

# Car Wash for Sale

90 W BELLEVUE AVENUE, ENGLEWOOD, CO 80110



## Overview

Excellent self-serve & automatic car wash investment opportunity! Perfectly located along the Broadway corridor, it features 3 self-serve and two automatic wash bays. The new renovations give the car wash a modern appearance with updated equipment leaving each vehicle with a high-quality showroom shine. Multiple access points to both Bellevue and Broadway combine for nearly 85,000 vehicles per day. With the redevelopment to the large parcel of land immediately south, project "Hive" contains 60,000 SF of StorQuest Self Storage, 40,000 SF of Chuze Fitness, and a mix of several Class A retail tenants along the NE corner of the building.

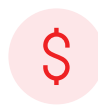



Income and Expenses: 40% income growth year over year. Wash Volume: 2018: 15,133; 2019: 18,735; 2020: 23,869. Contact listing broker for income information – confidentiality agreement required.

Wash Days	B & B	US Avg.	Wash Days	B & B	US Avg.
Sunny Days	249	205	Total Wash Days	281	259
Non-Sunny Days	32	54	Precipitation Days	84	106

## Highlights

- New B&B Membership App
- 3 Self-Serve Wash Bays
- 2 Istobal Automatic Wash Bays
- 5 J.E. Adams Vacuums
- Renovated in 2017
- 2" Water Tap
- Evolution Dog Wash
- <https://bbautowash.com/>

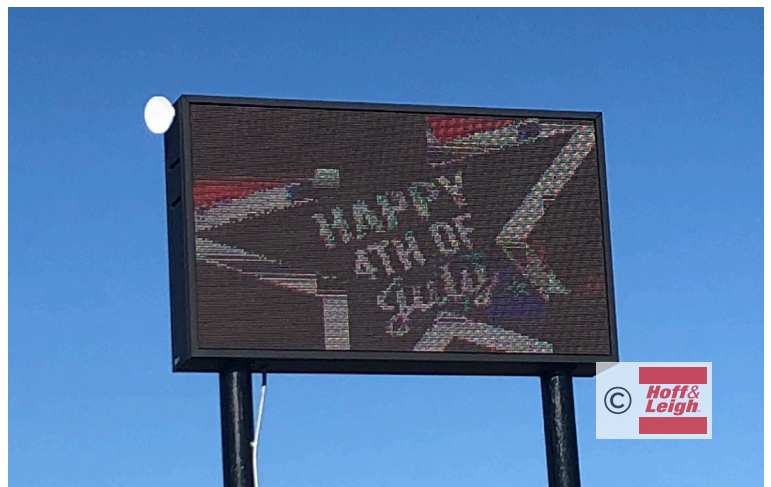
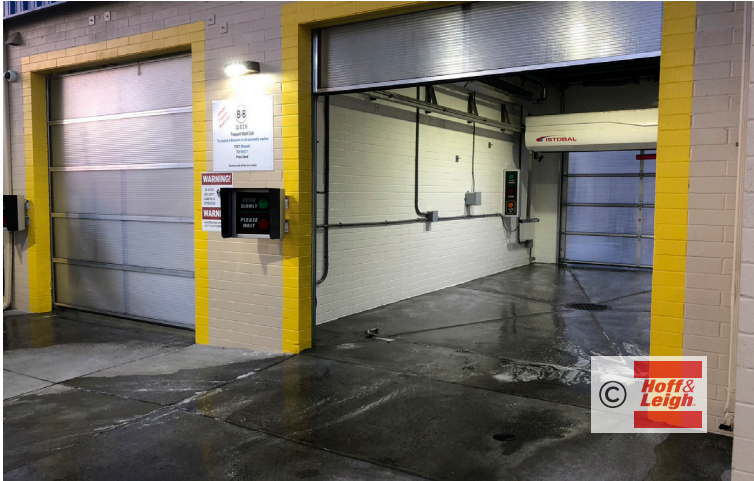
## Property Details

	<b>Sales Price</b> \$1,800,000		<b>Building Size</b> 2,603 SF
	<b>Lot Size</b> 0.38 Acres		<b>Zoning</b> B-2

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## DEMOGRAPHICS



97,597  
Population



41.4  
Median Age



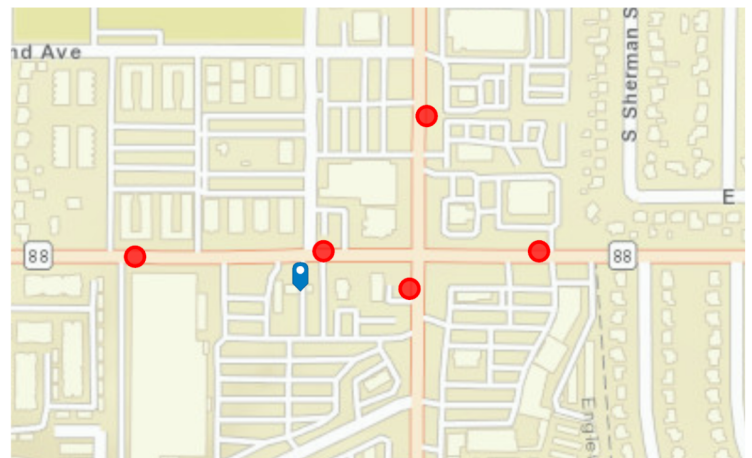
2.3  
Average  
Household Size



\$67,511  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
S Acoma St	47,242	0.0
E Belleview Ave	37,784	0.1
S Delaware St	37,706	0.1
W Grand Ave	34,624	0.1
S Sherman St	36,896	0.1



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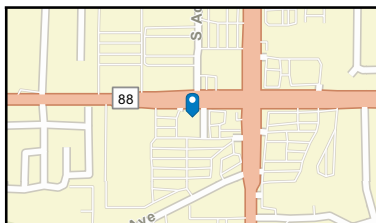
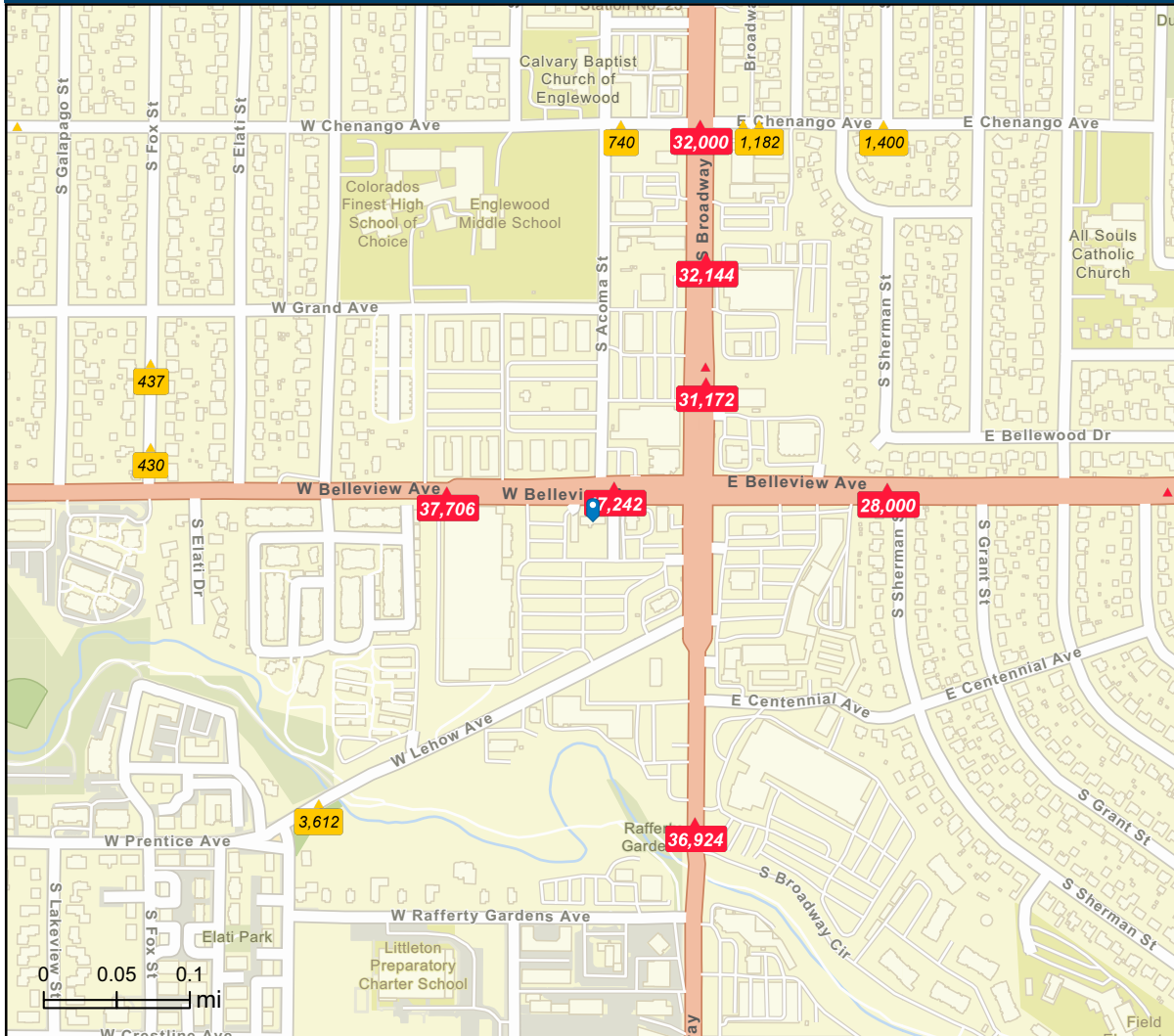
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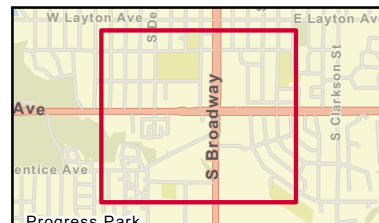
## Traffic Count Map - Close Up

90 W Belleview Ave, Englewood, Colorado, 80110  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.62377  
Longitude: -104.98932



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

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### Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Brandon Langiewicz, SIOR**

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com

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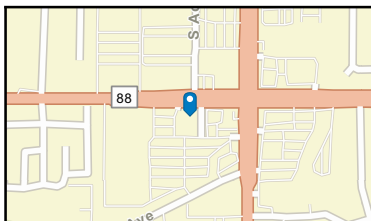
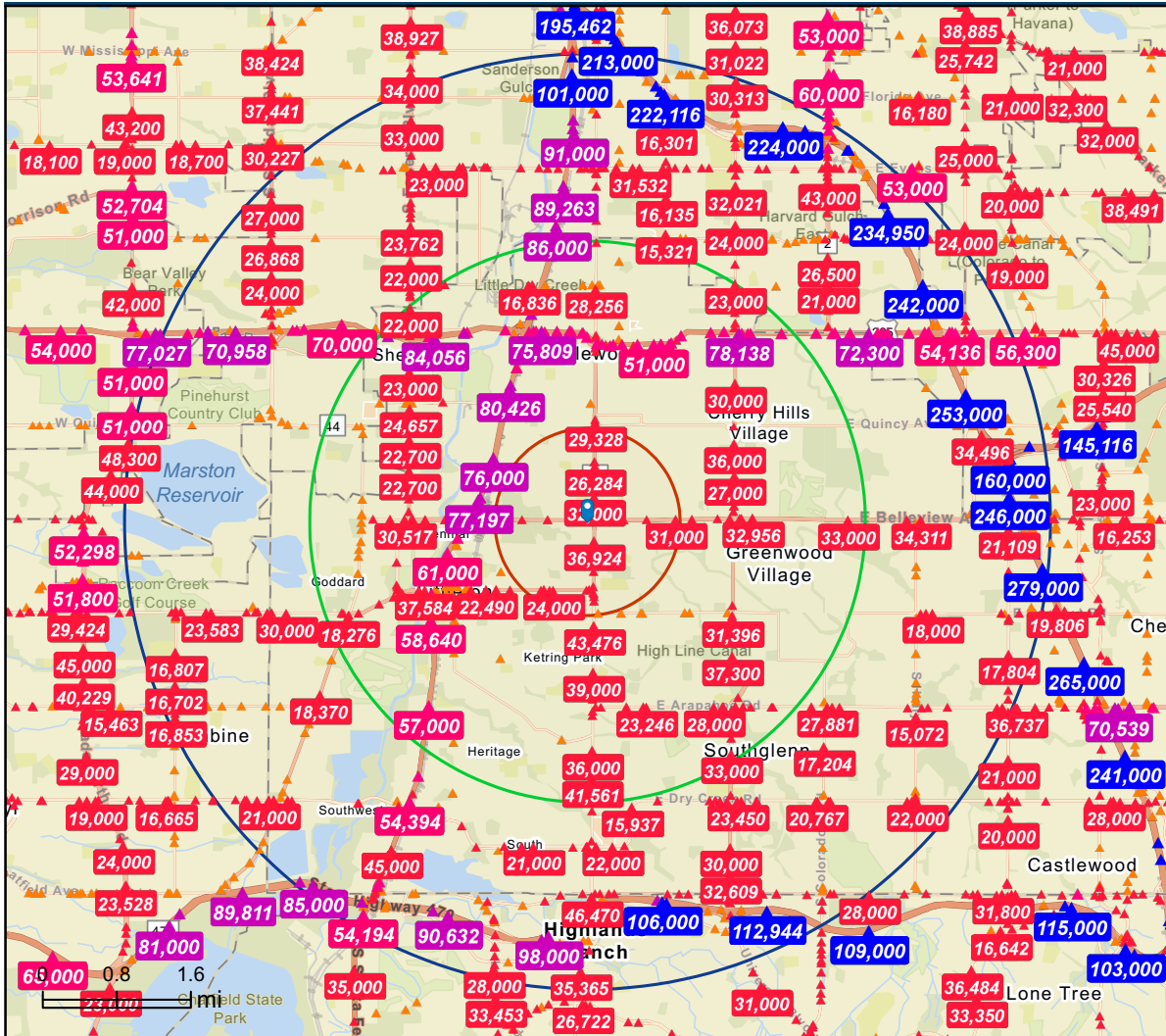
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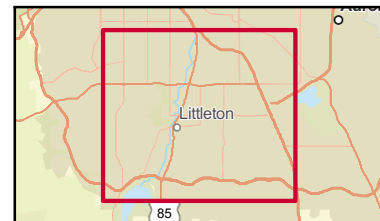
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## Traffic Count Profile

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Longitude: -104.98932

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	West Belleview Avenue	S Acoma St (0.01 miles W)	2019	47242
0.10	W Belleview Ave	S Delaware St (0.08 miles W)	2016	37706
0.12	South Broadway	E Quincy Ave (0.05 miles N)	2021	31172
0.13	BROADWAY	W Grand Ave (0.08 miles NW)	2019	34624
0.20	S Broadway	W Grand Ave (0.03 miles S)	2012	32144
0.20	East Belleview Avenue	S Sherman St (0.05 miles E)	2022	31000
0.20	East Belleview Avenue	S Sherman St (0.06 miles E)	2020	28000
0.22	S Broadway	S Broadway Cir (0.03 miles S)	2009	36924
0.27	West Lehow Avenue	W Prentice Ave (0.03 miles SW)	2019	3612
0.27	CHENANGO AV	S Acoma St (0.01 miles W)	2019	740
0.28	BROADWAY	E Chenango Ave (0.0 miles N)	2019	32000
0.29	East Chenango Avenue	S Grant St (0.02 miles W)	2019	1540
0.29	E Chenango Ave	S Lincoln St (0.02 miles E)	2015	1182
0.31	South Fox Street	W Union Ave (0.03 miles S)	2021	430
0.32	S Fox St	W Grand Ave (0.04 miles N)	2017	437
0.34	CHENANGO AV	S Sherman St (0.0 miles NE)	2019	1400
0.36	S Broadway	W Rafferty Gardens Ave (0.09 miles N)	2017	31916
0.39	E Belleview Ave	S Pennsylvania St (0.01 miles W)	2011	32913
0.43	088A	S Huron St (0.0 miles SW)	2019	34000
0.43	West Belleview Avenue	S Huron St (0.02 miles E)	2022	30000
0.43	South Huron Street	W Layton Ave (0.03 miles N)	2021	746
0.44	S Huron St	W Grand Ave (0.03 miles N)	2017	780
0.48	W Chenango Ave	S Galapago St (0.03 miles E)	2016	693
0.49	West Chenango Avenue	S Inca Dr (0.01 miles E)	2021	735
0.53	South Broadway	E Powers Ave (0.07 miles S)	2019	40486
0.57	South Clarkson Street	E Belleview Ave (0.03 miles N)	2021	1465
0.57	South Clarkson Street	Westglow Ln (0.03 miles N)	2019	1760
0.57	South Clarkson Street	E Hampden Ave (0.02 miles N)	2021	3423
0.57	S Clarkson St	E Belleview Ave (0.07 miles N)	2013	1760
0.58	CLARKSON ST	E Belleview Ave (0.03 miles S)	2019	3400

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

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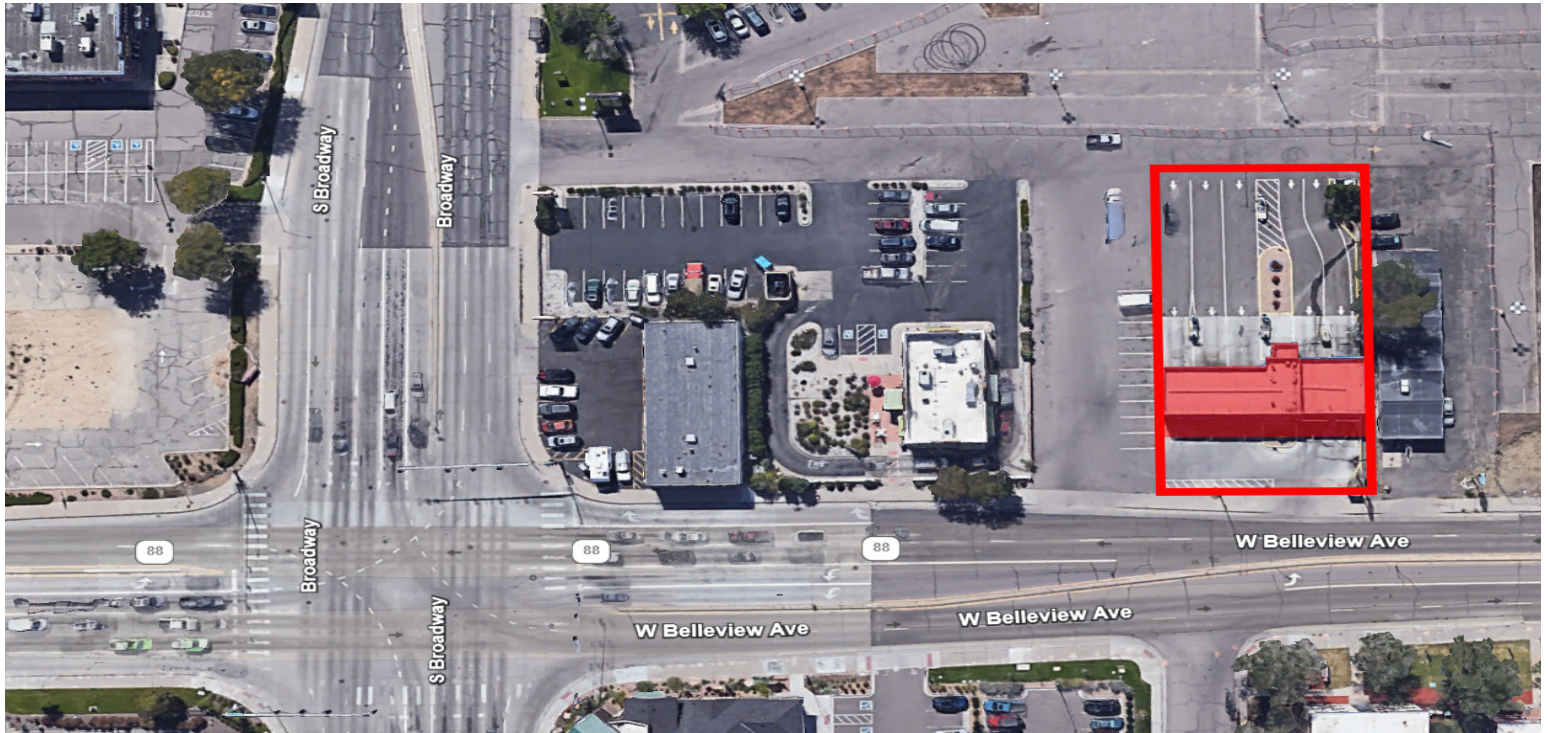
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