



AQUA CAR WASH

405 E MAIN ST
CORTEZ, CO 81321

EXCLUSIVELY LISTED BY:

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INVESTMENT HIGHLIGHTS

- **±20,000 Vehicles Per Day** – The property experiences a high volume of daily traffic, offering excellent visibility from the road. Its convenient accessibility ensures customer retention.
- **5 Self Service Bays and Automatic** – This property has state-of-the-art equipment. The Automatic Bay is a critical equipment requirement essential for operating a thriving car wash operation.
- **Excellent Location in a Healthy Retail Market** – Benefitting from surrounding retail, this property anticipates robust business year-round. With a growing market and increased customer engagement, this is a prime opportunity for sustained growth.
- **Nearing 5% Growth Since Last Reported Census** – Cortez has experienced a consistent growth trajectory over the past five years. This trend is poised to continue as the city expands its infrastructure and attracts new residents and businesses.
- **Special Tax Advantage** – Car washes present accelerated depreciation opportunities for tax savings. Under IRS Code Sections 179 & 168(k), these types of properties can qualify for business expense deductions up to 60 percent of the cost and bonus depreciation in the first year.*

*Matthews" does not provide tax, legal or account advice. This is for informational purposes only and is not intended to provide or relied on for tax, legal or accounting advice

FINANCIAL OVERVIEW



\$404,500
LIST PRICE



13.00%
CAP RATE

Property Address

405 E Main St

Location

Cortez, CO

Land Area

±0.31 AC

Lot Square Footage

±13,504 SF





MONTEZUMA-CORTEZ HIGH SCHOOL
721 STUDENTS



VALLEY SUN VILLAGE SR COMPLEX
50 UNITS

**SUBJECT
PROPERTY**

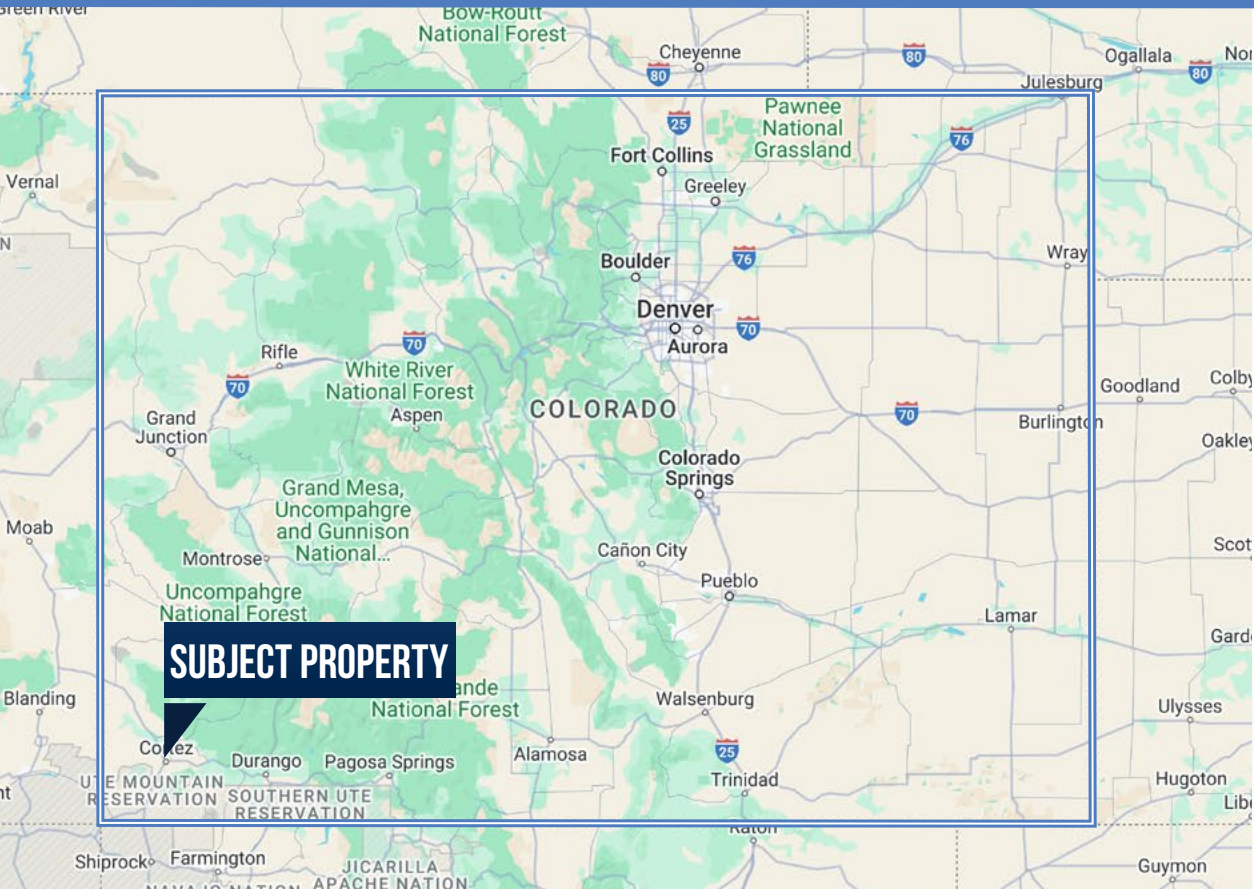


E MAIN ST ± 20,000 VPD

AREA OVERVIEW

CORTEZ, CO

Cortez, located in the southwestern corner of Colorado, is a key regional hub strategically positioned at the crossroads of major highways. The city's location along U.S. Highways 160 and 491 provides excellent connectivity, facilitating significant traffic flow and commercial activity. U.S. Highway 160 serves as a major east-west route, connecting Cortez with Durango to the east and the Four Corners Monument to the west. Meanwhile, U.S. Highway 491 runs north-south, linking the city with Monticello, Utah, and the I-70 corridor. Cortez benefits from its role as a vital stopover for travelers, with a steady stream of traffic supporting local businesses, hotels, and restaurants. The city's transportation infrastructure also supports the movement of goods, making it a convenient location for distribution and logistics operations. Cortez's economy is bolstered by a mix of retail, services, and light industrial sectors, all thriving due to the robust traffic flow through the area.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2023 Estimate	10,885	13,813	19,765
2028 Projection	10,886	13,813	19,756
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2023 Estimate	4,539	5,700	8,128
2028 Projection	4,537	5,697	8,122
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$60,557	\$64,165	\$67,227

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **405 E Main St, Cortez, CO 81321** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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