Colliers
Accelerating success.

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

Exclusive Investment Advisory Team

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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

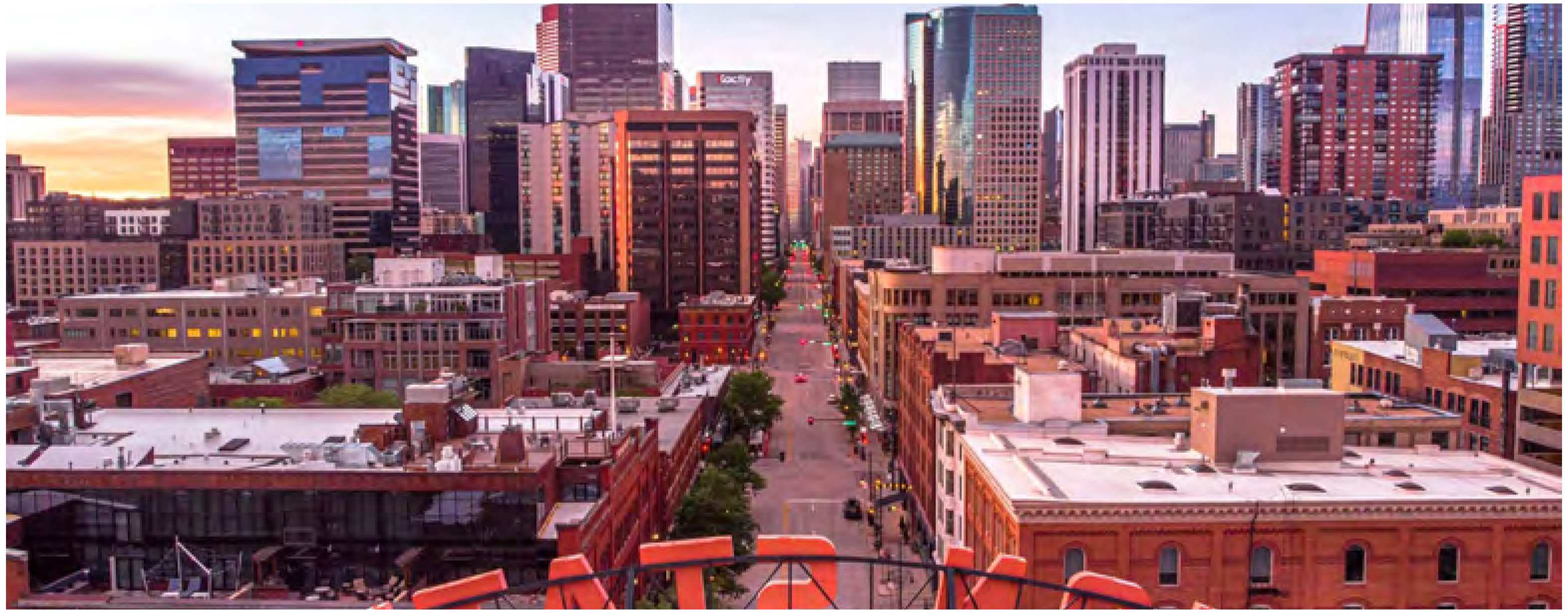
Continue operations, renovate the facilities, pursue lease-up strategies, or redevelop for alternative commercial uses.

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

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Longmont North Car Wash:

1900 Terry St

Longmont, CO

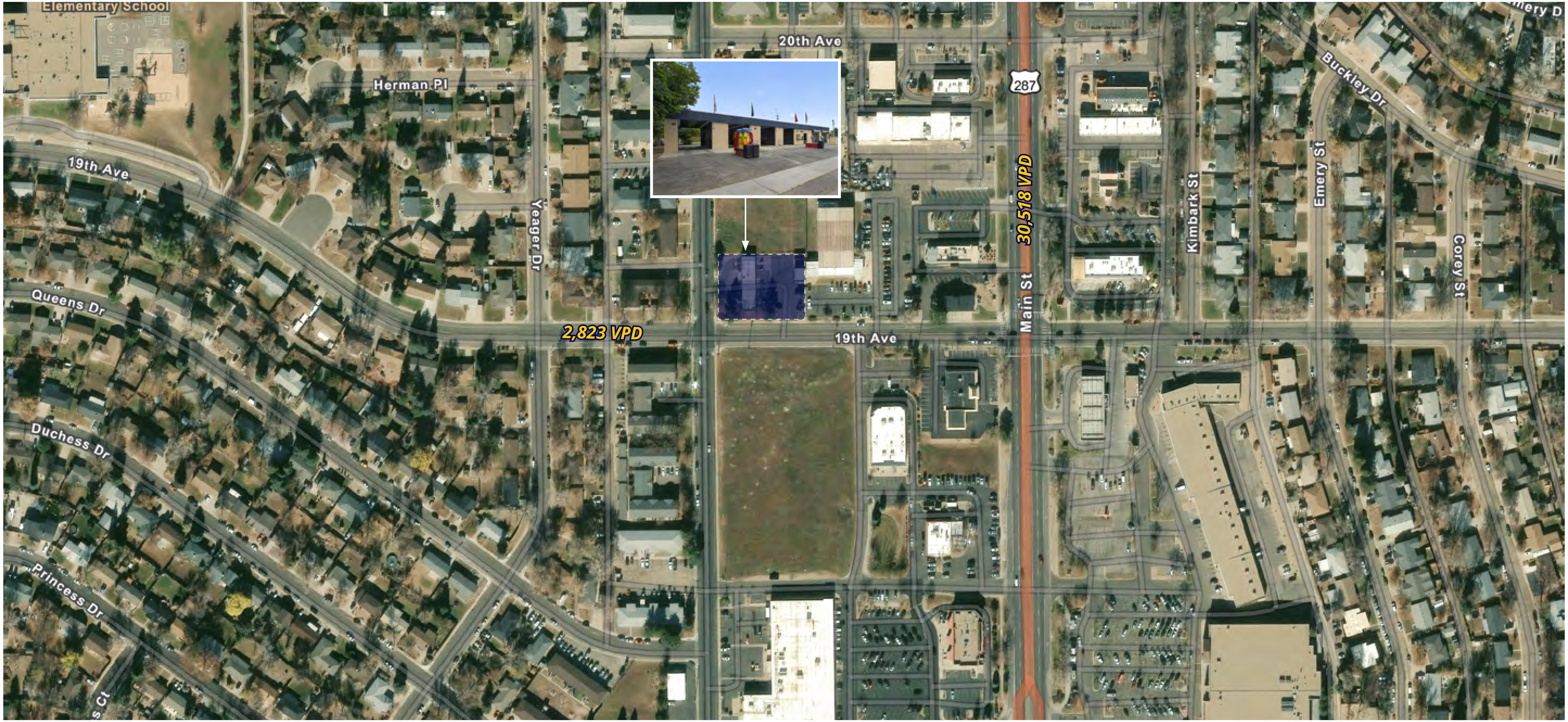
Property Overview – Longmont North Car Wash

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



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Longmont South Car Wash:

1151 Delaware Ave

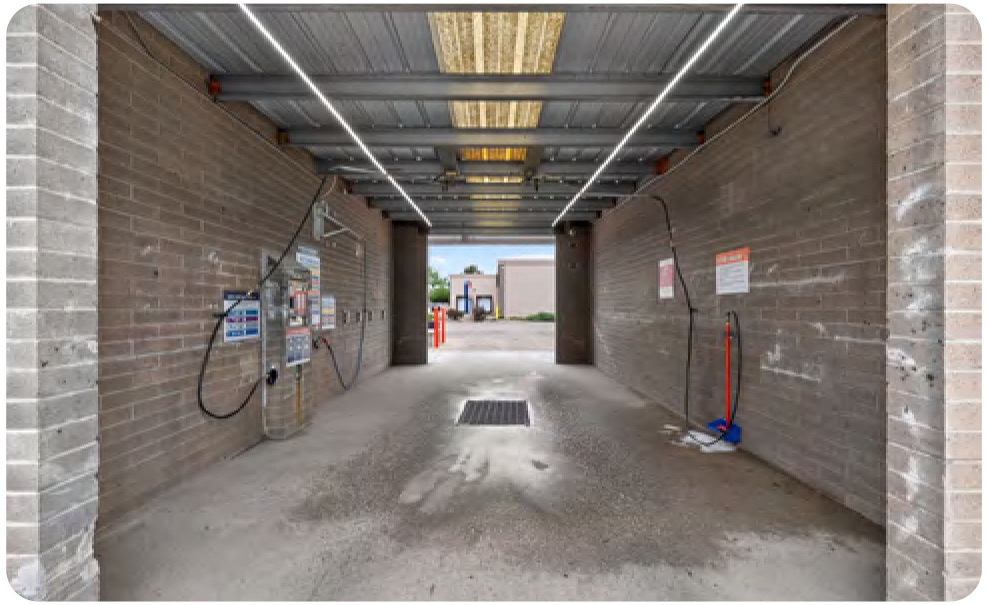
Longmont, CO

Property Overview – Longmont South Car Wash

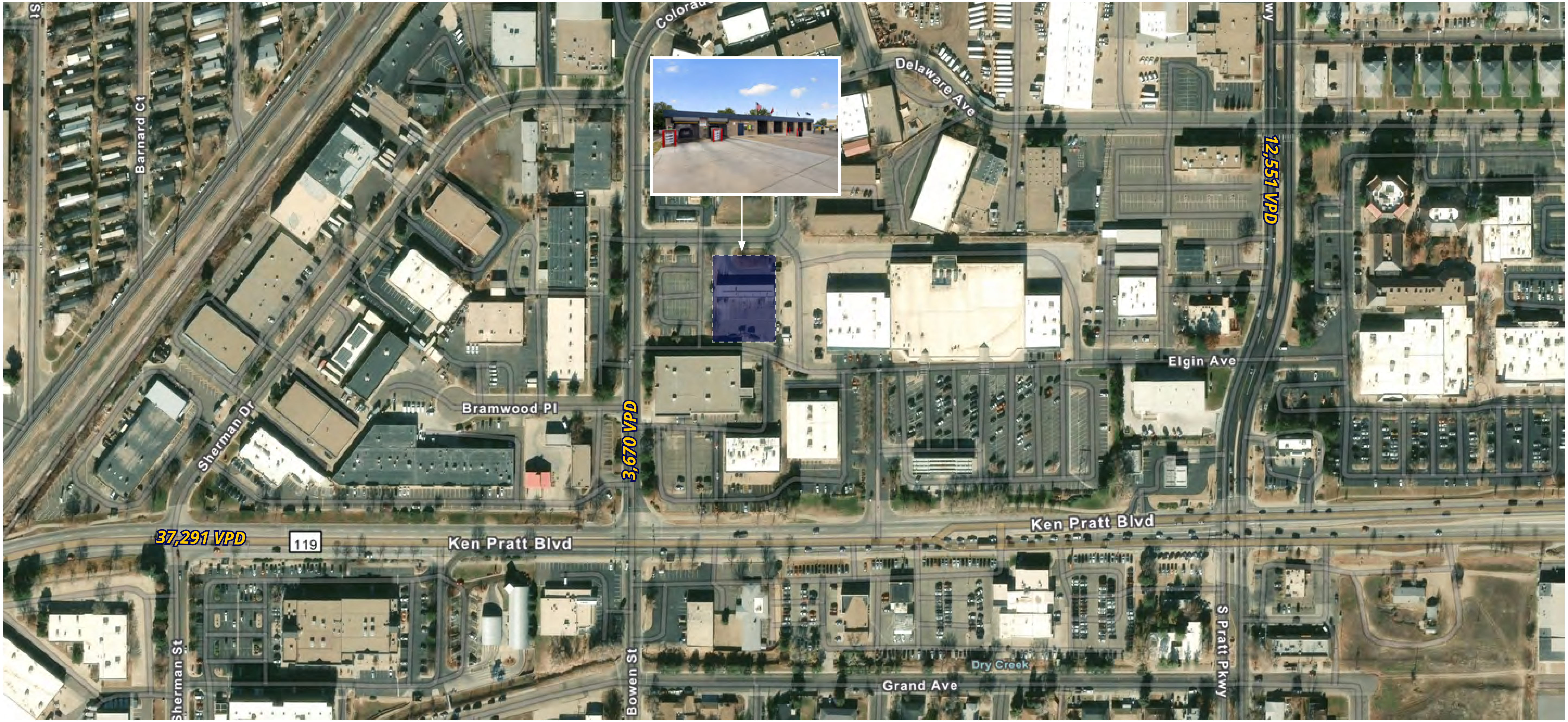
Property Information

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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