



Rocket Express Car Wash

13074 West Ida Avenue #A-1 Littleton, Colorado

Car Wash for Sale at \$1,999,000

Sale Includes: Land, Building, Equipment

Confidential Listing: Contact Listing Broker for Any Additional Information – DO NOT Contact the Site Attendant- He Knows Nothing of the Sale.

Exciting Opportunity to Purchase Your Own Profitable Car Wash!

Introducing an exciting opportunity to own your own express service car wash at 13074 West Ida Avenue #A-1 Littleton, Colorado! The dynamic Rocket Express Car Wash established Express Service Car Wash features

- 110' Conveyor
- 10 – Vacutech® Self-Service Central Vacuum Stations
- Equipped with RFID sensor and Pay Station
- Vehicle Prep Station
- Correlator
- Presoak Arch
- Undercarriage Wash System
- Purwater® Water Reclamation System
- Tire Scrubber System
- Mitters
- Wraps
- Spot Free Rinse System
- Chemical Application Arches
- 15-Unit Dryer Station
- Customer Control Lighting and much more

This high-volume express service car wash is a turnkey investment and includes training. The property, constructed in 2008, boasts energy-efficient systems and sees an Average Daily Traffic Count of 18,356 AVT.

Contact the listing broker for a detailed equipment list and income information. Don't miss out on this lucrative investment in the Rocket Express Car Wash!

This Opportunity comes just once in a lifetime!

Listing Broker Brokers Guild by Mark W Gerhart **303-884-4485** or markgerhart@msn.com

Situs: 13074 West Ida Avenue #A-1 Littleton, Colorado

Legal Description: Lot 1, Block A, Dakota Ridge Centre Condos; Jefferson County

Bay Count: 90' masonry carwash tunnel building with a 110' Conveyor

Building Construction: Commercial; Masonry Structure and Steel Roof

Curb and Gutter and Parking Lot Areas: Concrete curb, gutter, sidewalks and other improvements; Asphalt Driveway, Parking Lot and Vacuuming Area

Signage: On building with "ROCKET EXPRESS CAR WASH" message; one shared LED monument Sign along West Bowles Avenue; On site customer directional signs.

Lot Size: Condominium; 2,565 SF +/- plus dedicated customer vacuum/ detailing spaces (Source: Dakota Ridge Centre Condos Site Map 2008)

Building Square Footage: 2,565 SF +/- (Source: Jefferson County Assessor Office 2025)

Taxes: Car Wash Real Property Tax for 2025 due in 2026 \$ 13,963 (Source Jefferson County Treasurer 2025)

County and City: Unincorporated Jefferson County

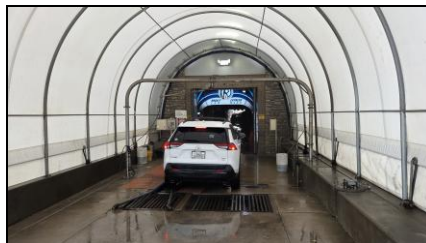
Year Constructed: 2008 (Source Jefferson County Assessor Office 2025)

Income and Expenses: Contact Listing Broker for Income Information – Confidentiality Agreement Required

Land Use and Zoning: Commercial; Express Service Car Wash

Please Note:

- * Carwash is Sold in working condition
- * Training May be Included with Sale



Please Note:

*Financial information concerning this business is confidential and proprietary by nature. **A Buyer signed confidentiality agreement and financial disclosure of the prospective Buyer will be required to release the financial information of the business.** Contact the Listing Broker for additional information.

Please Note: The sale includes fee simple interest in land, building, site improvements, and equipment. Training may be provided to the Buyer. Spare parts, retail goods and extra consumable inventory may be available for sale to the Buyer at Cost plus Freight. Chemicals in process are included in the sale. The personal tools of the attendant, coins and cash on hand is not included in the sale.

Site Inspections and Due Diligence: Inspections on this property will be coordinated through the Listing Broker. Inspections shall be limited to the prospective Buyer, and any backup offers that the Seller chooses, if any.

Please Note: Colorado Classic Brokers, Ltd. DBA: Brokers Guild. (BG) has gathered this information through sources that we deem reliable at the time of preparation to create this promotional material. BG has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, lead based paint, hazardous chemicals, asbestos, or compliance with Federal, State, and local regulations, the physical condition of improvements and/or furniture, fixtures, equipment, or the condition of the property. Changes to this document and to the subject property may occur at any time without notice. The information contained herein and in subsequent documents is provided for the convenience of the prospective buyer. Due diligence shall be conducted by the prospective Buyer at their own expense and their own risk. Neither the Seller nor BG represents nor warrants this property for a particular use or purpose. BG has not verified and will not verify any of the information contained herein, nor has BG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Zoning and allowed uses may change without notice.

Listing Broker/ Sellers Broker:

Colorado Classic Brokers, Ltd. DBA: Brokers Guild

Mark W. Gerhart, Associate Broker

4601 DTC Blvd. #300

Denver, CO 80237

303-884-4485

markgerhart@msn.com



Demographic Data for Rocket Express Car Wash Littleton, Colorado

Traffic Count Data

Traffic >>				
Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
W Bowles Ave	W Coal Mine Ave W	18,286	2025	0.04 mi
West Bowles Avenue	C-470 W	18,308	2025	0.04 mi
S Zang St	W Bowles Ave S	739	2025	0.05 mi
W Bowles Ave	S Zang St W	16,155	2025	0.09 mi
S Zang St	W Bowles Dr S	1,231	2025	0.09 mi
South Alkire Street	W Chenango Ave S	8,015	2025	0.09 mi
South Alkire Street	W Bellevue Ave N	9,764	2025	0.11 mi
South Alkire Street	W Ida Ave S	9,591	2025	0.13 mi
S Alkire St	W Ida Ave S	7,177	2025	0.13 mi
50	W Coal Mine Ave E	21,039	2025	0.13 mi

Made with TrafficMetrix® Products



Consumer Spending

2024

Consumer Spending Details										2024	2029
Radius	1 mile			3 miles			5 miles				
^ Collapse All	Total Spendi...	Avg Household	Per Capita	Total Spendi...	Avg Household	Per Capita	Total Spendi...	Avg Household	Per Capita		
▼ Apparel	\$6,771,021	\$1,983	\$784	\$49,419,478	\$2,023	\$759	\$113,000,784	\$1,915	\$757		
▼ Entertainment, Hobbies & P...	\$22,506,566	\$6,592	\$2,605	\$165,301,725	\$6,767	\$2,539	\$377,074,782	\$6,389	\$2,528		
▼ Food & Alcohol	\$37,669,091	\$11,034	\$4,360	\$270,612,814	\$11,079	\$4,157	\$625,779,948	\$10,604	\$4,195		
▼ Household	\$26,393,355	\$7,731	\$3,055	\$194,367,476	\$7,957	\$2,986	\$441,077,802	\$7,474	\$2,957		
^ Transportation & Maintena...	\$37,314,511	\$10,930	\$4,319	\$272,574,805	\$11,159	\$4,187	\$619,905,691	\$10,504	\$4,155		
Boats & Outboard Motor	\$18,464,178	\$5,408	\$2,137	\$136,496,002	\$5,588	\$2,097	\$306,802,052	\$5,199	\$2,057		
Vehicle Expenses	\$1,029,159	\$301	\$119	\$7,849,572	\$321	\$121	\$17,707,376	\$300	\$119		
Gasoline	\$8,714,561	\$2,553	\$1,009	\$62,808,008	\$2,571	\$965	\$145,351,202	\$2,463	\$974		
Transport	\$4,635,297	\$1,358	\$536	\$33,223,889	\$1,360	\$510	\$75,731,365	\$1,283	\$508		
Auto Maintenance, Repair & ...	\$4,471,316	\$1,310	\$518	\$32,197,334	\$1,318	\$495	\$74,313,696	\$1,259	\$498		
▼ Health Care	\$6,994,894	\$2,049	\$810	\$52,062,255	\$2,131	\$800	\$118,987,088	\$2,016	\$798		
▼ Education & Daycare	\$11,556,723	\$3,385	\$1,338	\$82,729,018	\$3,387	\$1,271	\$185,493,773	\$3,143	\$1,243		
Total Specified Consumer ...	\$149,206,161	\$43,704	\$17,269	\$1,087,067,...	\$44,505	\$16,699	\$2,481,319,...	\$42,046	\$16,633		

2029

Consumer Spending Details										2024	2029
Radius	1 mile			3 miles			5 miles				
^ Collapse All	Total Spendi...	Avg Household	Per Capita	Total Spendi...	Avg Household	Per Capita	Total Spendi...	Avg Household	Per Capita		
▼ Apparel	\$7,003,865	\$2,087	\$825	\$51,180,659	\$2,130	\$799	\$117,406,135	\$2,017	\$798		
▼ Entertainment, Hobbies & P...	\$23,042,376	\$6,866	\$2,713	\$169,258,158	\$7,043	\$2,641	\$386,863,0...	\$6,647	\$2,629		
▼ Food & Alcohol	\$40,238,323	\$11,990	\$4,738	\$289,428,669	\$12,044	\$4,516	\$670,882,841	\$11,527	\$4,559		
▼ Household	\$26,675,851	\$7,949	\$3,141	\$196,212,373	\$8,165	\$3,061	\$446,245,3...	\$7,667	\$3,033		
^ Transportation & Maintena...	\$41,736,795	\$12,436	\$4,915	\$305,560,261	\$12,715	\$4,767	\$696,962,479	\$11,975	\$4,736		
Boats & Outboard Motor	\$20,095,957	\$5,988	\$2,366	\$149,153,357	\$6,207	\$2,327	\$336,116,344	\$5,775	\$2,284		
Vehicle Expenses	\$1,131,036	\$337	\$133	\$8,614,242	\$358	\$134	\$19,473,409	\$335	\$132		
Gasoline	\$10,726,213	\$3,196	\$1,263	\$77,450,423	\$3,223	\$1,208	\$179,781,936	\$3,089	\$1,222		
Transport	\$5,091,101	\$1,517	\$600	\$36,493,554	\$1,519	\$569	\$83,315,538	\$1,432	\$566		
Auto Maintenance, Repair & ...	\$4,692,488	\$1,398	\$553	\$33,848,685	\$1,409	\$528	\$78,275,252	\$1,345	\$532		
▼ Health Care	\$7,703,440	\$2,295	\$907	\$57,256,845	\$2,383	\$893	\$130,921,730	\$2,250	\$890		
▼ Education & Daycare	\$12,316,935	\$3,670	\$1,450	\$88,560,430	\$3,685	\$1,382	\$198,492,253	\$3,411	\$1,349		
Total Specified Consumer ...	\$158,717,585	\$47,294	\$18,690	\$1,157,457,3...	\$48,165	\$18,059	\$2,647,773,...	\$45,494	\$17,993		

The printed portions of this form have been prepared by Legal Counsel for the exclusive use of Seller's real estate broker.
This form has not been approved by the Colorado Real Estate Commission.

**BUYERS CONFIDENTIALITY AGREEMENT
AND COVENANT NOT TO COMPETE**

THIS CONFIDENTIALITY AGREEMENT AND COVENANT NOT TO COMPETE ("Agreement") is made and entered into this _____ day of _____, 20____, by and between ("Seller"), and Shamis Land, LLC and Rocket Express Car Wash, LLC et al ("Prospective Purchaser").

RECITALS

1. Seller currently owns and conducts Self Service Car Wash business known as Rocket Express Car Wash located at 13074 West Ida Avenue Littleton, Colorado.

2. Prospective Purchaser has requested permission to view certain confidential material and Information consisting of, pertaining to, or concerning the business of the Seller, including but not limited to concepts, financials, policies, equipment, techniques, permits and other trade secrets (collectively, the "Information") in contemplation of purchasing Seller's business and / or assets, and the Seller has agreed to permit such viewing of the Information on the terms and conditions set forth in this Agreement.

NOW THEREFORE, In consideration of the covenants and agreements contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Seller and Prospective Purchaser agree as follows:

AGREEMENT

1. In order to induce the Seller to reveal the Information to Prospective Purchaser, Prospective Purchaser agrees that he (she/they/it) will not disclose or reveal to any person, firm, or entity, any of the Information revealed to him by the Seller. The Information provided by Seller may be used by Prospective Purchaser only for the purpose of pursuing and evaluating the opportunity described herein.

2. At any time during or after the negotiations and discussions with Seller, Prospective Purchaser will not, either directly or indirectly, use or seek to use any of the Information for Prospective Purchaser's own benefit, or for the benefit of any other person or business or in any way adverse to the Seller's interests.

3. Prospective Purchaser acknowledges that the restrictions set forth in this Agreement are necessary in order to protect the business of the Seller and the confidential nature of the Information. He (she/they/it) further acknowledges that the Information is unique to the business of the Seller and would not be revealed to Prospective Purchaser (her/them/it) were it not for Prospective Purchaser's willingness to agree to the restrictions on the use of such Information as reasonable and necessary.

4. Neither Seller nor any of its representatives has made or makes any representation or warranty as to the accuracy or completeness of the Information. Prospective Purchaser agrees that neither Seller nor its representatives shall have any liability to Prospective Purchaser or any of its representatives resulting from the provision or use of the Information.

5. Prospective Purchaser agrees to promptly return all materials provided to him and all copies of the materials of whatever nature, including but not limited to reproductions and computer files, within five (5) days of written request.

6. Prospective Purchaser hereby agrees that Prospective Purchaser will not compete either directly or indirectly, alone or with others, with the Seller and will not engage in the business of a **carwash**, within five (5) years from the date of this Agreement, within Five (5) miles of the facility of the location(s) named above, so long as Seller, or any other person or entity deriving title to the goodwill incident to the business from Seller, carries on a like business on the premises considered under this Agreement. Indirect competition shall be deemed to include Prospective Purchaser's position as a shareholder, partner, officer, agent, or employee of a competing business.

7. In the event of breach of this Confidentiality Agreement and Covenant Not to Compete by Prospective Purchaser, the Prospective Purchaser recognizes that the Seller would not have an adequate remedy at law. Accordingly, Prospective Purchaser agrees that the Seller shall have the right, in addition to any other remedies, to obtain injunctions restraining Prospective Purchaser from disclosing or using in whole or in part, any of the Information, or competing with the Seller. Prospective Purchaser further agrees that any suit filed against him/her/it by the Seller for violation of this Agreement shall be brought in any court of competent jurisdiction in the State of Colorado, which shall have exclusive jurisdiction regarding disputes concerning this Agreement. If the Seller prevails in any action brought under this Agreement, Prospective Purchaser will be liable for the Seller's costs and fees incurred for enforcement and/or suit, including Seller's attorneys' fees.

PROSPECTIVE PURCHASER:

By: _____
(Signature, Title)

(print name)

(Date)

Address: _____

Phone: () _____

BUYERS BROKER:

By: _____
(Signature, Title)

(print name)

(Date)

(Brokerage Firm Name)

(Brokerage Address)

(Broker Phone)

Colorado Classic Brokers, Ltd
DBA: Brokers Guild
4601 DTC Blvd. #300
Denver, CO 80237

FINANCIAL DATA: (Include joint assets if shared by you). APPLICANT ASSETS		APPLICANT LIABILITIES	
Cash (Checking & Savings)	\$	Notes Payable: Name Payee Below	N/A
Investments		To banks	N/A
Stocks, Bonds, CD's		Other	N/A
Accounts & Notes Receivable	N/A	Installment Credit Card Debt	N/A
Real Estate Owned (Market Value)	N/A		N/A
Home	N/A		N/A
Other	N/A		N/A
Automobile(s): Year, Make	N/A	Automobile(s) Debt	N/A
	N/A		N/A
	N/A		N/A
	N/A	Other Accounts Payable	N/A
Personal Property & Furniture	N/A		N/A
Face Value of Life Insurance (\$)	N/A	First Mortgage(s)	N/A
Cash Surrender Value of Life Insurance	N/A	Home Equity Line of Credit	
Retirements Accounts		Unpaid Real Estate Taxes	
		Unpaid Income Taxes	
		Secured Loans	
		Other Liabilities & Debt – (Attach Separately)	
TOTAL ASSETS	\$	TOTAL LIABILITIES	\$
NET WORTH (Total Assets – Total Liabilities)			\$

PERSONAL REFERENCES

Name	Address	Occupation

I certify that the Information I have provided on this application is complete and correct. I hereby authorize Brokers Guild (BG) or its authorized agent to obtain verification of any of the above Information, and I authorize the release of such Information to BG or its authorized agent.

Signature of Applicant(s) _____

Date: _____