

2,766 SF GYM SPACE FOR SUBLEASE

5856 S LOWELL BLVD UNIT 24
LITTLETON, CO 80123

FREE RENT AVAILABLE

MOTIVATED LANDLORD

MATT KULBE

BROKERAGE SERVICES

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LEASE RATE
\$15.00/SF NNN



SPACE AVAILABLE
2,766 SF



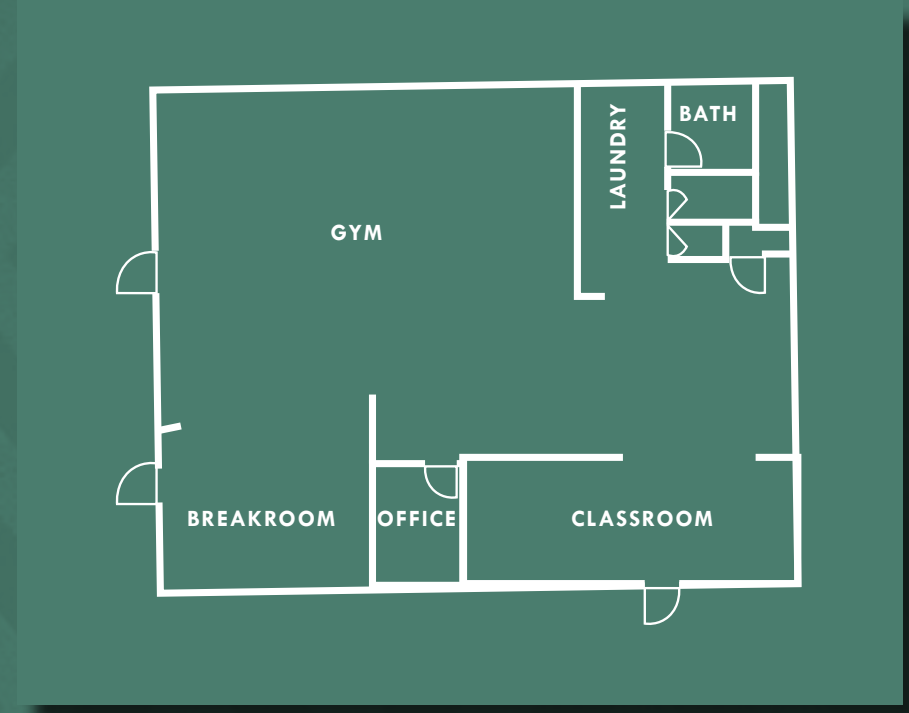
PARKING RATIO
1.7:1,000

- ◇ SUBLEASE TERM THROUGH MARCH 31, 2027
- ◇ TURN-KEY GYM FOR SUBLEASE (FF&E INCLUDED IN LEASE, NEGOTIABLE FOR PURCHASE)
- ◇ HIGH-END FINISHES THROUGHOUT
- ◇ OFFICE, KITCHEN, BATHROOMS WITH SHOWERS IN PLACE
- ◇ INCREDIBLY EFFICIENT FLOOR PLAN
- ◇ GREAT LOCATION WITHIN COLUMBINE VALLEY SHOPPING CENTER
- ◇ WALKING DISTANCE TO OTHER RETAILERS AND RESTAURANTS



***CURRENT BUSINESS, DO NOT DISTURB,
MUST SET APPOINTMENT WITH BROKER**

PROPERTY HIGHLIGHTS



	1 MILE	3 MILES	5 MILES
POPULATION			
2028 Projection	9,751	87,770	273,790
2023 Estimate	9,861	89,422	277,119
Growth 2023-2028	-0.2%	-0.4%	-0.2%
Average Household Size	2.2	2.3	2.3
Median Age	45.0	37.2	37.2
2023 Avg Houshold Income	\$183,030	\$153,678	\$152,332
EMPLOYMENT			
Businesses	686	4,827	15,850
Employees	4,889	40,521	127,067

