

24 Hour Fitness

6830 E. County Line Rd, Highlands Ranch, CO 80126



INVESTMENT HIGHLIGHTS

Corporate Guarantee

The lease is guaranteed by 24 Hour Fitness Corporate, creating security of rental payments.

Long-Term Lease w/ Built In Rent Increases

24 Hour Fitness has over 10 years of firm term remaining on the lease and includes built in rent increases through the initial term and options.

Heavily Trafficked Retail Corridor

The site is prominently located off of E County line Rd, ~53K VPD and has direct visibility from CO-470, ~131K VPD. Nearby national retailers include Walmart, Sam's Club, Harbor Freight Tools and Hobby Lobby, creating retail synergy and driving consistent traffic to the area.

Affluent and Strong Demographics

The property benefits from a population of over 111K people within a 3-mile radius and an average household income of over \$179,000.

Denver MSA

The site is prominently located just 12 miles from downtown Denver, one of the highest growth areas in the country.

Site Commitment

The site was built-to-suit for 24 Hour Fitness in 2010 and the original 20-year lease was extended in 2018 for an additional 5 years, demonstrating the tenant's commitment to the site.



ASKING PRICE:
\$21,975,309



CAP RATE:
8.10%

**VIEW OFFERING
MEMORANDUM**



OFFERED EXCLUSIVELY BY:

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