

# OFFERING MEMORANDUM

7673 County Road 6, Brighton | WELD County, CO



Prepared By

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COMMERCIAL REAL ESTATE ADVISORS

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# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

The **Grateful Dog Pet Boarding**, located in Brighton, Colorado, offers a unique opportunity to own a thriving pet boarding facility in a peaceful countryside setting. With a well-established reputation, this business has received stellar reviews for its cleanliness, high-quality service, and personalized pet care, making it a trusted choice for pet owners in the community.

The facility features spacious indoor/outdoor runs and includes specialized areas for dogs and cats. Additionally, there is a **1,287 square-foot wing** available for buildout, providing expansion potential for more kennels or additional services.

Ideal for both those seeking a lifestyle business and experienced pet care operators looking to grow their portfolio, The Grateful Dog boasts an established clientele, years of positive feedback, and significant growth opportunities, ensuring a solid foundation for continued success in the pet care industry.



**YEAR BUILT:**  
1917 Residence  
2004/2006 Kennels



**AVAILABLE SF:**  
1328 SF Residence  
4655 SF Kennels



**ZONING:**  
USR in place  
5.58 Acres

## *Financial Performance*

For over 20 years, the dog kennel has demonstrated a robust financial foundation, showcasing stability and growth within the pet care industry. With a strong commitment to providing high-quality boarding services, the kennel has established itself as a trusted name in the community. The business remains financially sound, benefiting from consistent revenue streams and a loyal customer base that reflects its dedication to excellence. This proven track record highlights the kennel's successful management and operations, making it a reliable and profitable venture year after year.

## *Market Opportunity*

The pet boarding market presents a lucrative opportunity due to the growing pet ownership trend and increasing demand for high-quality pet care services. As more people view pets as family members, they seek reliable and safe facilities for boarding when they travel or require daycare options. This shift drives demand for modern, and professionally managed kennels that offer amenities like play areas and personalized care. The market is projected to generate annual revenues exceeding several billion dollars globally, showcasing significant potential for profitable ventures, especially in regions with high pet ownership and affluent demographics.



The  
Grateful Dog  
Pet Boarding  
303-659-0676

INVESTMENT  
HIGHLIGHTS &  
DEMOGRAPHICS



# INVESTMENT HIGHLIGHTS & DEMOGRAPHICS



## SITE

5.58Acres

Updated Residence  
(2 Bd/2 Ba)  
1,328 SF

Storage/Garage  
1,428 SF

Kennel Facilities  
4,655 SF



## OPERATIONS

50 Indoor / Outdoor Kennels  
Additional Wing for Expansion  
5 Outdoor Play Yards

Current operations include  
Kennel Boarding Services for Dogs and Cats  
No employees



## PRICE

\$2,000,000



## DEMOGRAPHICS

The kennel primarily attracts clients from the following two municipalities:

POPULATION	Thomton	Broomfield
2023 Households	123,012	64,511
2028 Projection	124,705	68,612
Median Age	34.5	38.1
Avg Household Income	\$115,528	\$150,377
Median Home Value	\$542,280	\$684,640

**Business, Real Estate, and FF&E are included in the purchase price.  
NDA is required for financials.**

PROPERTY  
PHOTOS &  
AERIALS





# PROPERTY PHOTOS



# PROPERTY PHOTOS



Large Play Areas for Individual and Group Play



Indoor / Outdoor Kennels



Outdoor Play Area w/ Shade Canopy

# PROPERTY PHOTOS



Expansion Kennel



Kennel Maintenance Room



Garage // Storage



Residence

Shop/Garage

Kennels

Future Expansion

Play Yards



COUNTY RD 6

COUNTY RD 6





AREA  
OVERVIEW  
& INDUSTRY  
SNAPSHOT



# Weld County Colorado

## AREA OVERVIEW

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Weld County, Colorado, is one of the state's fastest-growing regions, playing a significant role in the state's overall development. Located in the northern part of Colorado, the county has experienced substantial population growth, largely driven by its appeal as a residential and business hub. The county's population is projected to surpass 600,000 by 2050, reflecting its rapid expansion and the increasing attractiveness of its communities.

Weld County's economy is diverse, anchored by key industries such as agriculture, oil and gas production, and manufacturing. It is a leading producer of oil and natural gas in Colorado, contributing significantly to both the state and local economies. In 2023 alone, the county produced over 105 million barrels of oil and nearly 800 billion cubic feet of natural gas, underscoring its importance in the energy sector. This economic activity provides a stable foundation for businesses operating in the area, benefiting from the influx of workers and supporting services.

Additionally, the county's agricultural sector remains robust, with its vast farmlands producing a variety of crops and livestock, positioning it as a top agricultural producer in the state. The blend of energy and agriculture industries creates a balanced and resilient economy, making Weld County an appealing location for investment.

Weld County also benefits from one of the lowest tax rates in Colorado, offering significant savings for both residents and businesses. This favorable tax environment not only enhances the county's appeal for new business ventures but also encourages existing companies to expand their operations. The low taxes provide an added incentive for families and entrepreneurs seeking a cost-effective location that supports economic growth.

The county's strategic position, with proximity to major cities like Denver and Fort Collins, offers both urban convenience and rural charm. This combination, along with its favorable business environment and infrastructure development, continues to attract residents and investors alike.

Overall, Weld County's growth trajectory, low tax rate, and diverse economic base present numerous opportunities for businesses looking to establish or expand operations in the region.

# Industry Snapshot

The kennel boarding industry continues to experience robust growth, driven by increasing pet ownership and the trend of pet humanization. In the U.S., the pet services sector, which includes boarding, grooming, and daycare, reached approximately \$11.4 billion in 2022 and is projected to rise to \$11.8 billion in 2023. This growth is largely fueled by the growing population of pet owners, particularly among millennials and Gen Z, who prioritize professional care for their pets when away.

Globally, the pet boarding market is expected to expand significantly, with a projected compound annual growth rate (CAGR) of 8.3% from 2023 to 2030. The market is valued at \$7.2 billion in 2023 and is forecasted to reach \$12.59 billion by 2030. This expansion is attributed to the increasing preference for premium pet care services, particularly in developed regions like North America, which held the largest market share in 2022.

The industry's recovery after the COVID-19 pandemic was rapid, driven by a surge in pet adoptions and a shift in consumer preferences toward professional boarding services instead of relying on informal arrangements with friends or neighbors. This trend highlights the industry's resilience and growing importance as pet owners seek quality care options.








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