



ZALL
COMMERCIAL
REAL ESTATE

160 Steele Street
Denver, CO 80206



Turnkey Fitness Opportunity in Cherry Creek North

2,660 SF FOR SUBLEASE

- Rare sublease opportunity in Cherry Creek North
- Can accommodate general retail, fitness, service based concepts and more
- Current Lease term through July 2031 with option available
- Dedicated parking on site
- **Tenant still operating:
Please do not disturb. Coordinate all showings through the brokers.**

For leasing information, contact

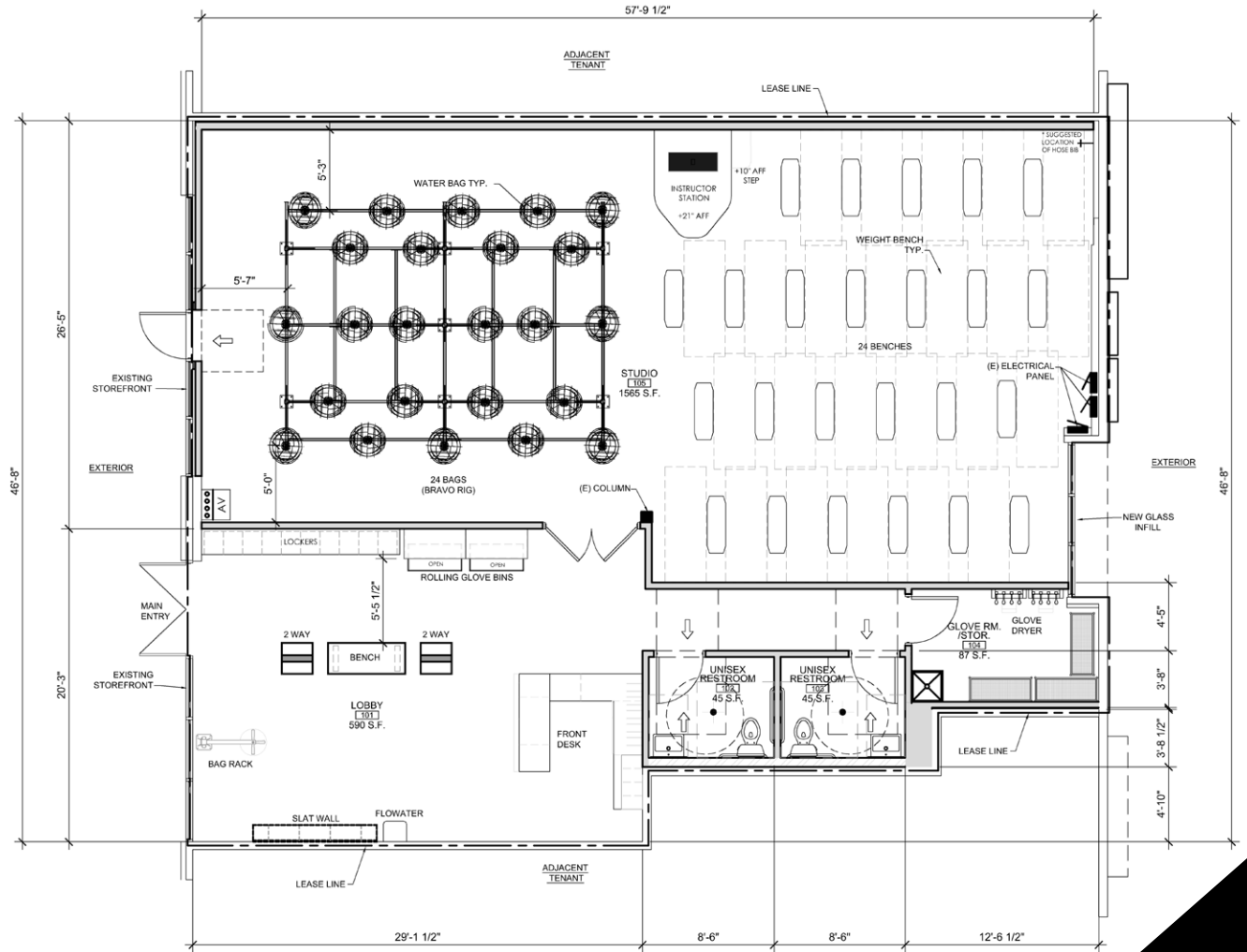
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

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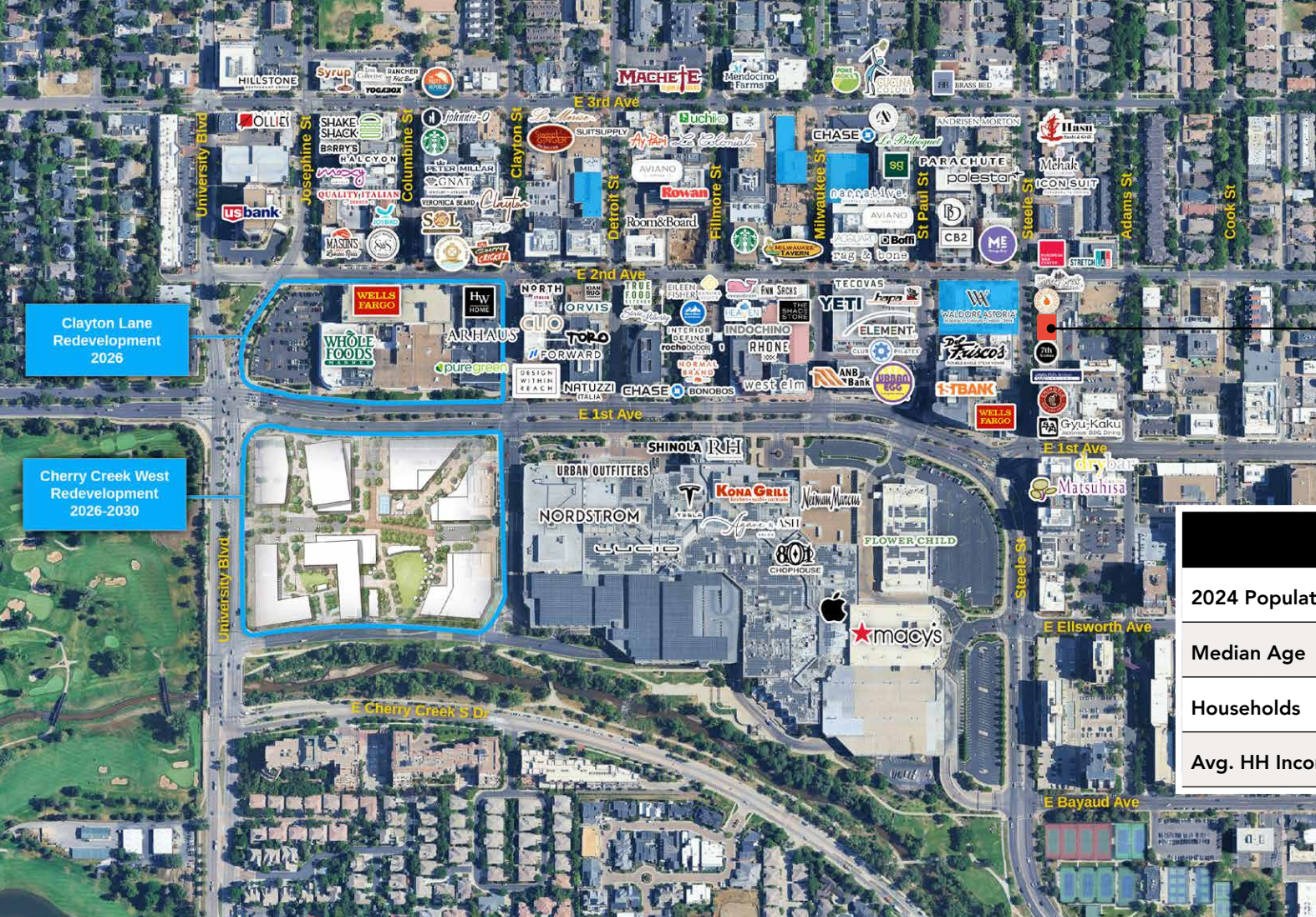
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Clayton Lane
Redevelopment
2026

Cherry Creek West
Redevelopment
2026-2030

2,660 SF FOR SUBLEASE

Demographics

	1 Mile	2 Miles	3 Miles
2024 Population	19,091	111,550	228,052
Median Age	46.5	37.90	37.20
Households	10,102	61,400	118,789
Avg. HH Income	\$161,063	\$120,519	\$119,343

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