



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	660 Red Table Dr. Gypsum, CO 81637
Price	\$1,600,000
Building Size	2,912 SF
Lot Size	0.75 AC
Year Built	1999
County	Eagle
Zoning	Commercial

PROPERTY HIGHLIGHTS

- **Prime Location:** Positioned near major traffic routes and local amenities, the property benefits from consistent customer flow and strong market demand in the area.
- **Efficient Layout:** The building and lot are designed to maximize operational efficiency, with ample space for vehicle circulation and customer convenience.
- **Turnkey Business Opportunity:** The purchase includes the established Big Dog Car Wash business, offering a seamless transition for the new owner.
- **Growth Potential:** Gypsum's steady population growth and proximity to Vail Valley's economic activity enhance the property's long-term value.

660 Red Table Drive in Gypsum, Colorado, offers an outstanding investment opportunity featuring a 2,912 SF building on a 0.75-acre lot. Built in 1999 and ideally located near the Eagle County Regional Airport, the property benefits from excellent visibility and accessibility, ensuring consistent customer traffic.

The property is home to Big Dog Car Wash, a well-established and efficiently operated business. With a 7.9% cap rate based on 2024 Jan-Nov financials and projections showing significant growth by 2025, the property provides stable cash flow and long-term upside potential. The car wash operation requires minimal owner involvement, making it an ideal turnkey investment.

Located in a growing community with strong market fundamentals, this property combines a prime location, reliable income, and future growth opportunities. 660 Red Table Drive is an excellent choice for investors seeking stability, potential for increased returns, and low-maintenance ownership.

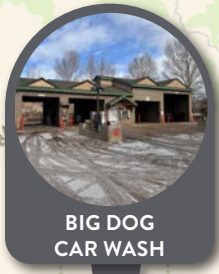
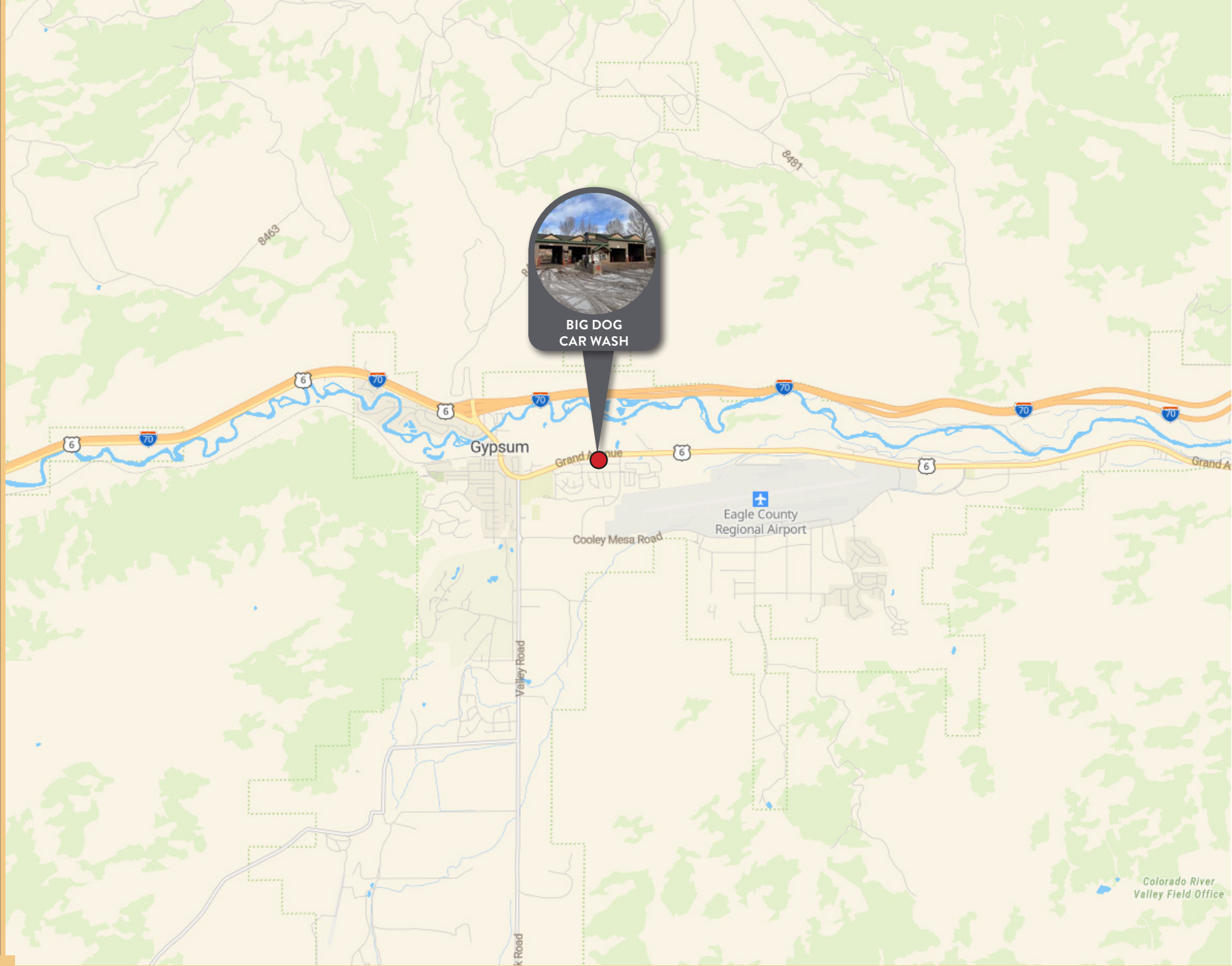




LOCATION OVERVIEW



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BIG DOG
CAR WASH

GYPSUM

Nestled in the heart of Eagle County, Gypsum is a vibrant mountain town where adventure meets tranquility. Conveniently located just 30 miles west of Vail and minutes from the Eagle County Regional Airport, Gypsum offers an unparalleled blend of outdoor recreation, small-town charm, and modern convenience.

With over 300 days of sunshine each year, Gypsum is a paradise for outdoor enthusiasts. Residents and visitors alike enjoy hiking, biking, fishing, and golfing during the warmer months, while nearby ski resorts provide world-class winter sports opportunities. The town's namesake comes from the gypsum deposits found here, a nod to its rich history and natural resources.

Gypsum is a community built for families and individuals seeking an active yet peaceful lifestyle. Its neighborhoods are thoughtfully designed, offering a range of housing options from single-family homes to townhouses, all surrounded by stunning mountain views. The recently upgraded Gypsum Creek Golf Course and its adjacent clubhouse are local favorites, perfect for relaxing or socializing after a day on the greens.

The town boasts excellent schools, a thriving local economy, and numerous parks and trails, making it ideal for raising a family or escaping the hustle of city life. The vibrant town center features local dining, boutique shops, and community events like concerts, farmers' markets, and the beloved Gypsum Daze festival, which attracts top country music performers.





INVESTMENT ANALYSIS



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INVESTMENT ANALYSIS

	JAN-NOV 2024	2023	2022
Sales	\$229,131	\$231,797	\$207,801
COGS	\$32,124	\$42,527	\$30,064
Gross Profit	\$197,007	\$189,270	\$177,737
Expenses	\$28,689	\$25,752	\$36,586
Utilities	\$41,112	\$41,860	\$44,430
Net Income	\$127,206	\$121,658	\$96,721



COMPARABLE SALES



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SUBJECT PROPERTY
660 Red Table Dr., Gypsum, CO

Sale Date	JUST LISTED
List Price	\$1,600,000
City	Gypsum, CO
Year Built	1999
Building Size	2,912 SF
Price/SF	\$549.45



241 Adams Ave
Silverthorne, CO **#1**

Sale Date	October 2024
Sale Price	\$4,200,000
City	Silverthorne, CO
Year Built	1981
Building Size	2,750 SF
Price/SF	\$1,527.27



2915 Woodgate Rd
Montrose, CO **#2**

Sale Date	September 2024
Sale Price	\$1,000,000
City	Montrose, CO
Year Built	1997
Building Size	2,083 SF
Price/SF	\$480.08



1690 Airport Rd
Breckenridge, CO **#3**

Sale Date	September 2022
Sale Price	\$2,490,000
City	Breckenridge, CO
Year Built	1998
Building Size	3,105 SF
Price/SF	\$801.93



2802 Colorado Blvd
Idaho Springs, CO **#4**

Sale Date	August 2024
Sale Price	\$1,300,000
City	Idaho Springs, CO
Year Built	1980
Building Size	1,518 SF
Price/SF	\$856.39



3162 Evergreen Pkwy
Evergreen, CO **#5**

Sale Date	January 2024
Sale Price	\$1,600,000
City	Evergreen, CO
Year Built	1986
Building Size	1,976 SF
Price/SF	\$809.72

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 660 Red Table Dr., Gypsum, CO 81637 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



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