition the sites for alternative commercial uses supported by strong surrounding demographics and retail activity.

The Denver-Longmont corridor continues to experience strong population growth, rising household incomes, and sustained commercial expansion driven by the region's diverse employment base and continued residential development. With limited infill opportunities and strong demand for service-oriented real estate, the portfolio presents a compelling long-term investment opportunity within one of Colorado's strongest growth corridors.



Established Operating History

Existing operating car wash facilities with built-in customer exposure and operational infrastructure already in place, creating a lower barrier to entry for owner-users and investors.



Existing Infrastructure in Place

Existing self-service and automatic wash improvements reduce upfront development costs and allow for immediate operational continuity.



Flexible Value-Add Opportunity

Continue operations, renovate the facilities, pursue lease-up strategies, or redevelop for alternative commercial uses.



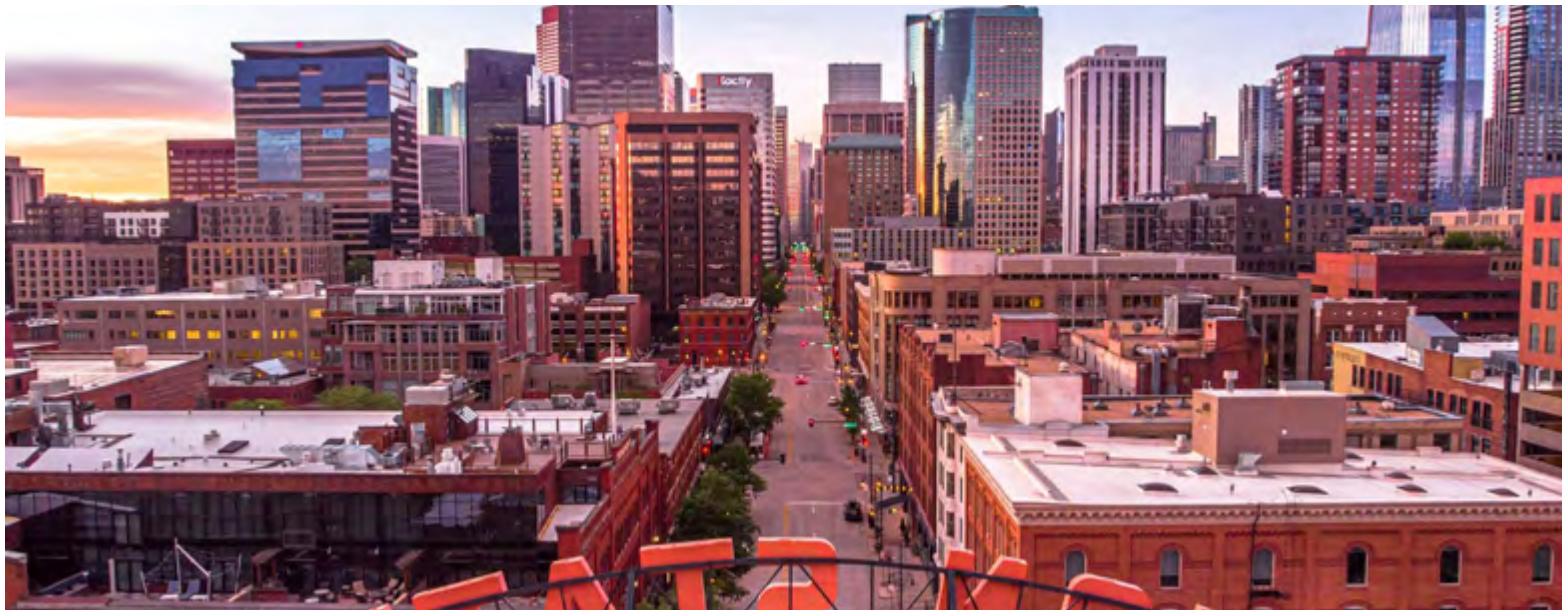
Ability to Passively Operate

A new owner has the opportunity to passively operate the facilities with a 3rd party car wash management team
(More Information Available)

Property Locations



Demographics & Market Overview



The Denver–Longmont corridor represents a high-growth Front Range market that combines the economic strength of a major metro with the accessibility and livability of its surrounding communities. Centered along the U.S. 36 and Interstate 25 corridors, the area links Denver’s urban core with Boulder’s innovation economy and extends into Longmont’s expanding residential and commercial base. Strong in-migration, a highly educated workforce, and sustained job creation continue to drive population growth and support consistent demand across housing, retail, and employment space.

The commercial environment throughout the corridor is diverse, with activity spanning urban infill districts, established suburban retail corridors, and revitalized downtown areas. Boulder and nearby communities provide a concentration of technology, research, and professional services, while Longmont and surrounding cities offer more cost-effective options for businesses and residents. Retail centers, neighborhood services, and medical and professional office uses are well distributed across the market, benefiting from strong household incomes and steady daytime population. Development trends continue to emphasize mixed-use formats, walkability, and amenities that align with the region’s active lifestyle.

For investors, the Denver–Longmont area offers a balanced profile of stability and growth potential across multiple asset types. Central locations command premium pricing, while nearby submarkets such as Longmont present opportunities for more attainable entry points with continued upside. Population-driven demand, limited land availability in certain areas, and a steady pipeline of residential development contribute to favorable absorption trends. With a resilient regional economy, strong connectivity, and ongoing expansion north of Denver, the corridor provides an attractive setting for long-term investment and value creation.

Denver, CO Demographics in a 3-Mile Radius

	110,479 Population		\$444,459 Median Home Value
	\$101,235 Average Household Income		2,845 Total Businesses
	37,858 Total Households		38,087 Total Employees

Longmont, CO Demographics in a 3-Mile Radius

	77,425 Population		\$615,949 Median Home Value
	\$117,153 Average Household Income		3,514 Total Businesses
	31,293 Total Households		35,577 Total Employees

02

North Denver Car Wash:
8760 Devonshire Blvd
Denver, CO



Property Overview – North Denver Car Wash



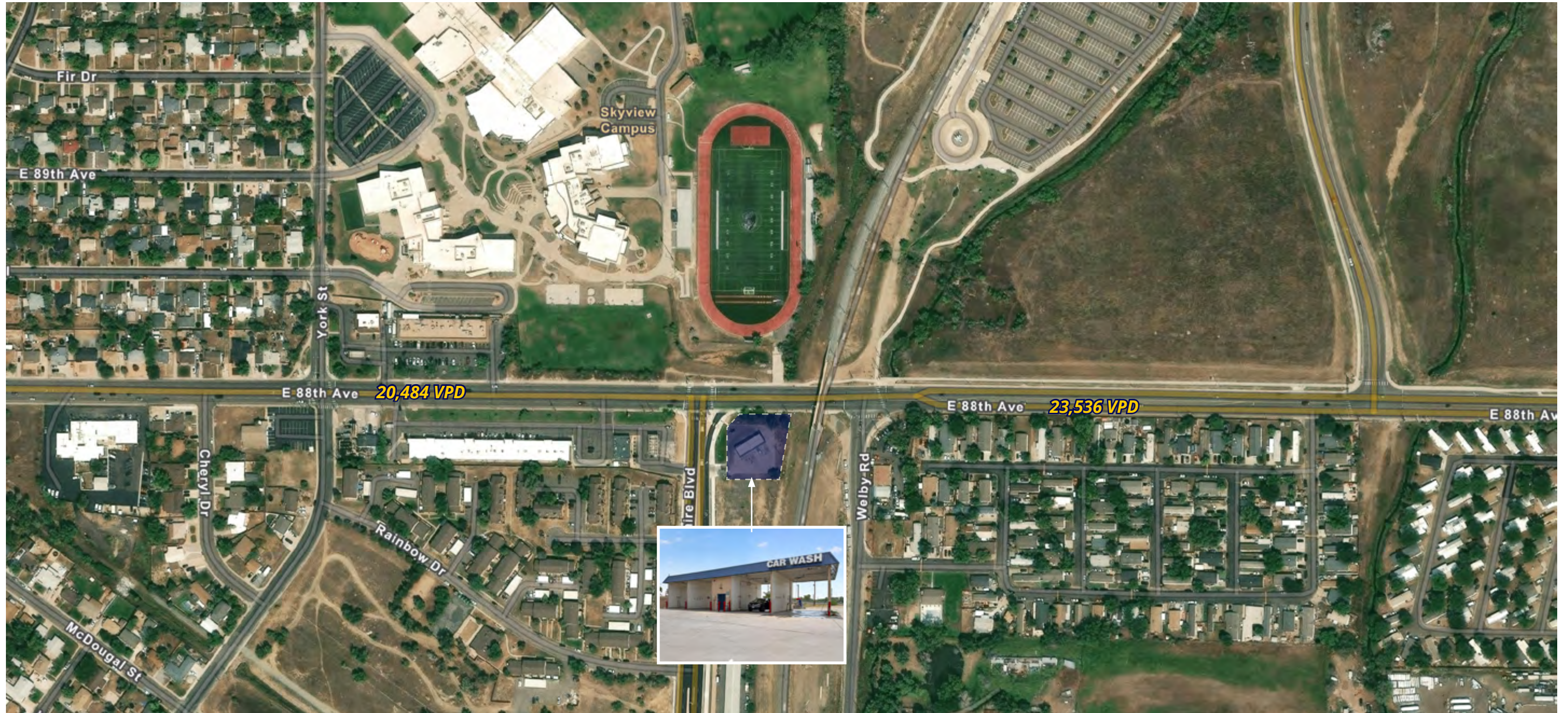
Property Information

Property Address	8760 Devonshire Blvd, Denver, CO
Structure SF	1,850
% of Portfolio SF	29.09%
Land Size (Acres)	0.59
Year Built / Renovated	1982/2022
Bay Configuration	4 Self-Serve Bays
2025 Revenue	\$151,000

Property Photography



Aerial Overview – North Denver Car Wash



03

Longmont North Car Wash:
1900 Terry St
Longmont, CO



Property Overview – Longmont North Car Wash



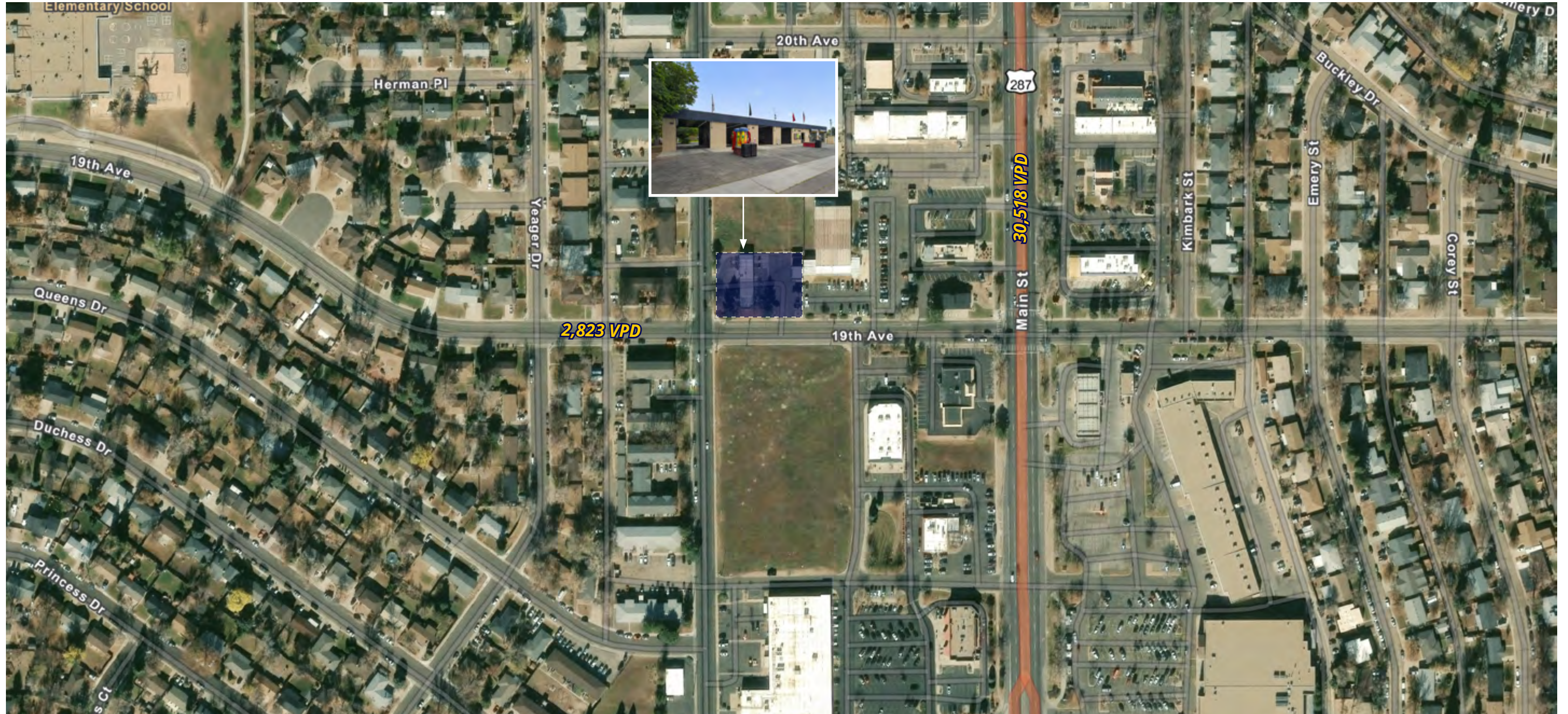
Property Information

Property Address	1900 Terry St, Longmont, CO
Structure SF	3,190
% of Portfolio SF	50.16%
Land Size (Acres)	0.54
Year Built / Renovated	1986/2023
Bay Configuration	2 Auto, 5 Self-Serve Bays
2025 Revenue	\$251,000

Property Photography



Aerial Overview – Longmont North Car Wash



04

Longmont South Car Wash:
1151 Delaware Ave
Longmont, CO



Property Overview – Longmont South Car Wash



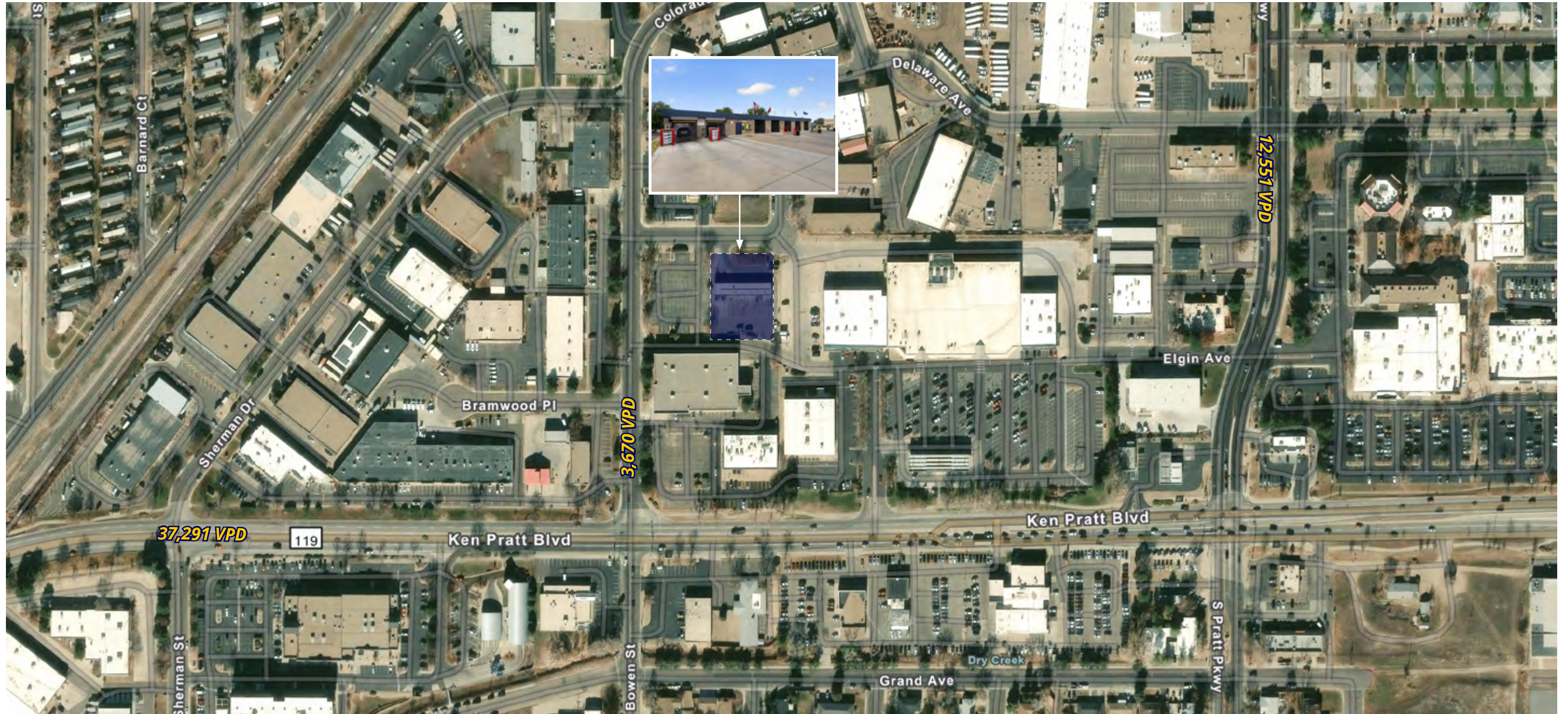
Property Information

Property Address	1151 Delaware Ave, Longmont, CO
Structure SF	1,320
% of Portfolio SF	20.75%
Land Size (Acres)	0.70
Year Built / Renovated	1995/2023
Bay Configuration	2 Auto, 5 Self-Serve Bays
2025 Revenue	\$323,000

Property Photography



Aerial Overview – Longmont South Car Wash



Pricing

Sale Price

\$4,399,000

*Financials can be delivered upon request.

Offering Instructions

Offers should be submitted via email to
Geoff.Ficke@colliers.com, Zack.Ficke@colliers.com &
William.Paredes@colliers.com

Please include the following:

- 1 Purchase Price
- 2 Source of Debt & Equity
- 3 Earnest money deposit
- 4 Due diligence and closing timelines
- 5 Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
- 6 Detailed list of closing cost responsibilities



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