

DOG & CAR WASH - FOR SALE

SMUDGE CAR & DOG WASH

6295 Templeton Gap Rd, Colorado Springs, CO 80923



SALE PRICE: \$1,150,000

LOT SIZE: 1.05 Acres

BUILDING SIZE: 2,725 SF

YEAR BUILT: 2005

ZONING: PBC AO

CROSS STREETS: Templeton Gap Road & Luster Drive

TRAFFIC COUNT: 30,118

PROPERTY OVERVIEW

A well established automatic car wash and self-service dog wash. The location has great exposure from Powers Blvd., is located near several other high traffic businesses with approximately 30,118 VPD, and is practically in the back yard of a variety of housing communities. Smudge has been mentioned in The Colorado DOG Magazine, Colorado Springs Style magazine, and The Gazette. The lot and zoning will support an additional building for growth or other purposes.

PROPERTY FEATURES

- 60' Tunnel car wash system
- 8 Car Vacuums with the system housed in separate building
- 4 Self Service Dog washing stations.
- 3 Self Service drying/grooming stations, 1 professional grooming station
- Doggy day care, a coffee shop and detailing shop
- Two large fenced dog parks
- Lot and zoning will support an additional building

HIGHLANDS RANCH, CO
640 Plaza Dr.,
Suite 300
Highlands Ranch, CO 80129

BARRY B. BOUNDS, CCIM
Director
O: 720.221.1820
C: 303.552.8001
bounds@kw.com

The information contained herein was obtained from sources deemed reliable; however, KW Commercial Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, commissions, change of price and conditions, prior to sale or lease, or withdraw without notice. Each KW Commercial Brokerage Business is Independently Owned and Operated

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PROPERTY OVERVIEW

A well established automatic car wash and self-service dog with in-house groomer. Is located near several other high traffic businesses and is practically in the back yard of a variety of housing communities. Smudge has been around since 2005. This is a great opportunity for those looking for an established business.

LOCATION OVERVIEW

Located in northern Colorado Springs, near North Powers Blvd. and Dublin Blvd.

THE COLORADO DOG MAGAZINE

"Stop by the Smudge Dog & Car Wash at 6295 Templeton Gap Road on the way home and get your pooch and your vehicle all spruced up before heading out. Your dog will love the bubble bath so you will really find it a unique business to visit before you get on the road."

COLORADO SPRINGS STYLE MAGAZINE

"While there are many outlets where you can wash your dog, Smudge Dog Wash at powers and Dublin boulevards offers a unique approach. Customers can wash their care and their dog at the same location, but not with the same wand. Chopped off pickup beds serve as the washbasins and accommodate dogs of all sizes. Dogs can run around in an outdoor play park while their owners use the automated car wash and free vacuums."

THE GAZETTE

"Smudge a one-stop spot to clean up cars and pets"



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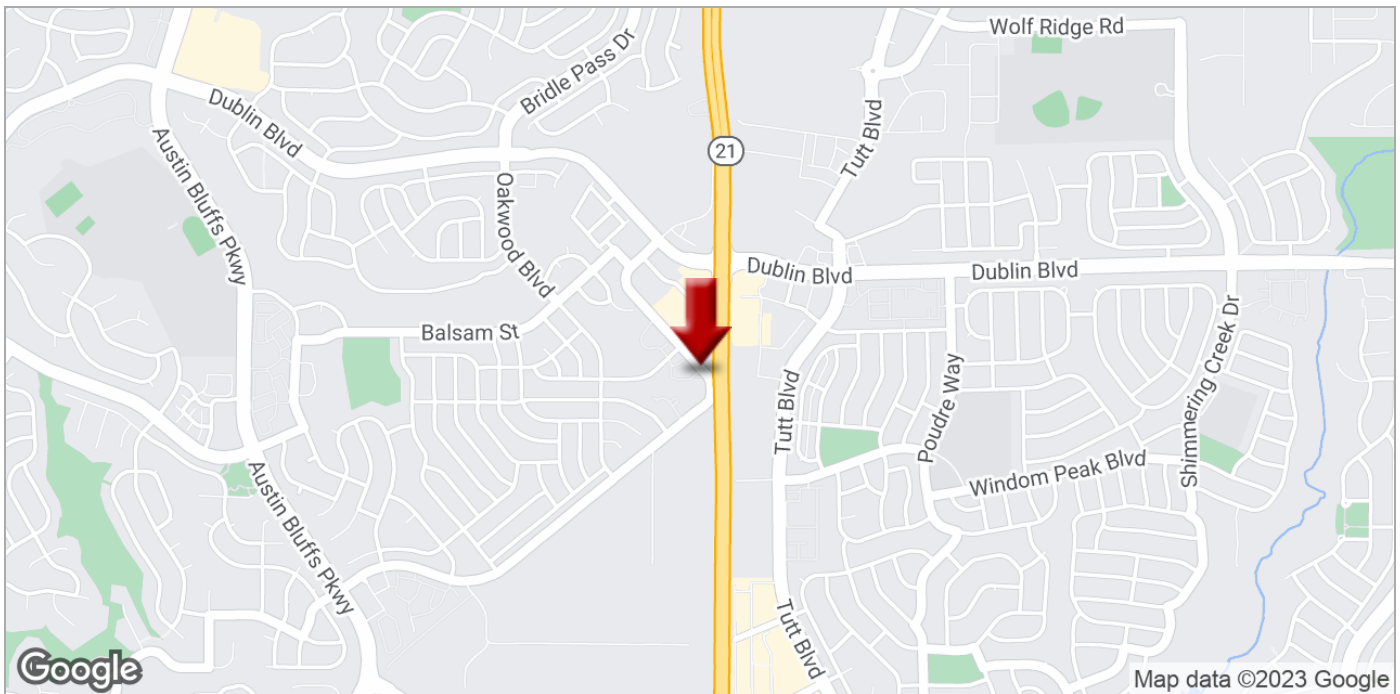
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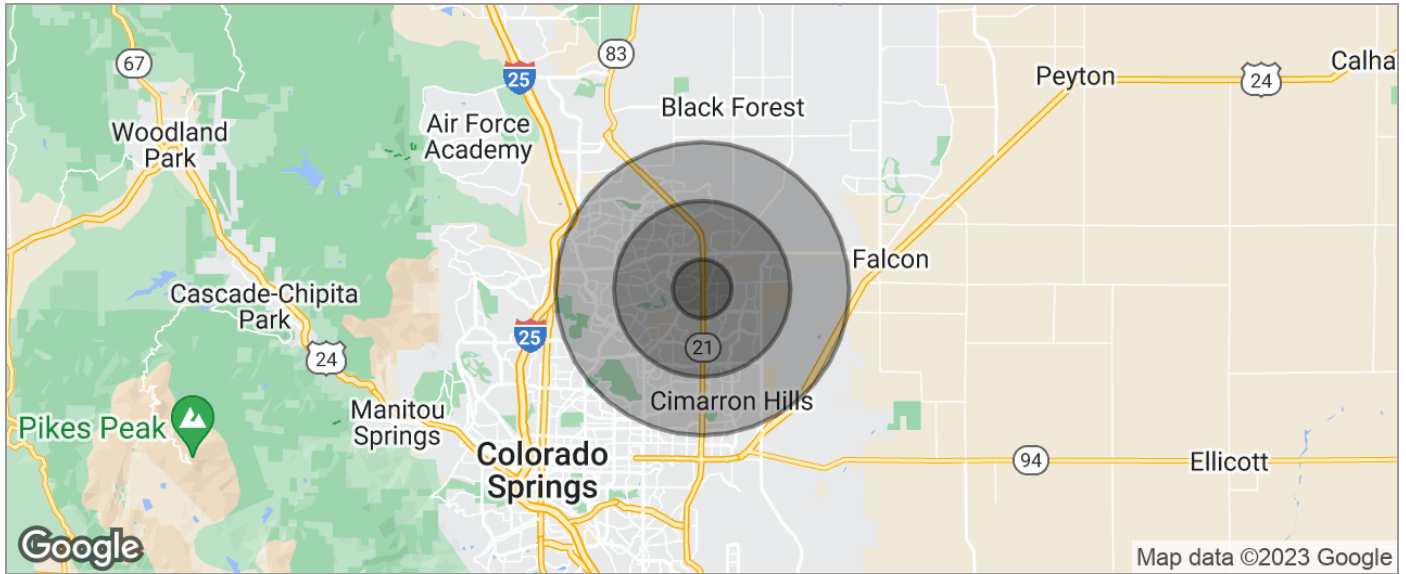
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,046	104,460	212,337
MEDIAN AGE	31.0	33.0	34.0
MEDIAN AGE (MALE)	31.2	32.3	33.1
MEDIAN AGE (FEMALE)	30.6	33.5	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,707	37,293	78,046
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$78,961	\$81,826	\$77,645
AVERAGE HOUSE VALUE	\$240,616	\$267,981	\$262,272
RACE	1 MILE	3 MILES	5 MILES
% WHITE	81.7%	81.4%	82.1%
% BLACK	6.0%	5.3%	5.1%
% ASIAN	2.6%	2.9%	2.9%
% HAWAIIAN	0.4%	0.2%	0.2%
% INDIAN	0.6%	0.8%	0.8%
% OTHER	2.1%	2.8%	2.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	10.1%	11.4%	11.4%

* Demographic data derived from 2020 ACS - US Census

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