

# HIGH PROFILE & HIGHLY PROFITABLE CAR WASH FOR SALE

2230 S. MONACO PARKWAY, DENVER, COLORADO



2795 Speer Blvd #10  
Denver, CO  
80211

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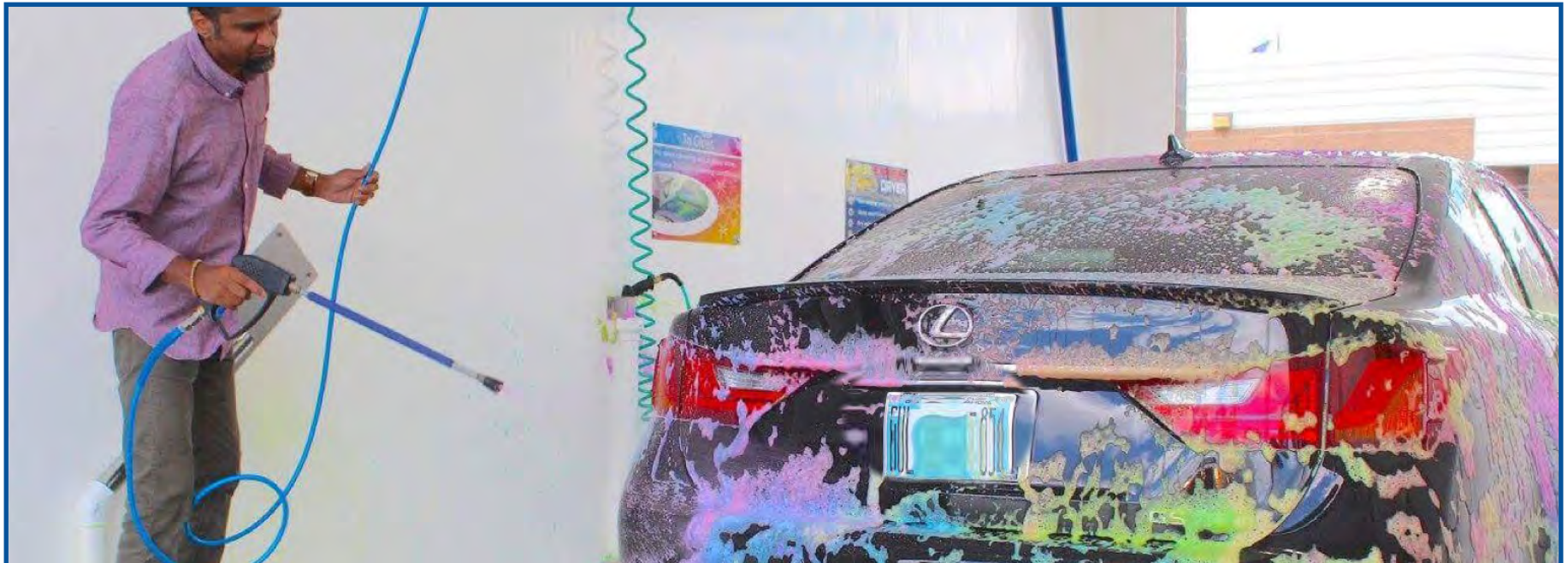
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### **Solid Location. Solid Business.**

Unique opportunity to own a high performing and highly profitable car wash in Denver, CO. Located in the neighborhood markets of Virginia Village, Goldsmith, Observatory Park, and University Hills, which are highly populated with heavy traffic volumes and strong incomes. Carvana, Murphy Oil, Quick Trip and 400 new apartments are recent additions to the neighborhood which are infill sites with heavily densified development. Accordingly, the neighborhoods are mature and experiencing redevelopment in many situations.

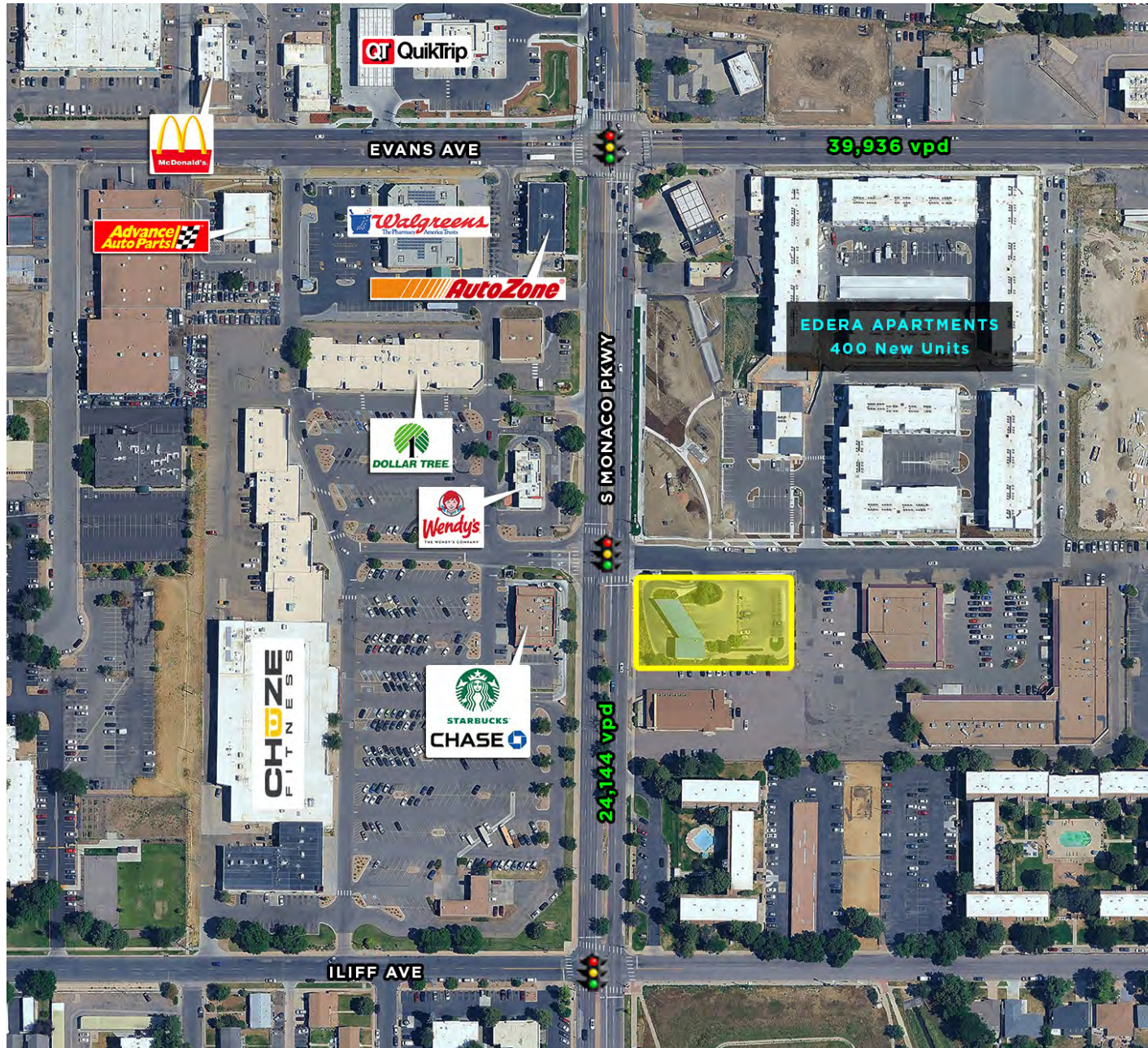
The car wash is well located on arterial streets with superior access and at a traffic lighted intersection. The site contains 1 automatic bay and 4 self-serve wash bays and has vacuums on site. Business has local ownership and operates very efficiently, resulting in a high profit to income ratio. Wash prices haven't changed in nearly a decade and are due for a refresh which should result in a top and bottom level increase from current levels offering the purchaser a value add proposition immediately upon closing.





## PROPERTY OVERVIEW

[Drone Video](#)  
[Click to Watch](#)

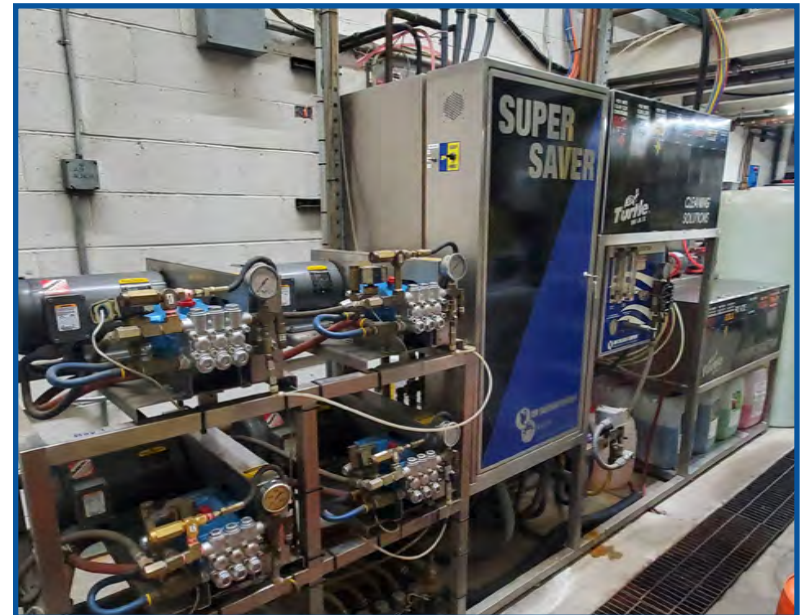


- **Address:**  
2230 S Monaco Parkway,  
Denver, CO 80222
- **Parcel ID:**  
6291-00-108
- **Site Size:**  
40,863 SF (0.94 AC)
- **Building Size:**  
2,873 SF
- 1 soft touch automatic bay  
& 4 self-serve bays
- **Year Built:**  
2005
- **2024 Gross Revenue:**  
\$386,722.10
- **2025 Gross Revenue (est.):**  
\$406,058.21



## THE OFFERING

1. Purchase Price	\$2,225,000
2. Cap Rate	8.42% 2023 Actual / 8.13% 2024 Actual / 8.53% 2025 Proforma
3. Return on Capital	39.30% 2023 Actual / 37.36% 2024 Actual / 40.07% 2025 Proforma
4. Gross Revenue:	2023 Actual \$391,190.06 / 2024 Actual \$386,772.10 / 2025 Proforma \$406,058.21



## FINANCIAL INFORMATION

		Actual 2023	Actual 2024	Proforma 2025
Purchase Price		\$2,225,000.00	\$2,225,000.00	\$2,225,000.00
Capital Required	15.00%	\$333,750.00	\$333,750.00	\$333,750.00
Loan Amount	85.00%	\$1,912,500.00	\$1,912,500.00	\$1,912,500.00
Annual Debt Service		(\$163,375.47)	(\$163,375.47)	(\$163,375.47)
Gross Revenue		\$391,190.06	\$386,722.10	\$406,058.21
Cash Flow (including SDE)		\$187,279.00	\$180,798.76	\$189,838.70
Cap Rate		8.42%	8.13%	8.53%
Cash Flow After Debt Service (Assuming 1 FTE)		\$56,106.00	\$49,625.76	\$58,665.70
Cash on Cash Return		16.81%	14.87%	17.58%
Avg. Principal Reduction 5 Years		\$75,054.96	\$75,054.96	\$75,054.96
Cash Flow + Principal Reduction		\$131,160.96	\$124,680.72	\$133,720.66
Return on Capital		39.30%	37.36%	40.07%
Principal Reduction Year 1		\$65,092.51	\$65,092.51	\$65,092.51
Cumulative Principal Reduction Year 5		\$375,274.80	\$375,274.80	\$375,274.80
Cumulative Principal Reduction Year 10		\$904,739.05	\$904,739.05	\$904,739.05
Year 10 Returns Cash Flow + Principal Red		\$1,465,799.05	\$1,400,996.65	\$1,491,396.03
Average Return on Capital		43.92%	41.98%	44.69%

## CURRENT LOAN INFORMATION

	LVT%	%	Amortization
SBA	50%	6.38%	25
1st LH	35%	7.00%	20

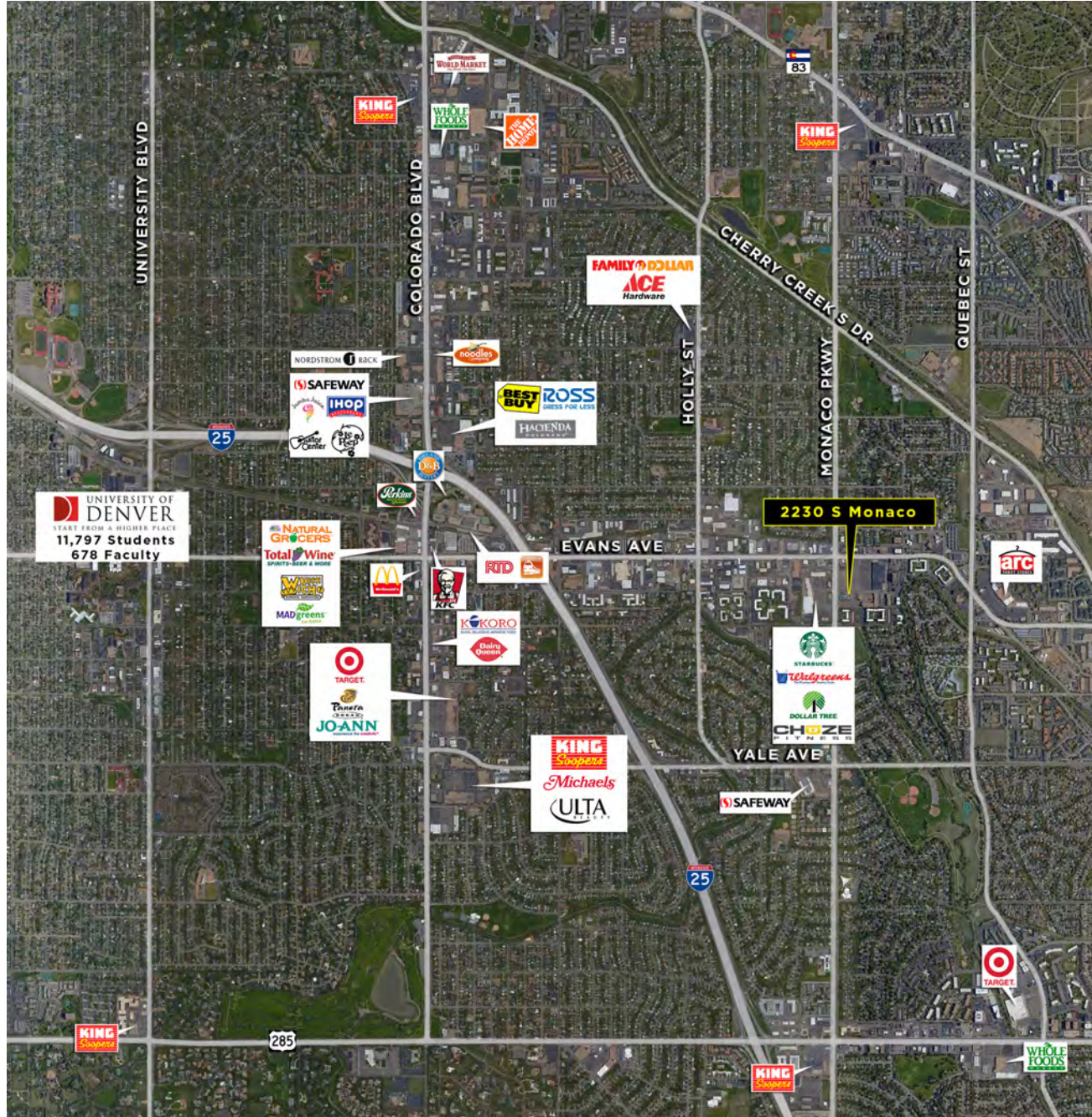
SDE = Seller Discretionary Earnings

FTE = Full Time Employee \$20/hr

This information is from sources deemed reliable but Crosbie Real Estate Group, LLC offer no representations or warranties about such information. Buyer shall review detailed financials and use their best judgement on the accuracy of such information.



## LOCATION



## DEMOGRAPHICS



### POPULATION

1 Mile:	20,015
3 Mile:	174,014
5 Mile:	417,735



### EMPLOYEES

1 Mile:	8,203
3 Mile:	85,165
5 Mile:	266,571



### AVG. HH INCOME

1 Mile:	\$112,164
3 Mile:	\$128,762
5 Mile:	\$144,496



### HOUSEHOLDS

1 Mile:	8,922
3 Mile:	84,476
5 Mile:	198,782



### TRAFFIC COUNTS

On Evans east of Monaco:	39,936 vpd
On Monaco south of Evans:	24,144 vpd



## COLORADO ECONOMY

- Over the past 10 years, net migration represents about **60% of total Metro Denver population growth**
- **Employment growth averaged 3.2%** in Metro Denver from 2020 to 2021
- Millennials are the largest generational group in Metro Denver, totaling nearly 827,000 in 2022 and accounting for **25% of the area's population**
- **Retail trade spending increased 15.2% in 2021 in Metro Denver** as all seven counties recorded growth and all retail categories met or exceeded 2019 levels
- 3.3 million of the state's 5.9 million residents live in Metro Denver
- In 2021, building permit activity for residential units in Colorado **increased 48.6%**, growing to an estimated 60,123 units by year end
- The average annual wage in Colorado increased to \$66,600 in 2020, a **7.7% increase over 2019**
- At 68.2%, Colorado ranked as having the **fourth highest labor force participation rate** in the country in November 2021
- Colorado had recovered 89.2% of the jobs lost during the COVID recession, the 13th strongest recovery of the 50 states - about **91.4% of Metro Denver jobs had returned**



source: [metrodenver.org](https://metrodenver.org)

*A Few Colorado Fortune 500 & Fortune 1000 Companies:*



## DENVER TRADE AREA

### Population by Age

Age	Metro Denver
0-14 years	17.3%
15-29 years	20.7%
30-44 years	22.5%
45-59 years	19.3%
60-74 years	14.8%
75 & older	5.4%
Median Age	37.7

### Cultural Diversity

Population Composition	
Race	Metro Denver
White	64.3%
Black	5.2%
American Indian	0.5%
Asian	4.6%
Hispanic Origin*	22.8%

### Income

	Metro Denver
Per Capita Personal Income, 2021	\$79,517
Median Household Income, 2021	\$90,660*

Source: Metro Denver EDC

## TOP STATE FOR BUSINESS

Colorado ranked #4 in the top states for business and ranked 1st for workforce.

- CNBC, 2022

## #6 IN POPULATION GROWTH

Colorado had the sixth-highest population growth between 2010 and 2020 among U.S. States

- U.S. Census Bureau, 2021

### Labor Force

	Metro Denver
Total	1,842,500
Employed	1,743,400
Unemployed	99,100
Unemployment Rate	5.4%

### Educational Attainment

	Metro Denver
High School Diploma	92.1%
Bachelor's Degree/Higher	49.4%

Denver ranked as the 5th best City for young professionals due to anticipated population growth and median household income higher than the national level.

- GOBANKINGRATES, 2022

Colorado was the #7 for growth state for U-Haul moves in 2021.

- U-HAUL GROWTH INDEX, 2022





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