

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Country Club Village Retail Space

2861 W. 120th Ave., Suite 100, Westminster, CO 80234



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For Lease: \$28.00/SF NNN

SPACE / BUILDING OVERVIEW

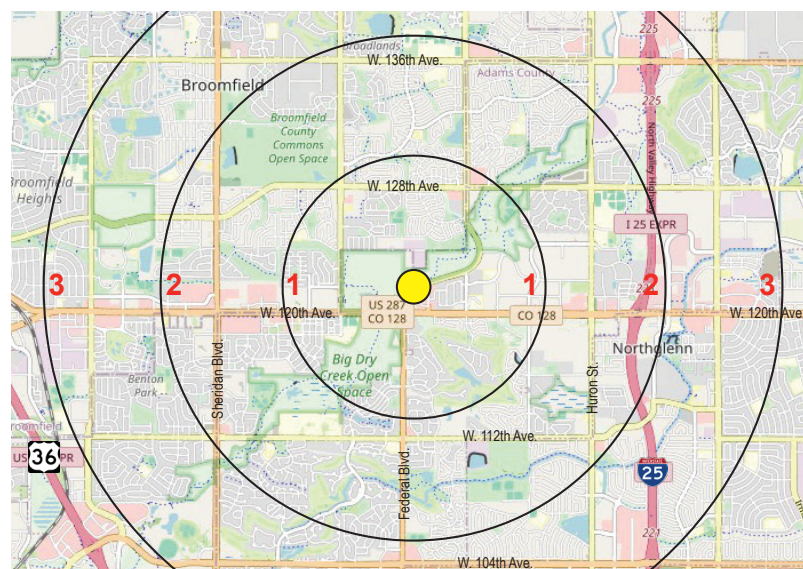
Space Available: 1,407± SF (Suite 100)

YOC: 2007

Est. NNN's \$4.26/SF (No property taxes)

Retail/Office storefront anchored by Hyland Hills Fitness Center in the high-traffic Country Club Village Retail Center. As a tax-exempt property, tenants benefit from lower-than-market operating expenses. Recent tenant was a salon (infrastructure still in place) and office use. In-suite kitchenette and private bathroom. Multi-tenant building with health & fitness oriented businesses. Prohibited uses are physical therapy, injectables, and vape shops. Ideal for office (w/ signage), massage, nutrition, and other health/wellness uses.

PROPERTY LOCATION



Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Tenant**

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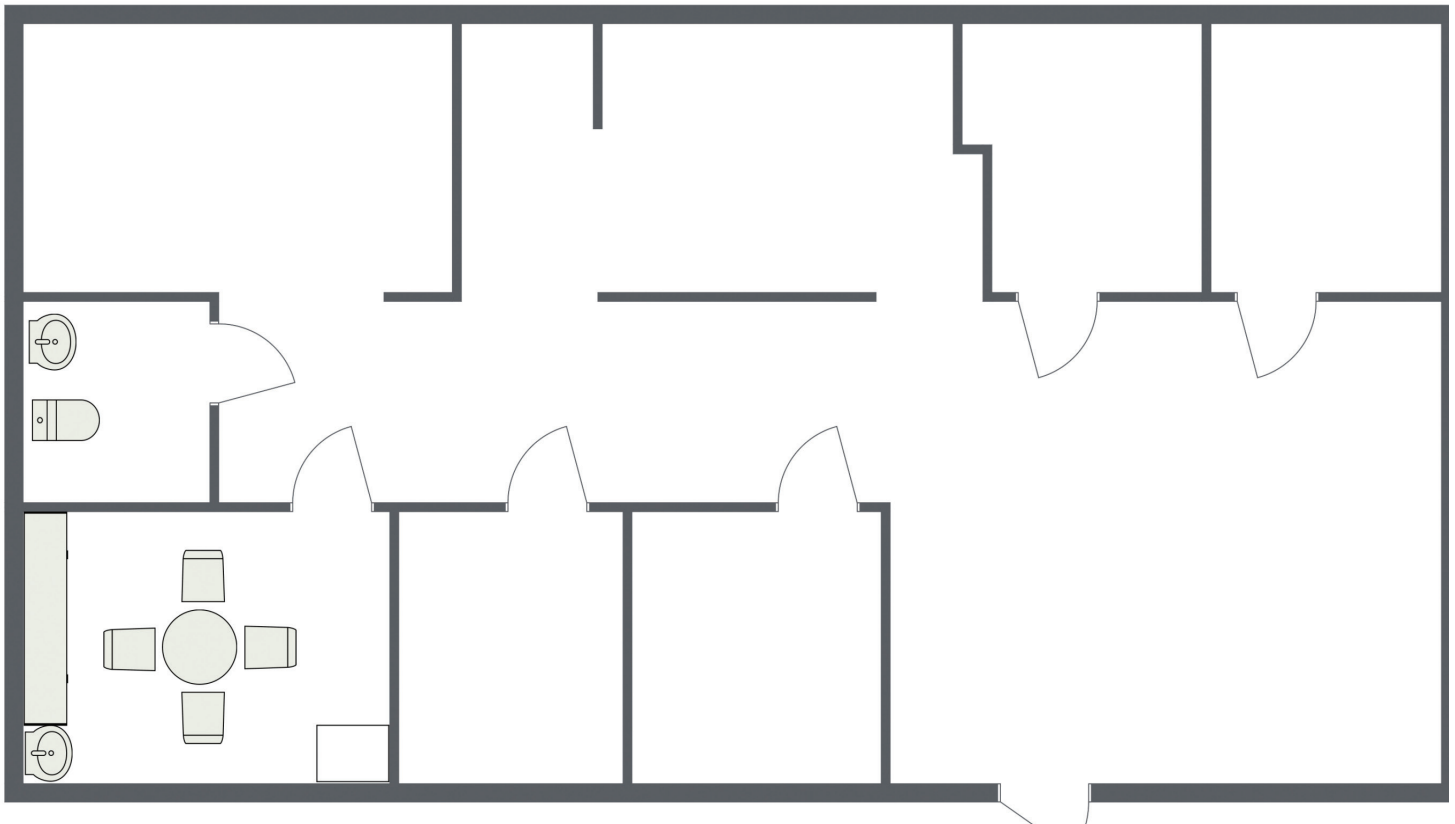
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Floorplan offered as a visual representation only and may not be accurate.



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