



**J&B BUILDING COMPANY**  
 8933 E Union Ave #216, Greenwood Village, CO 80111  
 (303) 741-6343  
 www.jandbbuilding.com



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## COLUMBINE SHOPPING CENTER

3615 & 3625 West Bowles Avenue, Littleton, CO 80123

**FOR LEASE: Fitness Center**

LEASE RATE \$13.50/ SF NNN

AVAILABLE: 2,766 SF

## COLUMBINE SHOPPING CENTER



- Great Central Location
- Available SF: 2,766 SF
- Max Contiguous: 2,766 SF
- Est. NNN's (2024): \$8.58/SF
- Ample Parking
- Join Pizza Hut, The UPS Store, Enchanted Grounds, and many others at this busy retail center!

Ken Burkhart  
 303.741.6343 ext. 109  
 Ken@JandBBuilding.com

Peter Kapuranis  
 303.741.6343 ext. 103  
 Peter@JandBBuilding.com

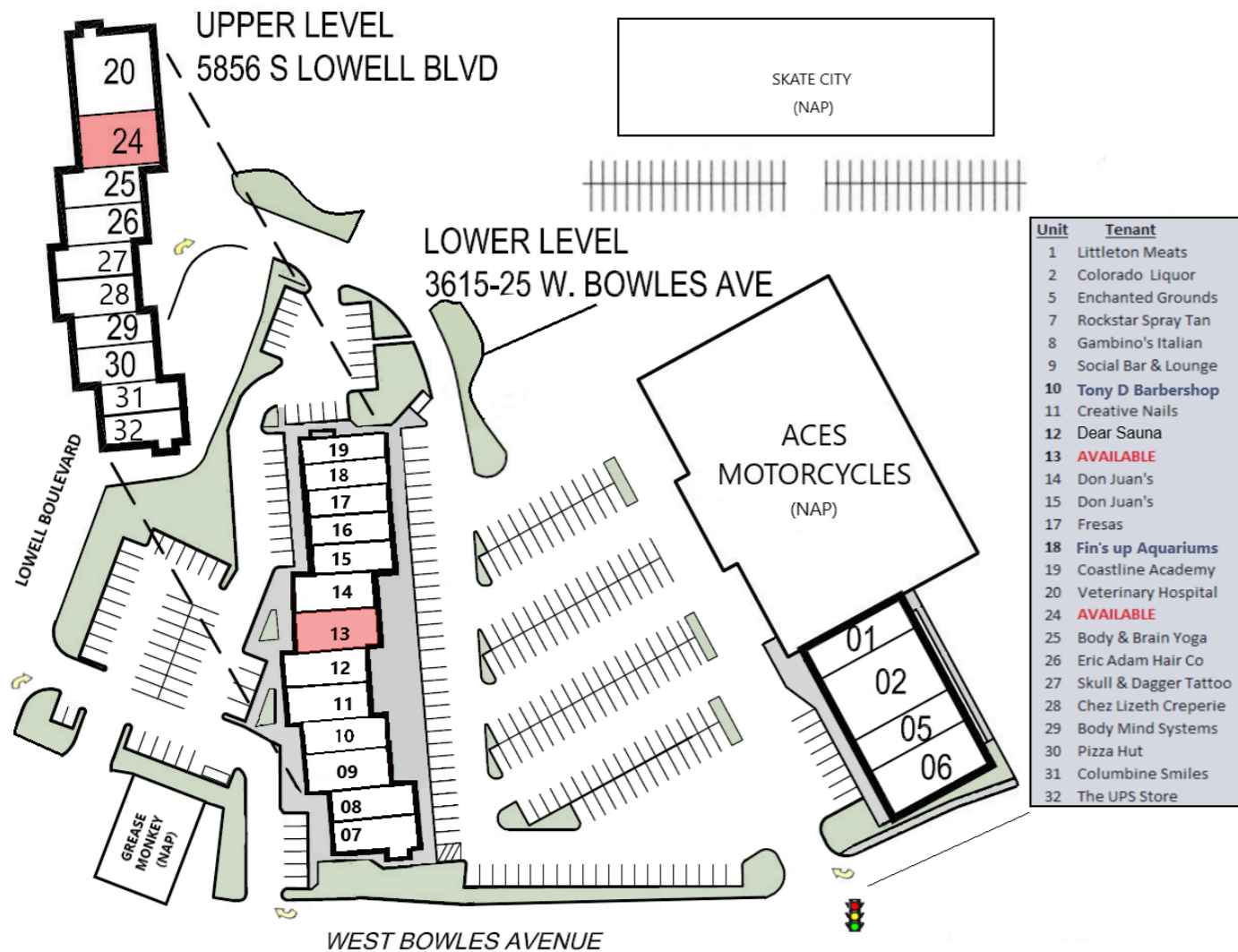


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FOR MORE INFORMATION  
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**COLUMBINE SHOPPING CENTER SITE PLAN**



**PRICING**

Unit 24 2,766 SF \$13.50/SF + NNN'S \$5,089.44/MO (including NNN's)

\* Unit 24 - Turn Key Fitness Center. Great build out! built in lockers, three bathrooms, two showers, A full size kitchen and more.



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**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
POPULATION	9,515	95,145	287,019
HOUSEHOLDS	4,475	39,993	116,894
INCOME	\$108,408	\$95,964	\$96,200
EMPLOYEES	5,131	38,677	120,071
TRAFFIC COUNT	34,261 VPD W Bowles Ave and S Middlefield Rd		



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