

Specialty For Sale



KW - Preferred Realty | Westminster

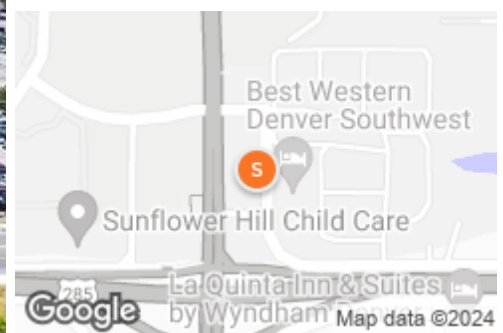
11859 Pecos Street; Suite 200 Westminister, CO 80234 | 303-452-3300

Car Wash & Oil Change

Car Wash For Sale

3443 S Vance Street, Lakewood, CO, 80227

Prepared on June 16, 2024



Listing Details | Specialty For Sale

Total Available Space	Unknown	Available Date	Now
Asking Price	\$1,800,000	Days On Market	1 day
Listing Price Per SF	\$347.09	Date Listed	6/15/2024
Cap Rate (Actual)	-	Last Modified	-
Possession	Dod & Funding of Sale	Listing ID	666e6196d01ae360b3...
Signage	On Building & Free-Sta...	Owner Occupied	Yes
Show Instructions	Call broker	Parking Spaces	-
Vacant	No		

Description

Modern Car Wash & Lube Shop located just off the busy intersection of Wadsworth Blvd and US 285 carrying almost 70,000 cars per day. The site is .78 acres of valuable real estate. Excellent ingress/egress with entrance and exits on two sides. The carwash portion features 7 self service bays with 6 active and one used as a drying bay. Opportunity to grow your business by bringing the 7th bay online to wash or a popular trend is adding a Dog Wash. Recent replacement of the entry & exit apron and updates to the floors of the the car wash bays radiant heat system that keeps ice & freezing away. The current owner has worked to improve the performance of this asset. Upgraded electrical, pumps and many of the operating systems. Additional opportunity to grow the business is by adding a wash subscription program. The Lube Shop has an office/waiting room and 3 heated garage bays, two are work pits and a lift is in the 3rd. There are 6 roll up doors and drive thru configuration. In addition to oil change and lube the shop offers some mechanical work along with tire sales & services. Opportunity to grow this business by adding additional services & sales...Huge opportunity to add Auto Detailing an...

Property Details

Property Type	Specialty	Year Built/Renovated	1986, 2022
Sub Type	Car Wash	Primary Construction	Reinforced Masonry
Zoning	C-R	Occupancy Type	Single Tenant
Building Status	Existing	Percent Occupied	100%
Building Size	5,186 SF	Parcels	49-354-00-017
Land Size	0.79 Acres / 34,412 SF	Legal Owner	E Y J Holdings Llc
Number of Buildings	1	Submarket	CO - Denver Southwest
Floors	1	County	Jefferson

Contact

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3443 S Vance St, Lakewood, CO 80227

CITY, STATE

Lakewood, CO

POPULATION

186,231

AVG. HHSIZE

2.51

MEDIAN HH INCOME

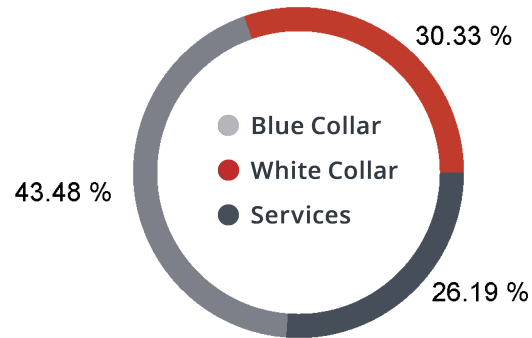
\$62,573

HOME OWNERSHIP

Renters: **25,740**

Owners: **49,060**

EMPLOYMENT

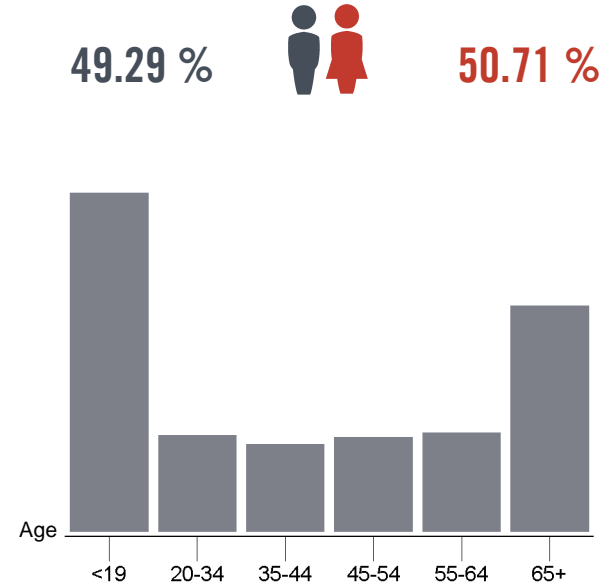


51.03 % Employed
1.52 % Unemployed

EDUCATION

High School Grad: **25.00 %**
Some College: **25.54 %**
Associates: **6.84 %**
Bachelors: **34.62 %**

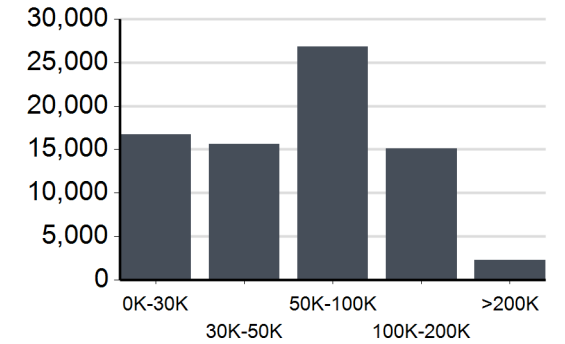
GENDER & AGE



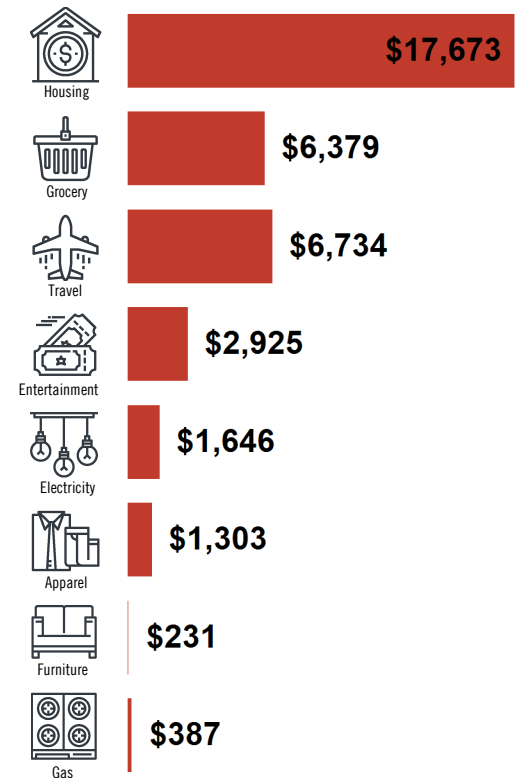
RACE & ETHNICITY

White: **64.52 %**
Asian: **2.26 %**
Native American: **0.50 %**
Pacific Islanders: **0.00 %**
African-American: **0.87 %**
Hispanic: **21.98 %**
Two or More Races: **9.87 %**

INCOME BY HOUSEHOLD



HH SPENDING

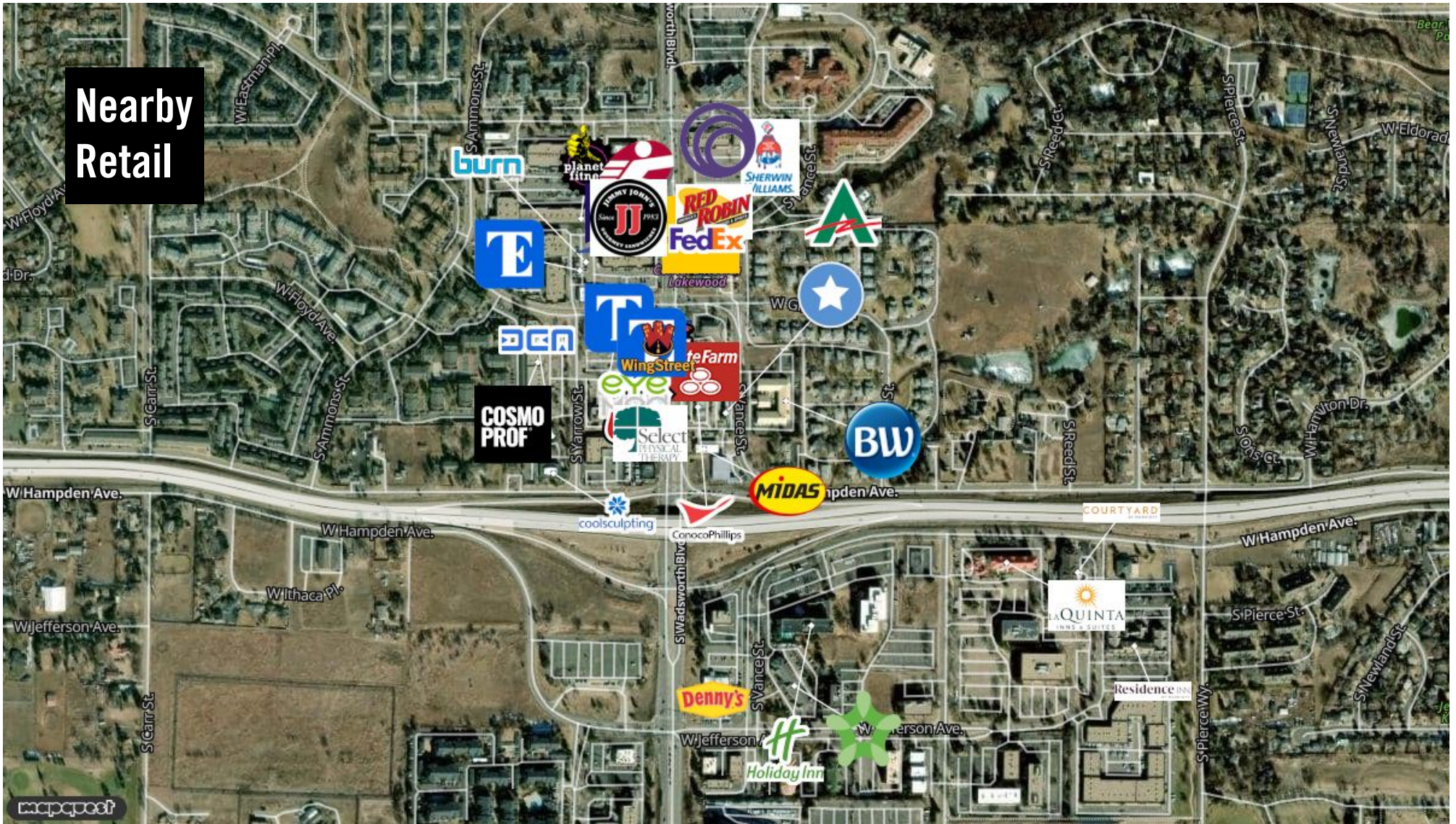


Quality Quick Lube & Car Wash

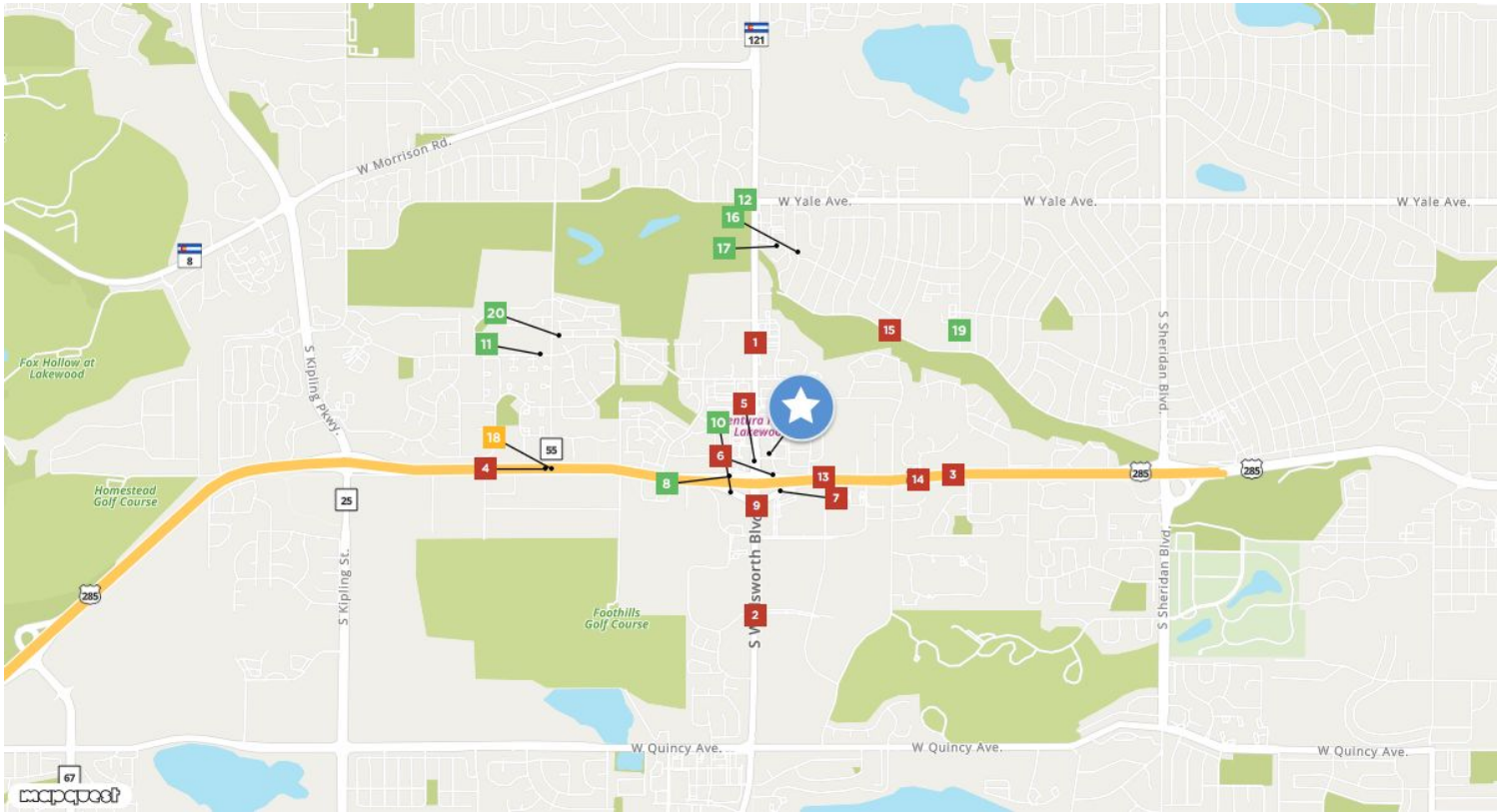
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Nearby Retail



Traffic Counts



South Wadsworth 1 W Duquesne Ave Year: 2022 42,000 Year: 2020 37,000	South Wadsworth 2 W Mansfield Ave Year: 2022 48,000 Year: 2021 44,680 Year: 2020 43,000	West Hampden Avenue 3 S Sheridan Blvd Year: 2022 58,000 Year: 2016 72,852 Year: 2015 73,049	West Hampden Avenue 4 S Independence St Year: 2022 54,000 Year: 2021 53,410 Year: 2020 49,000	South Wadsworth 5 W Girton Ave Year: 2021 41,107 Year: 2018 49,273
S Vance St 6 W Hampden Ave Year: 2021 13,315	W Hampden Ave 7 S Vance St Year: 2021 13,315	W Hampden Ave 8 S Yarrow St Year: 2021 4,884	South Wadsworth 9 W Florida Ave Year: 2021 47,773 Year: 2006 48,100 Year: 2004 48,600	W Hampden Ave 10 S Yarrow St Year: 2021 4,884
West Dartmouth Avenue 11 S Estes St Year: 2021 3,136 Year: 2013 4,149 Year: 2012 4,500	West Yale Avenue 12 W Vassar Way Year: 2021 4,947 Year: 2019 9,000	West Hampden Avenue 13 S Wadsworth Blvd Year: 2019 77,027	285D 14 S Pierce St Year: 2019 68,000 Year: 2013 66,127 Year: 2012 64,843	WDARTMOUTAV 15 S Newland St Year: 2019 12,000 Year: 1994 4,082
SWEBSTER ST 16 W Amherst Ave Year: 2019 2,800	West Amherst Avenue 17 S Wadsworth Blvd Year: 2019 3,094 Year: 2019 3,000 Year: 2005 4,381	9E 18 US Hwy 285 Year: 2019 7,300	SLAMAR ST 19 W Bates Ave Year: 2019 1,400	West Cornell Avenue 20 S Estes St Year: 2019 2,009 Year: 2013 2,009 Year: 1997 1,629

