

# SANTO PLAZA

2544 & 2532 Sheridan Blvd, Denver, CO 80212

FOR LEASE



## PROPERTY DESCRIPTION

Retail space available in Santo Plaza - Sloan's Lake Location

## PROPERTY HIGHLIGHTS

- 2 Units available
- 2544 Sheridan - 1,512 SF
- 2532 Sheridan - 829 SF former Chiropractic office with two offices, X-Ray room. Chiropractic equipment For Sale - \$25,000.00
- NNN's \$9.45/SF
- High traffic area
- Excellent street visibility

## LOUIS LEE

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

## OFFERING SUMMARY

Building Size:	8,559 SF
Available SF:	829 - 1,512 SF
Lease Rate:	\$20.00 SF/yr (NNN)

## TRAFFIC COUNT

Sheridan Blvd. S of W. 22nd Ave	42,250/day
Sheridan Blvd. S of W. 25th Ave	35,300/day
Sheridan Blvd. N of W. 28th Ave	34,500/day

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## 2532 SHERIDAN HIGHLIGHTS

829 SF modern and stylish clinic with all new equipment and furnishings that features many desirable amenities for both the practitioner and clients alike. 5 year established clinic located in busy retail center, with easy access to local shopping, schools and highways. Increased production and collections for the past 5 years. A strong network of referrals for MVC and PI cases and strong trendline of rapid growth. Clinic averages 10 new patients per month with **ZERO** marketing. PI and cash practice. Excellent organic search result placement and five-star web presence, all highly transferable to new owner. Great SEO based exposure, and impeccable review history from satisfied clients.

Clinic features 2 treatment rooms, 1 X-Ray and open bay with waiting area, reception area. 65-mile drawing radius brings patients from Ft. Collins to Colorado Springs. A total of 80,000 people.

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## LIST OF EQUIPMENT

- 1 X-ray machine (Casseaste with comprehensive procedure manuals in place)
- 1 Adjustment Table
- 1 Electric Muscle Stimulator (EMS therapy device) + 1 EMS table
- 1 Massage Table
- 1 Intersegmental Traction Table
- 1 Full set of Posture Pump for Cervical and Lumbar Spine
- 1 TV and DVD Player, 1 Laptop, 1 Fax Machine

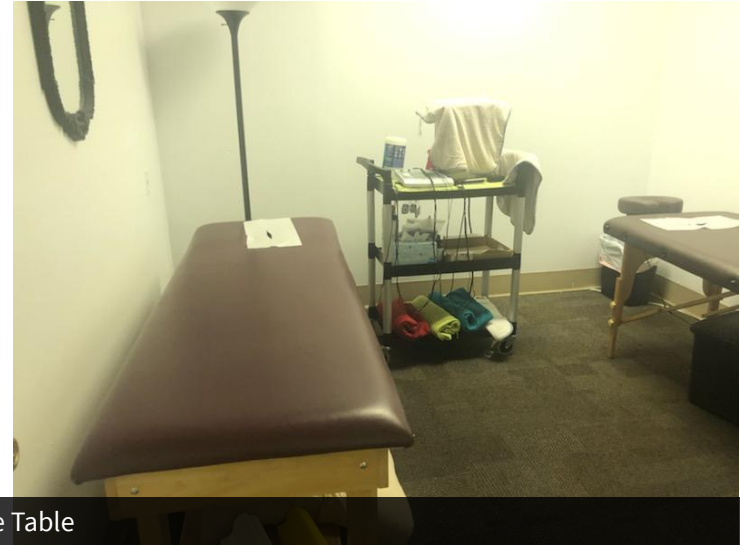
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X-Ray Machine



Massage Table



2532 Sheridan Blvd. - Chiropractor Office



2544 Sheridan Blvd.

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Additional Photos

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