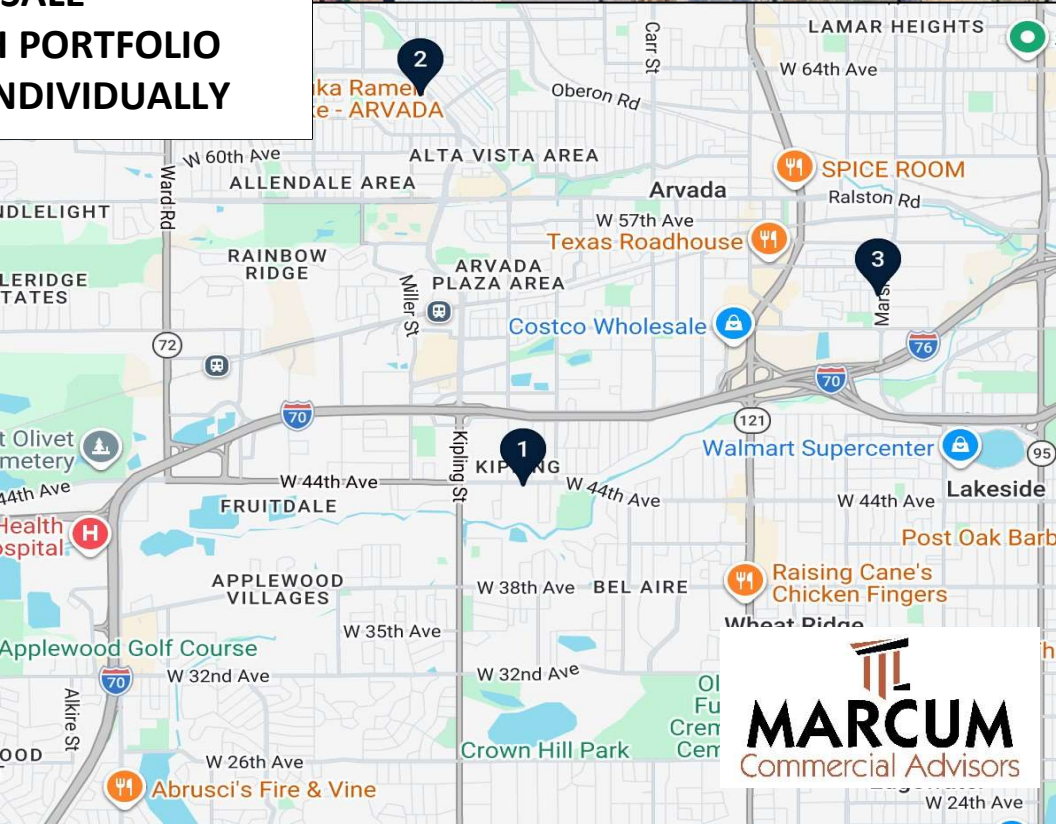
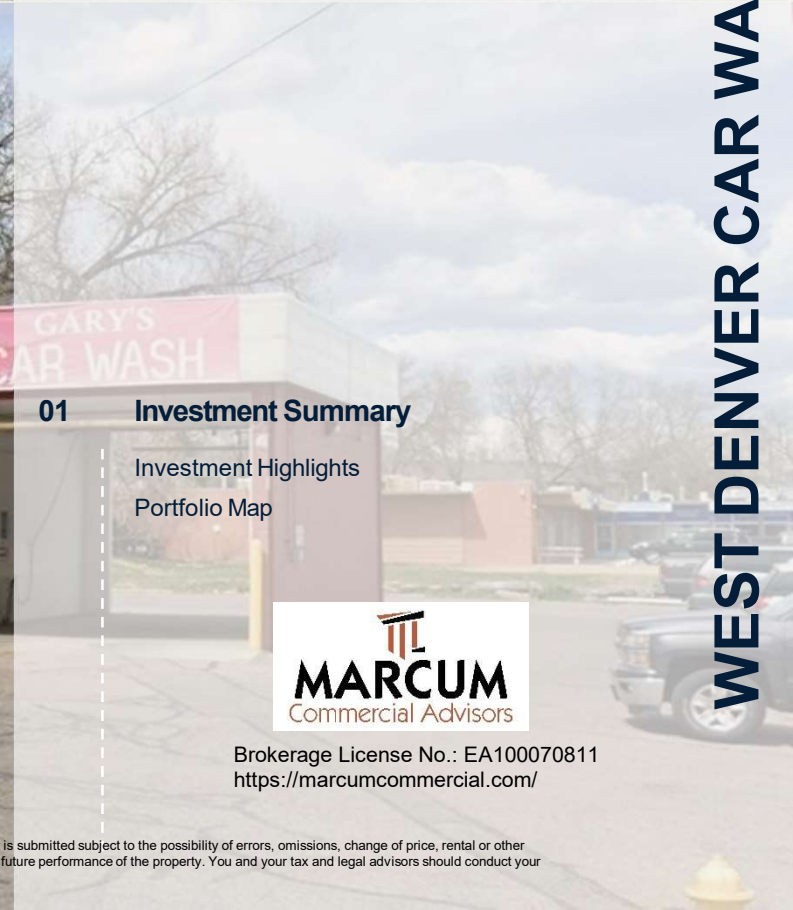


**ARVADA/WHEAT RIDGE
CAR WASHES
FOR SALE
3 CAR WASH PORTFOLIO
AVAILABLE INDIVIDUALLY**





Exclusively Marketed by:
Maxwell Marcum
Marcum Commercial Advisors
(303) 915-7483
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01 Investment Summary

- Investment Highlights
- Portfolio Map



Brokerage License No.: EA100070811
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INVESTMENT OVERVIEW

Portfolio Overview

Location	Arvada/Wheat Ridge
Sale Price (All 3)	\$2,048,000
Number of Properties	3
Total Land Size	1.25
9500 W. 44th Ave.	\$749,000
Zoning	C-1 (Wheat Ridge)
5375 Marshall St.	\$749,000
Zoning	MX-S (Arvada)
10355 W. 62nd Pl.	\$550,000
Zoning	MX-N (Arvada)

9500 W. 44th Ave (Wheat Ridge)

- Wheat Ridge Car Wash – W 44th Ave

This property is located at 9500 W 44th Ave in Wheat Ridge, Colorado, offering strong visibility and access along a key east-west corridor with consistent daily traffic exposure. The site is currently operational with modest in-place income, functioning primarily as short-term holding income rather than a core yield driver, providing limited but useful offset to carrying costs during the investment period while maintaining existing operational continuity.

The asset continues to operate in its current form, allowing for interim cash flow generation while the long-term strategy is evaluated and executed. While the income is not the primary driver of value in, it does provide stability during the hold period and supports a more flexible ownership horizon.

The primary investment thesis is land-driven, with long-term upside tied to redevelopment or repositioning potential within an evolving commercial and residential corridor.

5375 Marshall St. (Arvada)

- Arvada Car Wash – Marshall St

This property consists of an infill car wash site located at 5375 Marshall St in Arvada, Colorado, positioned along a well-trafficked arterial corridor within a mature residential and commercial submarket.

The property is currently operational and generates modest cash flow, providing interim income to help offset carrying costs during the hold period. With targeted capital improvements and operational enhancements, there is a clear opportunity to meaningfully increase revenue in the near term.

Longer term, the investment thesis is driven by the strength of the underlying land position and its redevelopment potential, supported by favorable demographics and continued infill growth throughout the Arvada market. This dynamic offers multiple paths for repositioning or conversion to a higher-value use.

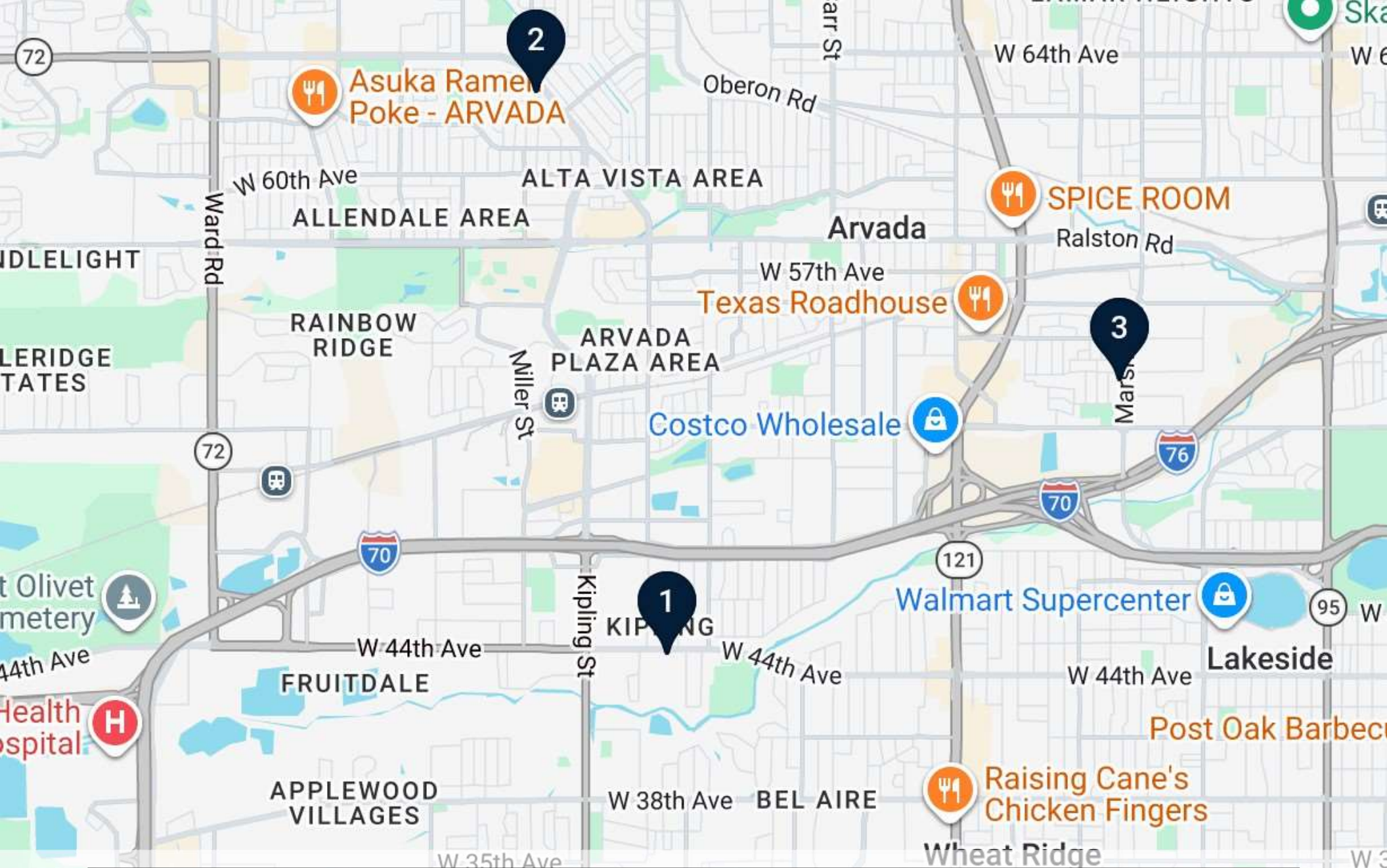
10355 W. 62nd Pl. (Arvada)

- Arvada Car Wash – 62nd Place

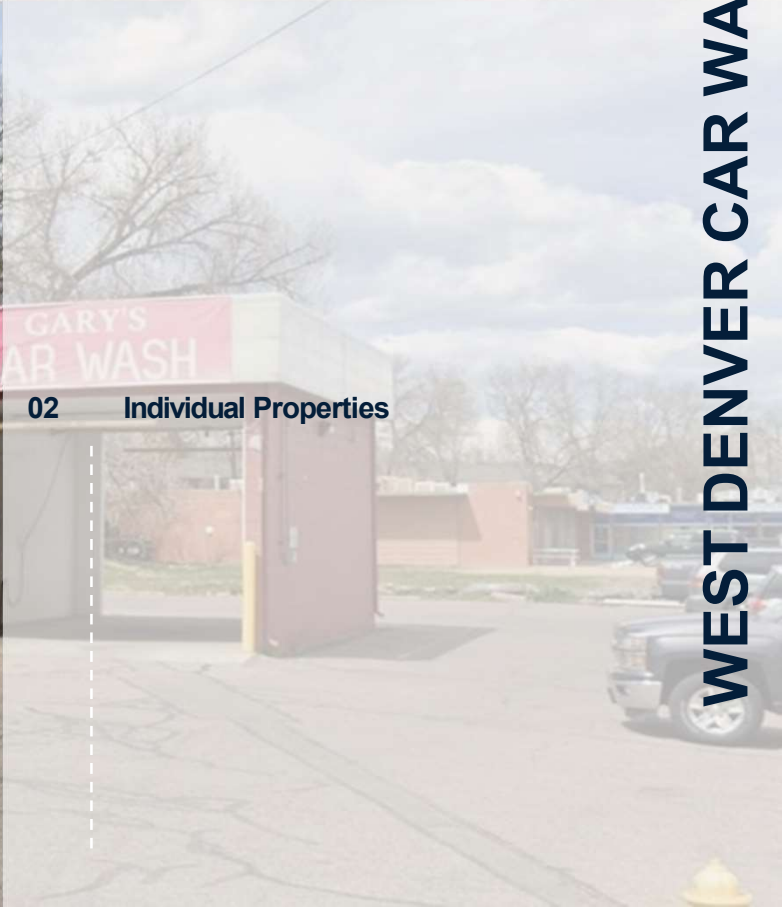
This property is an infill car wash asset located at 10355 W 62nd Pl in Arvada, Colorado, benefiting from strong neighborhood access, residential density, and established surrounding commercial uses.

The site is in service today, functioning primarily as a short-term offset to ownership expenses. However, modest investment and strategic upgrades present a strong opportunity to materially improve cash flow and overall performance.

Beyond this near-term upside, the primary value is rooted in the land itself and its future transformation potential, reinforced by its established infill location and ongoing growth within the broader Arvada area. This provides flexibility for eventual redevelopment or transition to a more valuable use.



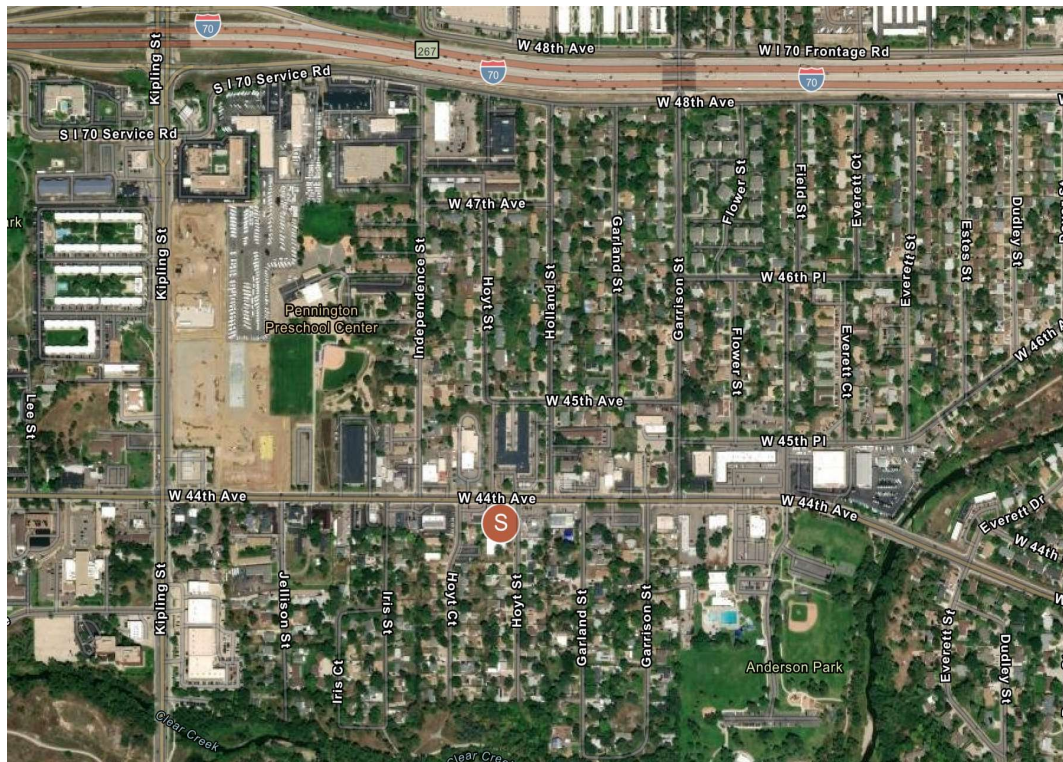
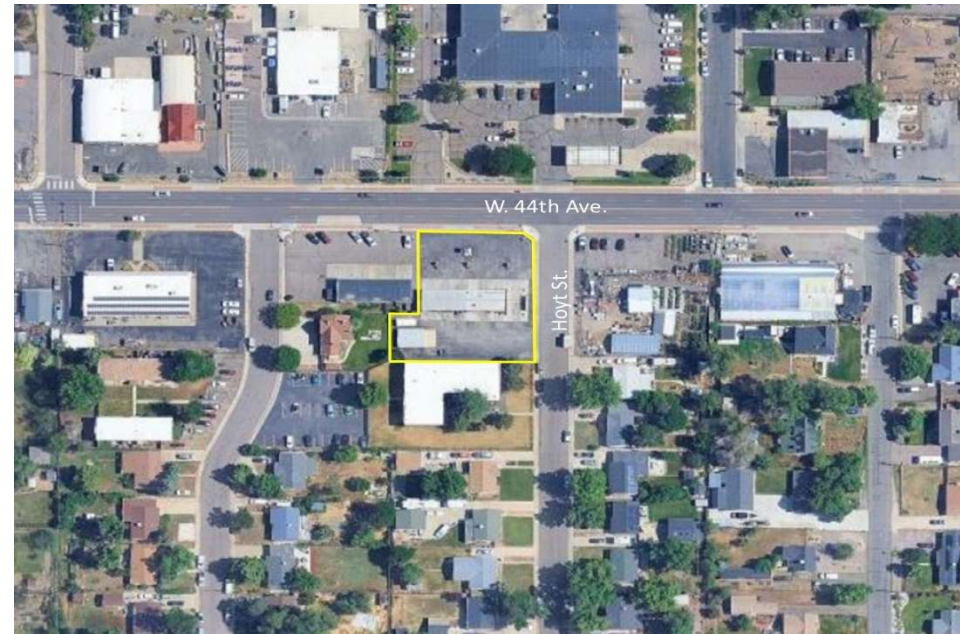
Property Name	Type	List Price	Address
1 9500 W. 44th Ave.	Specialty	\$749,000	9500 W. 44th Ave, Wheat Ridge , CO 80033
2 10355 W. 62nd Pl.	Specialty	\$550,000	10355 W. 62nd Pl. , Arvada , CO 80004
3 5375 Marshall St.	Specialty	\$749,000	5375 Marshall St. , Arvada, CO 80002



02 Individual Properties

9500 W. 44th Ave.

ADDRESS	9500 W. 44th Ave Wheat Ridge CO 80033
LAND ACRES	0.42
YEAR BUILT	1984
Zoning	C-1 (Wheat Ridge)
Number of Bays	6
Individual Price	\$749,000



10355 W. 62nd Pl.

ADDRESS	10355 W. 62 nd Pl. Arvada, CO 80004
LAND ACRES	0.38
YEAR BUILT	1965
Zoning	MX-N (Arvada)
Number of Bays	4
Individual Price	\$550,000

