



Z A L L
COMMERCIAL
REAL ESTATE

Powerhouse Gym Aurora

15270 E Hampden Ave. Aurora, CO 80014



6,130 SF For Sublease

EQUIPMENT AND BUSINESS AVAILABLE FOR PURCHASE

\$18.00/SF | \$8.75/SF NNN

Rare opportunity to acquire an established fitness business while securing a sublease for the existing facility, offering a streamlined path to ownership with immediate operational potential.

With a built-out fitness space, existing infrastructure, and the ability to step into an active operation, this opportunity eliminates the significant time and expense associated with developing a new gym from the ground up.

Ideal for independent operators, regional fitness groups, or investors looking to expand in the growing health and wellness sector, Powerhouse Gym Aurora provides the foundation to build upon an existing member base and capitalize on the continued demand for community-focused fitness experiences.

For leasing information, contact

Ellen Cummings

ellen@zallcompany.com
206.478.5658

Marin Dornseif

marin@zallcompany.com
720.217.9884

Jacqueline Pisoni

jpisoni@zallcompany.com
720.840.4655

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Property Highlights

Rare opportunity to acquire and operate an established fitness facility in one of Aurora's growing trade areas.

Sublease opportunity with the option to purchase the existing gym business, allowing for immediate operational continuity.

Turnkey fitness operation with existing infrastructure and equipment in place.

Recognized national brand presence with strong consumer awareness and an established member base.

Large-format fitness footprint designed to accommodate a full-service health club experience.

Extensive fitness amenities including strength training, cardio equipment, functional training areas, and group fitness capabilities.

Ample on-site parking providing convenient access for members and staff.

Excellent accessibility with strong visibility and connectivity to surrounding residential neighborhoods and major commuter routes.

Opportunity for owner-users, regional operators, or fitness entrepreneurs seeking to expand their portfolio through acquisition rather than a ground-up development.

Immediate revenue potential through the assumption of an existing operation, minimizing startup timelines and initial capital expenditures.

Ability to capitalize on the continued demand for health, wellness, and community-driven fitness experiences.

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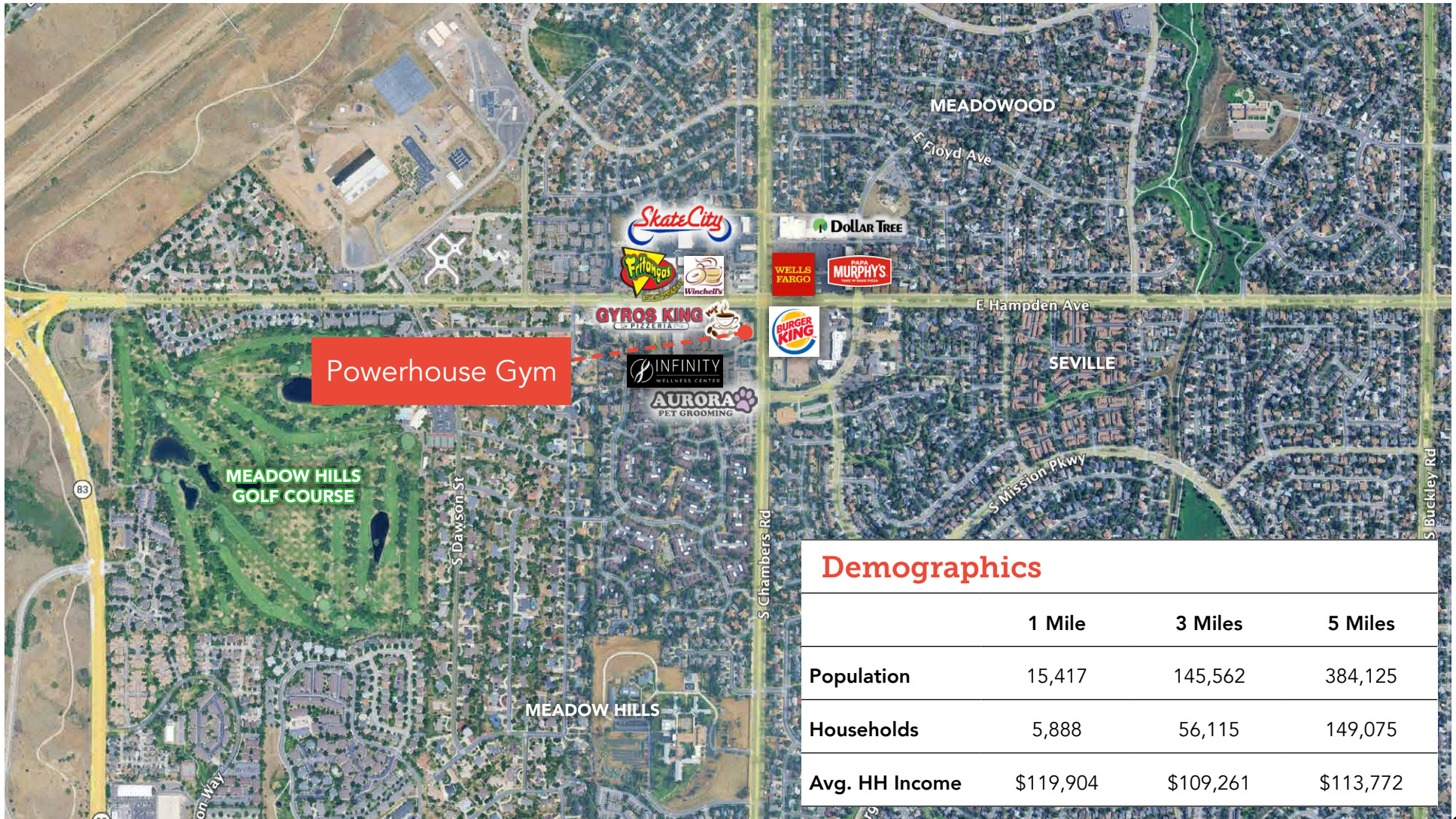
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