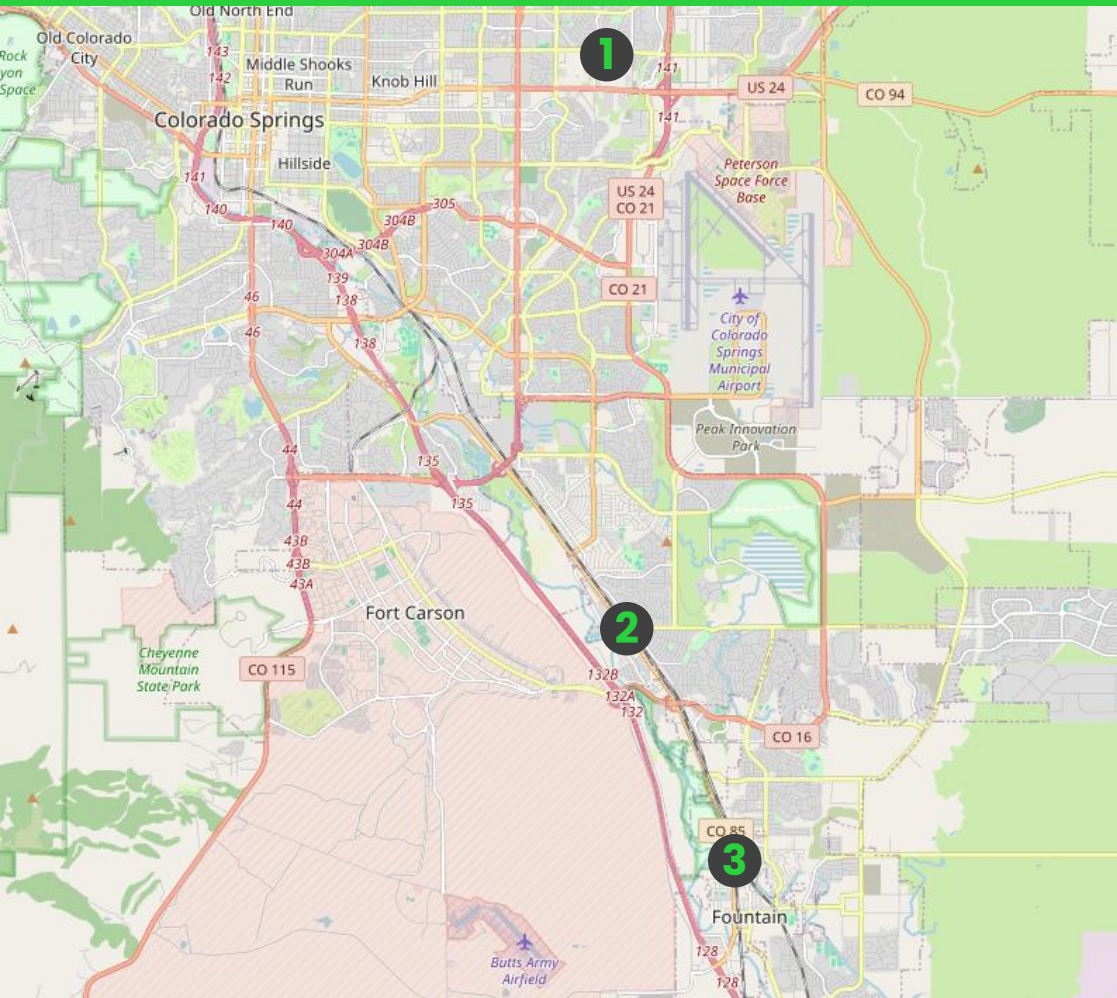


3 CAR WASH PORTFOLIO OFFERING **FOR SALE**

Established Locations with Historical Demand Located in Growth Corridors



1 – 6665 Galley Rd Colorado Springs, CO 80915

2 – 5150 Fontaine Blvd Fountain, CO 80817

3 – 911 N Santa Fe Ave Fountain, CO 80817

INVESTMENT **HIGHLIGHTS**

- **Three (3) Car Wash Assets** in Colorado Springs & Fountain
- **High-Visibility Locations** along major commuter routes
- **Value-Add Potential** through operational improvements or repositioning
- **Strong Local Demographics** and population growth



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3 CAR WASH PORTFOLIO OFFERING FOR SALE

Portfolio Sale Price: \$1,300,000



6665 Galley Rd
Colorado Springs, CO 80915

BUILDING SIZE	625 SF
LAND AREA	16,988 SF
YEAR BUILT	1987
VPD	24,500

- Positioned on Galley Road, a major east-west arterial
- High visibility with consistent daily traffic flow
- Surrounded by dense residential neighborhoods and neighborhood retail



5150 Fontaine Blvd
Fountain, CO 80817

BUILDING SIZE	691 SF
LAND AREA	13,547 SF
YEAR BUILT	1978
VPD	19,300

- Located near Mesa Ridge Parkway & I-25 interchange
- Benefits from commuter traffic between Fountain and Colorado Springs
- Strong residential density with continued housing development nearby



911 N Santa Fe Ave
Fountain, CO 80817

BUILDING SIZE	625 SF
LAND AREA	23,169 SF
YEAR BUILT	1986
VPD	18,200

- Located along Santa Fe Avenue (US 85/87 corridor)
- Primary commercial corridor serving Fountain
- Direct access to I-25 and regional commuter routes



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