

AVON AUTO MECHANICS

80 METCALF RD | AVON, CO 81620



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

AVON AUTO MECHANICS

80 Metcalf Rd | Avon, CO 81620

EXCLUSIVELY LISTED BY

BROKER OF RECORD

BRAYDEN CONNER

Broker Lic. No.: ER.100106933 (CO)

Firm Lic. No.: EC.100099522 (CO)

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CONTACT BROKER

For Financial Information



±42,000

Vehicles Per Day



\$751,500

LIST PRICE

PROPERTY OVERVIEW

EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire a profitable, well-established auto repair business in one of Colorado's most sought-after regions. The operation benefits from a prime location, minimal competition, a strong performance history, and immediate cash flow.

INVESTMENT HIGHLIGHTS

Proven Auto Repair Business in High-Demand Market

- Established, full-service auto repair operation with long-standing market presence
- Located in Avon, CO, a fast-growing, high-income mountain town near Vail and Beaver Creek ski resorts

Strong Operating Performance

- Consistent year-over-year revenue growth backed by operational efficiency

High-Visibility Location with Dense Commercial Surroundings

- Positioned along Metcalf Road with ±42,000 daily traffic counts on I-70
- Surrounded by industrial, retail, and service businesses, ideal for continued customer volume
- Located along I-70, providing convenient access to Vail Valley and Denver-area markets

Minimal Local Competition

- Limited direct competitors within the immediate Avon and Eagle County market
- Strong local relationships and a loyal customer base

Desirable Market with Upside Potential

- Avon and surrounding Eagle County benefit from strong population growth and high average incomes
- Opportunity for a new owner to expand services, add staff, or extend hours to grow revenue



TENANT OVERVIEW

Avon Auto Mechanics is a well-regarded, locally owned repair shop based in the heart of Avon, Colorado, known for delivering reliable, honest, and efficient automotive service to both residents and travelers in the Vail Valley. With a strong reputation backed by numerous five-star reviews, the shop excels in fast turnarounds, transparent pricing, and approachable customer service. Customers frequently cite the team's professionalism and ability to handle urgent repairs without appointments, often completing diagnostics and fixes within the same day—making it a trusted option for those in need of immediate, quality care.

The shop offers a comprehensive suite of services including engine and transmission repair, brake service, diagnostics, electrical work, tire replacement, suspension tuning, and routine maintenance. Staffed by experienced technicians, Avon Auto Mechanics services both domestic and import vehicles with equal attention to detail and efficiency.

Its consistent performance and community-oriented service approach have positioned it as a top-tier independent mechanic in the region, delivering dependable results with a personalized, small-town touch.

HEADQUARTERS
Avon, CO

YEAR FOUNDED
2015

OF EMPLOYEES
20+



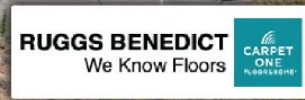
± 42,000 VPD



NOTTINGHAM RD



METCALF RD

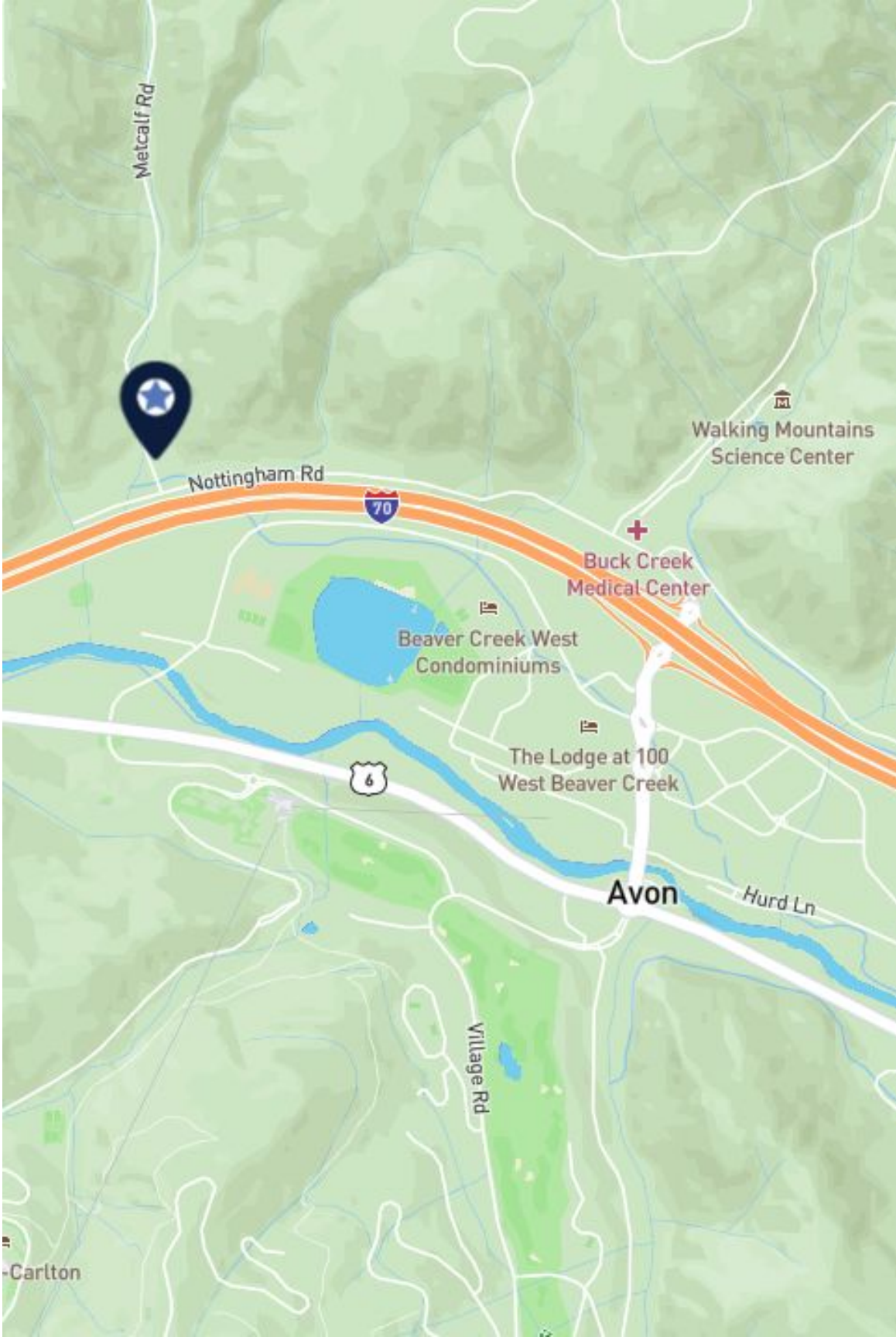


MARKET OVERVIEW

Avon, Colorado, located in the heart of Eagle County, is a mountain community known as the gateway to Beaver Creek Resort. With a growing year-round population and significant seasonal tourism, Avon supports a diverse economy anchored in recreation, hospitality, and local services. The town has seen consistent population growth, driven by both migration and the area's appeal as a second-home and resort destination. The median household income in Avon is approximately \$158,888, which supports steady demand for automotive services from both residents and tourists.

Avon's strategic location along Interstate 70 ensures high visibility and consistent traffic flow—critical factors for auto repair businesses. The interstate, which sees tens of thousands of vehicles daily, connects Avon to larger urban centers like Denver and Grand Junction. Additionally, the local economy benefits from high vehicle ownership rates and limited public transportation options, increasing reliance on personal vehicles and the need for maintenance services. This combination of location, income levels, and transportation trends makes Avon a supportive environment for automotive service businesses.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	13,502	19,680	29,192
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	5,923	8,170	12,382
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$165,088	\$158,888	\$180,212



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **80 Metcalf Rd, Avon, CO, 81620** ("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 Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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