

390

PRATT STREET

LONGMONT, CO 80501

\$525,000

SALE PRICE



CAR WASH FOR SALE

INCOME PRODUCING (VALUE ADD)



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 **UNIQUE**
PROPERTIES



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	390 Pratt Street
City, State, Zip	Longmont, CO 80501
Sale Price	\$525,000
Lot Size	16,640 SF (0.38 AC)
Zoning	MU-C (Mixed Use – Corridor)
Taxes	\$14,018
Gross Annual Revenue (2025)	\$58,023.48
Net Operating Income (2025)	\$19,658.93

PROPERTY DESCRIPTION

Located just off the intersection of S Pratt Parkway and 3rd Avenue, this established car wash offers excellent visibility and accessibility in one of Longmont's busiest corridors. Down the road from a bustling Safeway shopping center and surrounded by residential neighborhoods, the location captures steady daily traffic from both local residents and commuters. The property includes the business and real estate, making it a strong opportunity for an owner-operator or investor.

- Turnkey car wash on a large corner lot
- Excellent access from both Pratt Parkway and Delaware Ave
- Surrounded by dense residential and retail, including Safeway and popular fast food
- Strong local demographics with over 90,000 people within a 5-mile radius
- Includes real estate and business; potential for value-add improvements



ADDITIONAL PHOTOS



RETAIL MAP



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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