



## **Vinita Car Wash and Shop 404 and 424 Vinita Place Pueblo, Colorado**

***For Sale at \$450,000***

***Sale Includes: Land, Buildings, Equipment and Business Assets***

***Confidential Listing: Contact Listing Broker for Any Additional Information – DO NOT Contact the Site Attendants - They Know Nothing of the Sale.***

National Pride Car Washes stand out as the leading provider of self-service car and truck wash facilities throughout the Pueblo Metropolitan Area in Colorado. Many of these locations, constructed during the 1980s and 1990s, were established to accommodate the increasing number of car owners seeking reliable wash options in the Pueblo market. Initially developed by car wash equipment distributors from the Denver area, these facilities were later transferred to other operators.

The Vinita Car Wash, located at 424 Vinita Place, features an in-bay automatic wash bay. However, the current in bay automatic system is not operational and offers the opportunity for replacement—either with a new in-bay automatic system or by converting the space into a wand and brush self-service bay. Notably, car wash customers in Pueblo tend to favor the "value method," choosing to wash their vehicles in either wand-and-brush or automatic bays for cost-effective, hands-on cleaning.

All National Pride Car Wash sites feature:

- Bill changer service
- Hot water wash
- Heated Floors
- High pressure system
- Foaming brush system
- Presoak, bug remover and mag chloride remover Systems
- foaming "red gun" system
- Spot free rinse system
- Upright Stainless-Steel Vacuums
- Vending services

The steel garage building (404 Vinita Place) is included in the sale and presently has a long-term lease tenant.

Listing Broker Brokers Guild by Mark Gerhart 303-884-4485 or [markgerhart@msn.com](mailto:markgerhart@msn.com)

### **Parcel Details**

**Situs:** 404 Vinita Place Pueblo, Colorado

Includes Both Buildings 404 Vinita Place (Shop) and 424 Vinita Place (Carwash) Pueblo, Colorado

**Legal Description:** Lot 6 Paradiso and Sprague Sub; Pueblo County

**Bay Count:** Shop: 3 Bays with overhang doors, steel door main entry; Carwash: 5-Bays Total: 1- Automatic Bay (Not Working); 4- Self Service Type Bays (Wand and Brush Type)

**Building Construction:** Shop – All Steel Building Construction; Commercial Car Wash - Masonry Structure and Steel Roof

**Curb and Gutter and Parking Lot Areas:** Concrete curb and gutter; concrete lot, vending area and inside bays with radiant heated concrete

**Signage:** Directional Entry Sign on Vinita Place

**Lot Size:** 1.15 AC +/- (Source: Pueblo County Assessor Office 2026)

**Building Square Footage:** 3,876 SF +/- (Source: Pueblo County Assessor Office 2026)

**Taxes:** Real Property Tax for 2025 Due in 2026 \$7,923.27 (Source Pueblo County Treasurer 2026)

**County and City:** City of Pueblo, Pueblo County

**Year Built:** 2005 (Source Pueblo County Assessor Office 2026)

**Land Use and Zoning:** Commercial; Special Purpose

**Colorado Economic Opportunity Zone:** Yes (<https://oedit.colorado.gov/enterprise-zone-program>)

**Shop Lease:** The Shop and its parking lot are leased to a tenant on a long-term lease. It does not effect the car wash operation.



Subject Properties: 404 Vinita Place Pueblo, Colorado. The information contained herein has been obtained from sources deemed reliable. No guarantee. Property subject to prior sale and change in terms without notice. Marketed Exclusively by Mark Gerhart, Colorado Classic Brokers, LTD. DBA: Brokers Guild ©2026

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**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, buildings, site improvements, and equipment and includes a ground lease and other business assets. 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 and cash and or coins 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:**

**Colorado Classic Brokers, Ltd.**

**DBA: Brokers Guild**

Mark Gerhart, Associate Broker

4601 DTC Blvd. #300

Denver, CO 80237

303-884-4485

[markgerhart@msn.com](mailto:markgerhart@msn.com)



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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 Vinita Car Wash, LLC and Zayac Properties Pueblo, LLLP ("Seller"), and \_\_\_\_\_, et al ("Prospective Purchaser").

### RECITALS

1. Seller currently owns and conducts Self Service Car Washes business known as National Pride Car Washes located at 404 Vinita Place Pueblo, 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:

BUYERS BROKER:

By: \_\_\_\_\_  
(Signature, Title)

By: \_\_\_\_\_  
(Signature, Title)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)

Address: \_\_\_\_\_

\_\_\_\_\_  
(Brokerage Firm Name)

\_\_\_\_\_  
(Brokerage Address)

Phone: ( ) \_\_\_\_\_

\_\_\_\_\_  
(Broker Phone)

**Colorado Classic Brokers, LTD.  
DBA: Brokers Guild  
4601 DTC Blvd. #300  
Denver, Colorado 80237**

<b>FINANCIAL DATA: (Include joint assets if shared by you). APPLICANT ASSETS</b>		<b>APPLICANT LIABILITIES</b>	
Cash (Checking & Savings)	\$	Notes Payable: Name Payee Below	\$
1031 Exchange Proceeds/ Replacement Value		To banks	
Stocks, Bonds, CD's		Other	
		Installment Credit Card Debt	N/A
Accounts & Notes Receivable	N/A		N/A
Real Estate Owned (Market Value)			N/A
Home	N/A		N/A
Other	N/A	Automobile(s) Debt	N/A
Automobile(s): Year, Make	N/A		N/A
	N/A		N/A
	N/A	Other Accounts Payable	N/A
	N/A		N/A
Personal Property & Furniture	N/A	First Mortgage(s)	N/A
Face Value of Life Insurance (\$ )	N/A	Home Equity Line of Credit	N/A
Cash Surrender Value of Life Insurance	N/A	Unpaid Real Estate Taxes	
Retirements Accounts		Unpaid Income Taxes	
		Secured Loans	
		Other Liabilities & Debt – (Attach Separately)	
<b>TOTAL ASSETS</b>	\$	<b>TOTAL LIABILITIES</b>	\$
<b>NET WORTH (Total Assets – Total Liabilities)</b>			\$

**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 Classic, Ltd. (BGC) or its authorized agent to obtain verification of any of the above Information, and I authorize the release of such Information to BGC or its authorized agent.

Signature of Applicant(s) \_\_\_\_\_

Date: \_\_\_\_\_