



OFFERING MEMORANDUM

AUTOMOTIVE / INDUSTRIAL

Auto Collision Center

4560 South Federal Boulevard

Englewood, CO 80110

11,980 SF

BUILDING SIZE

0.57 AC

LAND SIZE

23,452

DAILY VEHICLES

\$3,900,000

Move-In Ready. Revenue on Day One.



FULLY EQUIPPED FF&E

TWO PAINT BOOTHS

PRE-QUALIFIED TENANT

23,000+ VPD TRAFFIC

Exclusively Offered By BLURIVER Commercial Advisors | Joe Awad, CCIM | 303-587-8442 | joe@bluriver.net

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PROPERTY OVERVIEW

BLURIVER Commercial Advisors is pleased to present 4560 S Federal Boulevard, an exceptional owner-user or investor opportunity featuring a fully equipped, move-in-ready automotive body shop and collision repair facility on one of Metro Denver's most highly trafficked commercial corridors.

This 11,980 SF two-story industrial building includes all Furniture, Fixtures & Equipment (FF&E), two inspected operational paint booths, a vehicle lift, frame rack system, and a recently remodeled client-facing suite.

Fully equipped collision and body shop facilities with this level of infrastructure are scarce in the Denver metro, the cost and timeline to build out a comparable space from scratch makes this a compelling acquisition for an operator or investor looking to deploy capital efficiently.

The property benefits from 23,452 daily vehicle pass-bys, direct frontage on S Federal Blvd, and proximity to King Soopers, Home Depot, and Sinclair anchors, ensuring built-in visibility and market familiarity.

TURN KEY ASSET

The heavy lifting is done. Fully equipped, permitted, and operational — positioned for immediate use by an owner-operator or repositioning by an investor.

NOT INCLUDED: Business operations, customer contracts, or goodwill. Buyer acquires the physical real estate and all FF&E — not the operating business.

11,980 SF

Total Building SF

0.57 Acres

Land / Lot Size

Two-Story

Operational Layout

2 Paint Booths

Down-Draft Technology

23,452 VPD

S Federal Blvd Traffic

35 Spaces

Dedicated Paved Parking



4560 S Federal Blvd | Englewood, CO 80110



SITE & BUILDING INFORMATION

Property Address:	4560 S Federal Blvd, Englewood CO 80110
County:	Arapahoe County
Property Type:	Industrial / Automotive
Building Size:	11,980 SF (Two-Story)
Land Size:	0.57 Acres (24,829 SF)
Year Built:	1987 (Renovated 2022–2023)
Zoning:	I-1 / Limited Industrial
Frontage:	S Federal Blvd (Primary)
Traffic Count:	23,452 VPD (S Federal Blvd)
Parking:	35 Dedicated Paved Spaces
Access:	Fenced & Gated Rear Yard
Overhead Doors:	2 Drive-In (Vehicle Flow)



STRATEGIC LOCATION

High-Visibility Corridor

Direct frontage on S Federal Blvd — one of Denver's busiest commercial arterials with 23,452+ vehicles passing daily.

Retail Anchors Nearby

Shadow-anchored by King Soopers & Home Depot within ½ mile. Sinclair gas station adjacent. Strong co-tenancy drives foot traffic.

Accessible & Gated

Signalized intersection access. Fenced and gated rear yard provides security for client vehicles — a key requirement for insurance-approved shops.

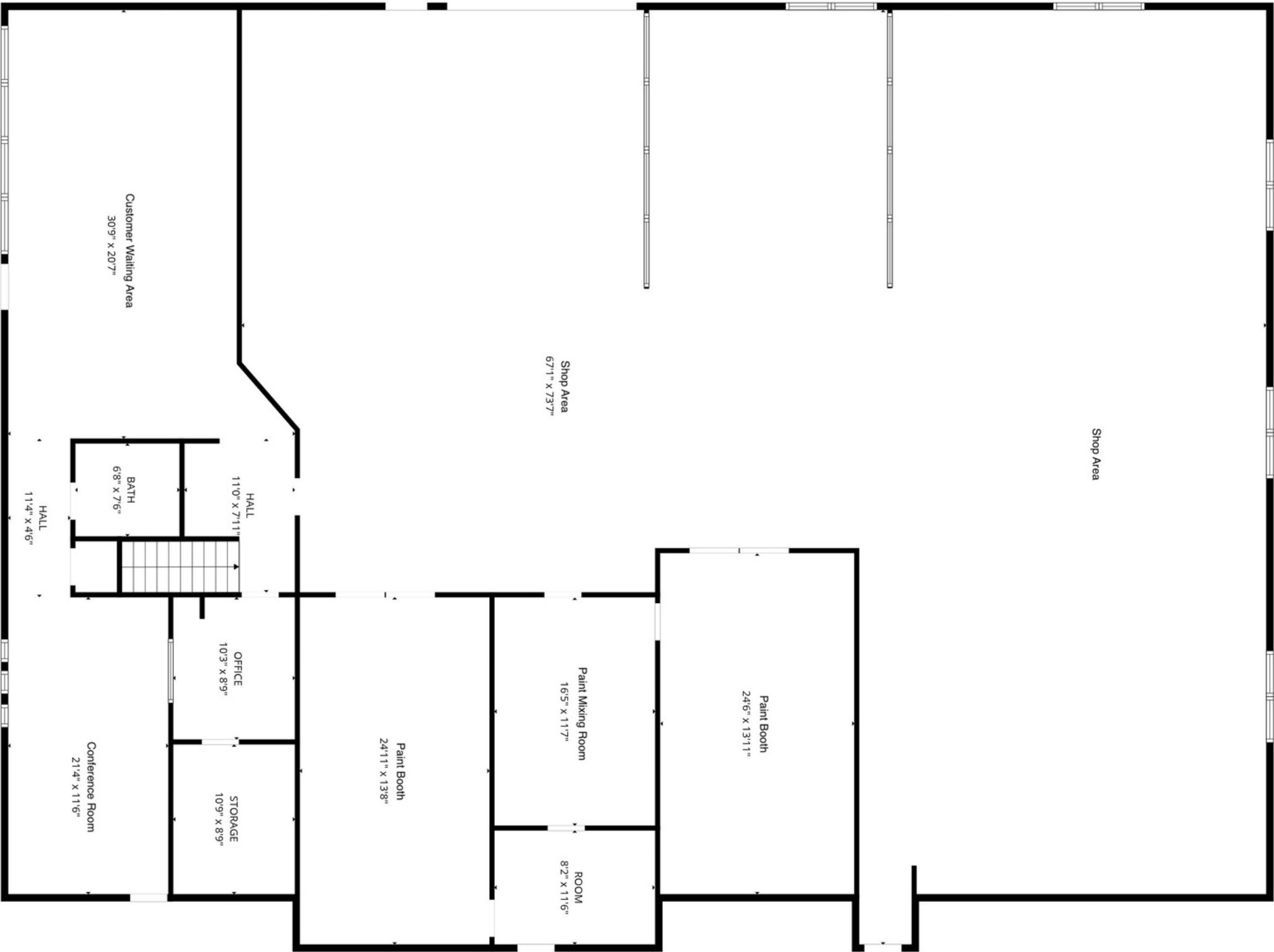
Denver Metro Market

Located in Englewood, a growing suburb 6 miles south of Downtown Denver with strong demand for auto repair services.

Public Storage Adjacent

East-adjacent Public Storage facility creates consistent daily traffic exposure with minimal competitive conflict.

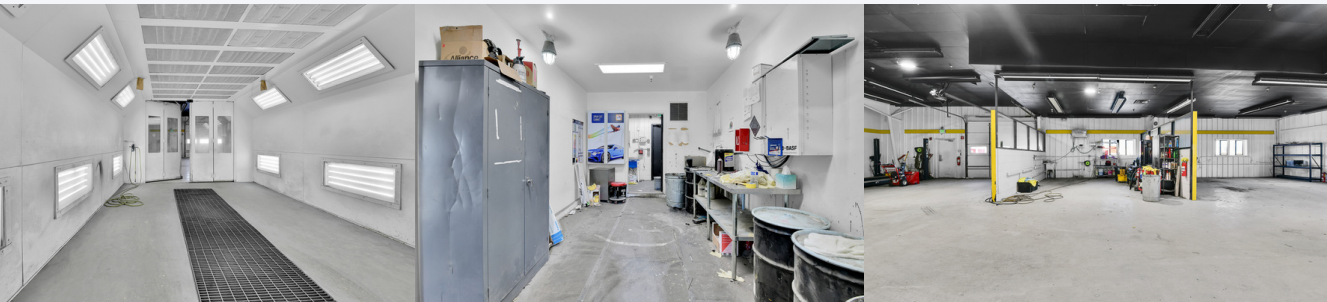
PAINT BOOTHS & DETAILING



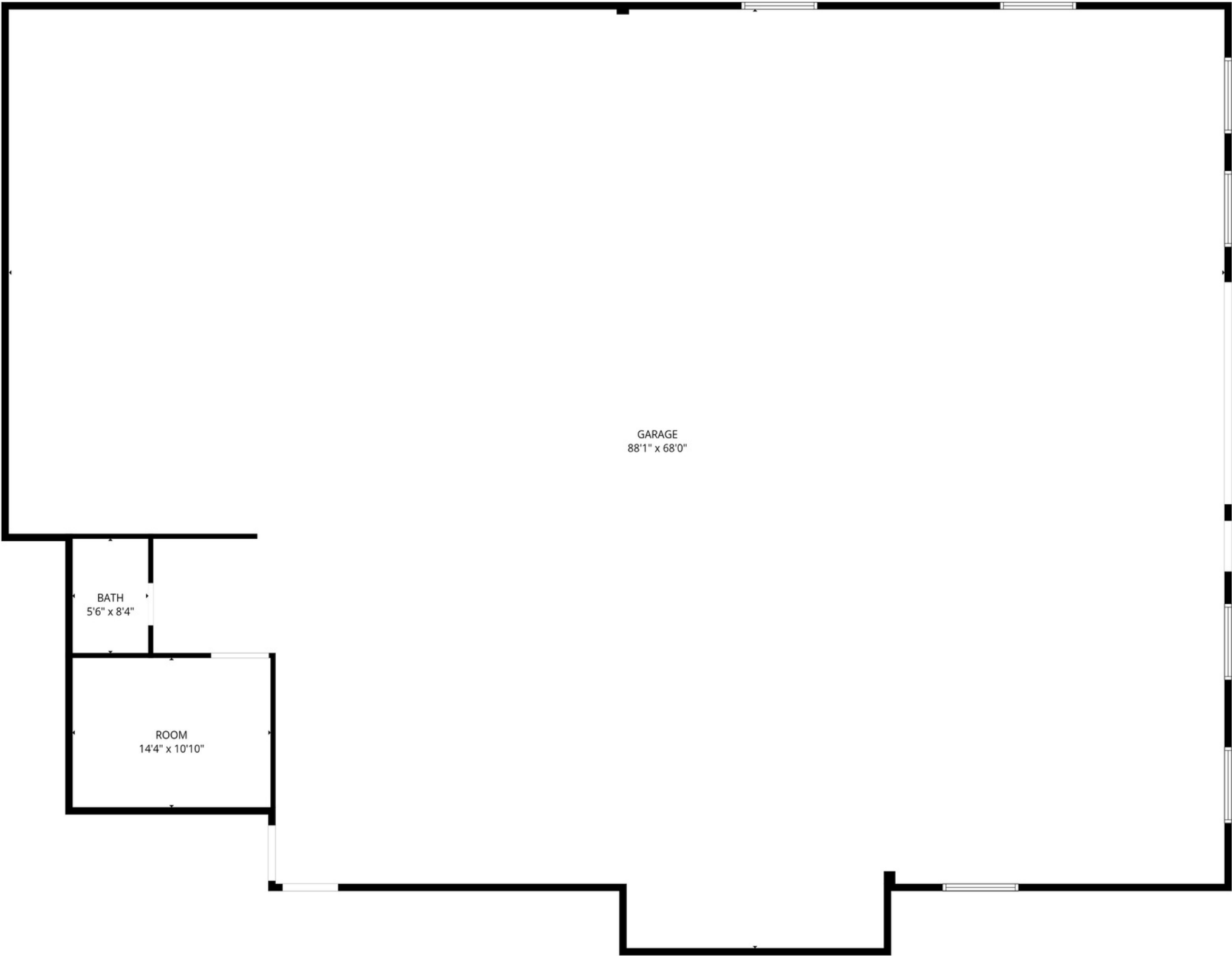
UPPER LEVEL

Paint Booths & Detailing Operations

ROOM / AREA	DIMENSIONS
Shop Area	67'1" × 73'7"
Paint Booth #1	24'6" × 13'11"
Paint Booth #2	24'11" × 13'8"
Paint Mixing Room	16'5" × 11'7"
Storage Room	8'2" × 11'6"
Overhead Doors	2 Drive-In



DRIVE IN WORK BAY



LOWER LEVEL

Client Spaces & Office Suite

ROOM / AREA	DIMENSIONS
Customer Waiting Lounge Fully furnished, contemporary design	30'9" × 20'7"
Conference Room Insurance consults & client meetings	21'4" × 11'6"
Private Office Furnished w/ granite desk + seating	10'3" × 8'9"
Storage Room Adjacent to office suite	10'9" × 8'9"
Hall / Stair Access Connects upper & lower levels	11'0" × 7'11"
Bathroom (×2) Designer tiled — above industry std.	6'8" × 7'6"





Upper Level — Detailing & Body Shop Floor



PAINT BOOTH SPECIFICATIONS

Paint Booth #1

Down-Draft Technology

Dimensions: 24'6" × 13'11"

INSPECTED & OPERATIONAL

Paint Booth #2

Side Down-Draft Technology

Dimensions: 24'11" × 13'8"

INSPECTED & OPERATIONAL

ALSO INCLUDED IN FF&E

- ▶ BASF Paint Mixing System (included in FF&E)
- ▶ Professional Spray-Out Cabinet
- ▶ Full chemical storage & ventilation compliant
- ▶ Dedicated paint-mixing room 16'5" × 11'7"



Lower Level — Frame Rack & Body Repair Operations



EQUIPMENT & SYSTEMS INCLUDED

VEHICLE LIFT SYSTEM

- ▶ Rotary Commercial-Grade 2-Post Vehicle Lift
- ▶ Yellow Jack Stands / Lift Accessories
- ▶ Atlas A-Series Floor-Level Lift System

FRAME & BODY EQUIPMENT

- ▶ Chassis Frame Rack System
- ▶ Structural Alignment Rails (full-length floor track)
- ▶ Welders & MIG Equipment
- ▶ Air Compressor Lines — Throughout Both Levels

FACILITY FEATURES

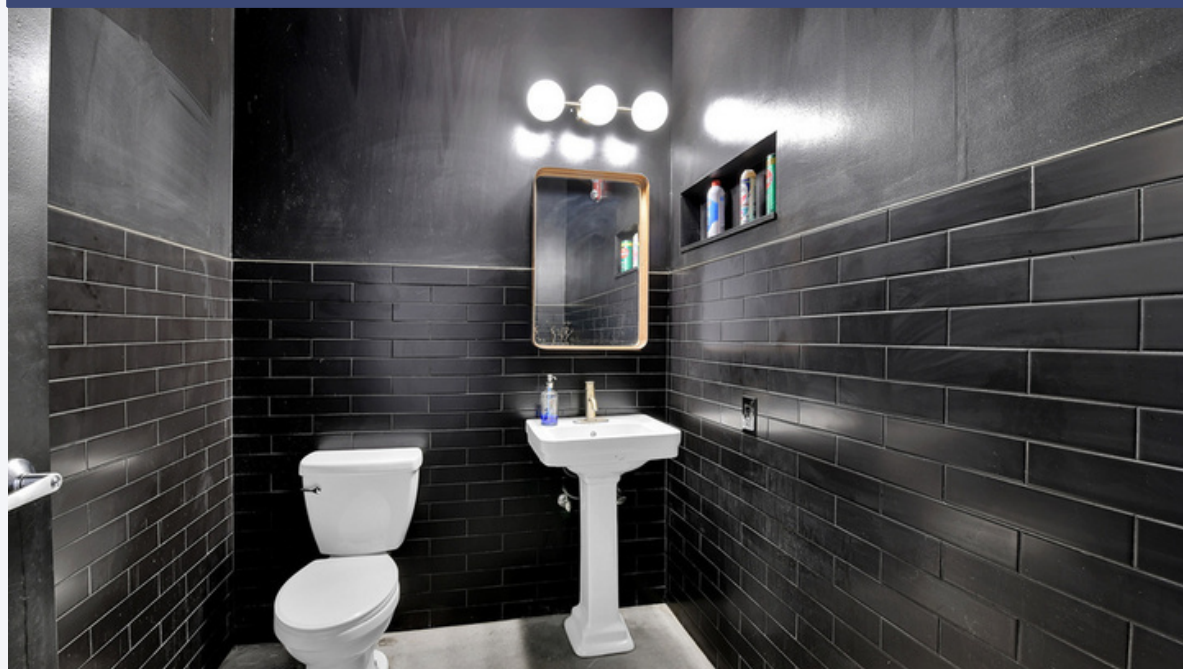
- ▶ 2 Drive-In Overhead Garage Doors
- ▶ Floor Drains — Code Compliant
- ▶ High-Bay LED Shop Lighting
- ▶ Fenced & Gated Rear Yard — Controlled Access



Reception & Customer Counter



Private Office / Conference Room



Designer Tiled Bathroom



Frame Rack Operations Bay

REMODELED AMENITIES

Customer Reception

Wood-accented reception counter with designer finishes. Modern pendant lighting — premium client experience rivaling dealerships.

Waiting Lounge

30'9" × 20'7" lounge with contemporary furniture, large windows, TV, and views of S Federal Blvd.

Conference Room

21'4" × 11'6" private meeting room — ideal for insurance claim consultations and client walkthroughs.

Private Offices

Two fully furnished offices including high-end granite desk, ergonomic seating, and built-in storage.

Designer Bathrooms

Fully tiled full bathrooms (×2). Black subway tile, pedestal sink, contemporary hardware — above industry standard.

THE INVESTMENT CASE

01 Zero Downtime Startup

All equipment maintained, certified, and operational. A qualified buyer can generate revenue from the very first week. No buildout, no permits, no delays.

02 Owner-Operator Advantage

Eliminate lease-up risk entirely. An owner-operator steps into a fully certified, revenue-ready facility with no retrofitting, no permitting delays, and no buildout costs.

03 Dual-Revenue Architecture

Two-story split design allows simultaneous body repair (lower) and paint/detailing (upper) — two independent revenue streams under one roof.

04 Fully Equipped — FF&E Included

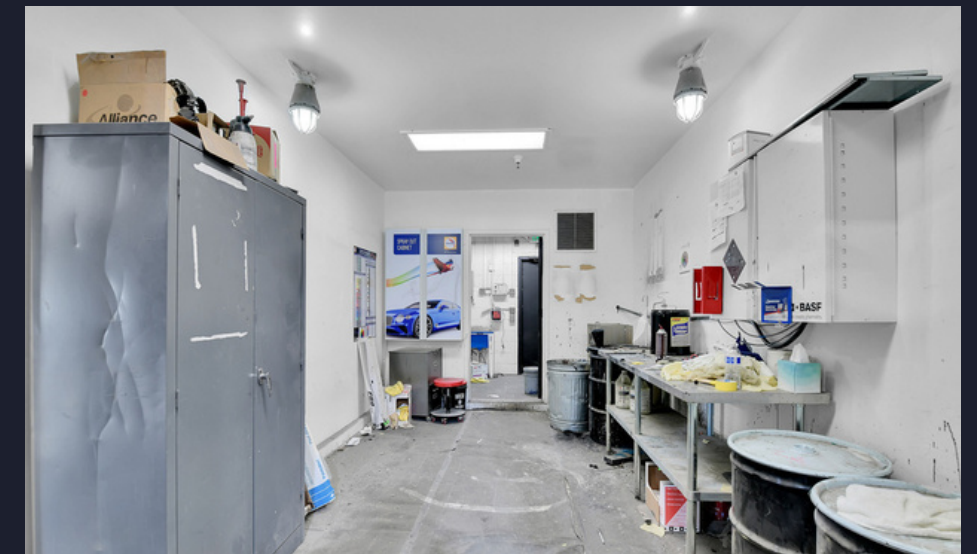
Paint booths, lifts, frame rack, BASF mixing system, compressors, welders, office furniture — all included. Replacement cost exceeds \$500K+

05 Built-In Traffic Exposure

23,452 vehicles pass daily on S Federal Blvd. Passive visibility creates brand familiarity and organic referrals for any operator.

06 Insurance Shop Ready

Fenced & gated yard, professional client spaces, and certified paint booths satisfy all major insurance DRP (Direct Repair Program) requirements.



AUTO COLLISION CENTER | 4560 S Federal Blvd, Englewood CO 80110 | Offered by BLURIVER Commercial Advisors





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