

2861

W. 120TH AVE. SUITE 100

WESTMINSTER, CO 80234

CONTACT BROKERS

FOR LEASE RATE



ZACH SCHUCHMAN

BROKER ASSOCIATE

317.389.0533

zschuchman@uniqueprop.com

RACHEL COLOROSA, CCIM

SENIOR BROKER ASSOCIATE

303.886.8154

rcolorosa@uniqueprop.com



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	2861 W. 120th Ave. Suite 100 Westminster, CO 80234
Lease Rate	Contact Brokers
NNN's estimate	\$4.26/SF
Available SF	1,407 SF
Total Building SF	39,466 SF
Parking	5.57/1000
Zoning	C-1
Year Built	2007

PROPERTY DESCRIPTION

Retail/office storefront available in the high-traffic Country Club Village Retail Center, anchored by Hyland Hills Fitness Center. This tax-exempt property offers below-market operating expenses, creating added value for tenants.

The suite was previously used as a salon (with infrastructure in place) and office, and features a private restroom and in-suite kitchenette. Situated within a multi-tenant building with health and fitness-oriented businesses, the space is well-suited for office (with signage), massage, nutrition, and other wellness uses. Please note: physical therapy, chiropractic, injectables, and vape shop uses are not permitted.

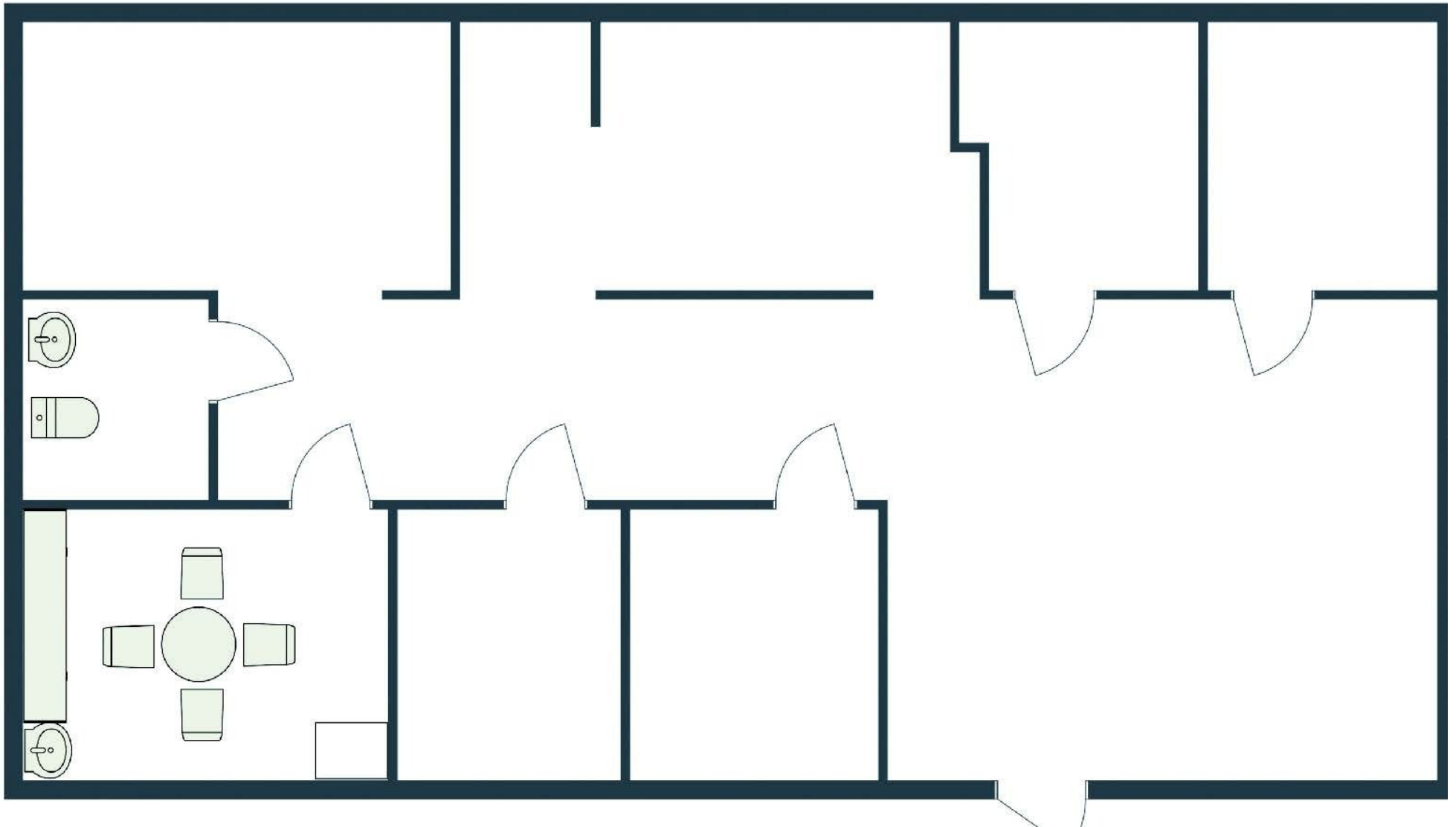
- Below market operating expenses due to tax exempt status
- Prime high traffic location anchored by Hyland Hills Fitness Center
- Move-in ready with salon infrastructure, kitchenette, and private restroom
- Ideal for office or wellness users within a health-focused tenant mix



ADDITIONAL PHOTOS



FLOOR PLANS



SITE AERIAL

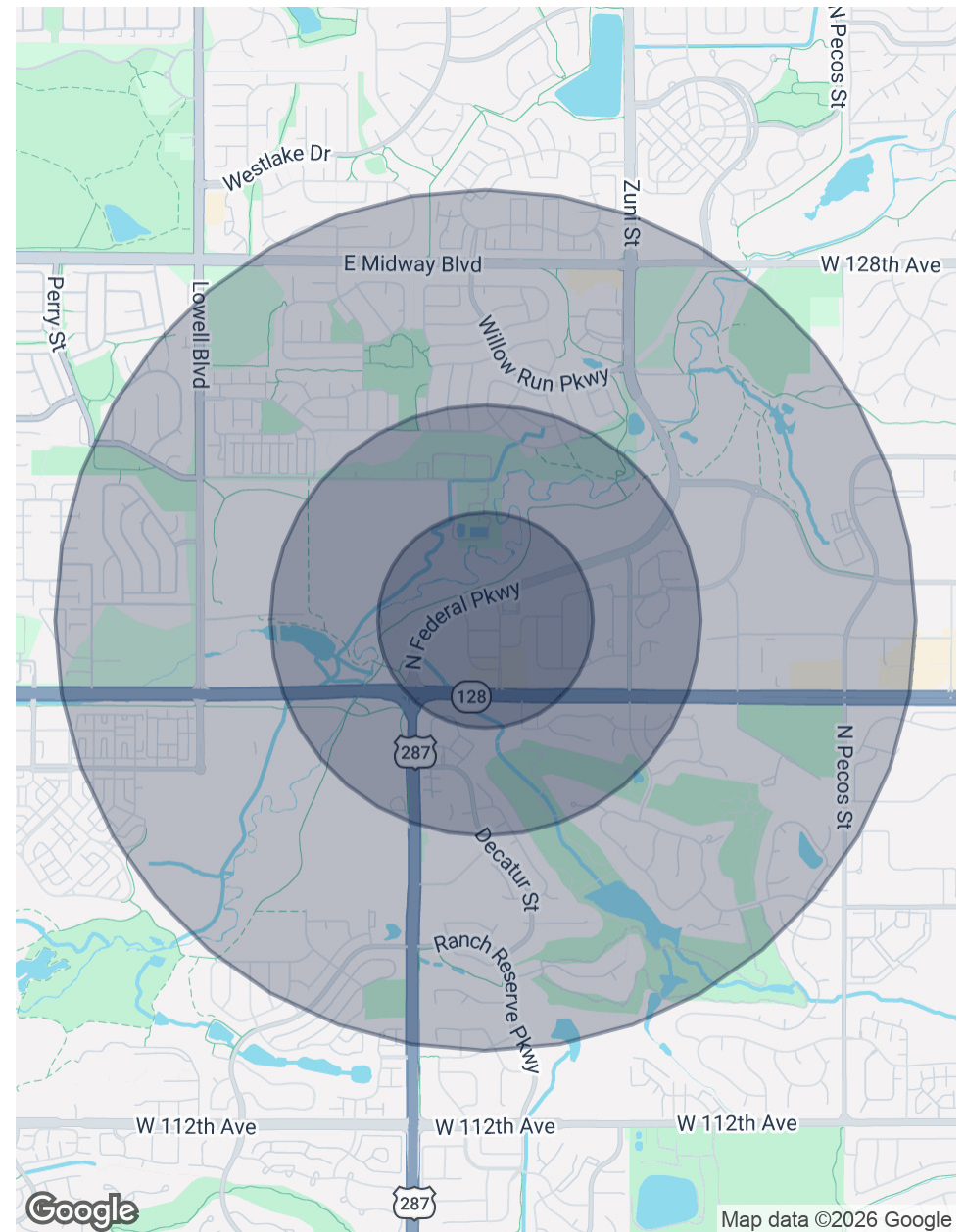


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	336	2,166	11,646
Average Age	42.2	38.0	38.4
Average Age (Male)	43.0	39.4	38.2
Average Age (Female)	44.3	39.4	39.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	891	4,650
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$183,707	\$154,051	\$149,505
Average House Value	\$931,808	\$738,410	\$612,428

2025 American Community Survey (ACS)





ZACH SCHUCHMAN

BROKER ASSOCIATE

317.389.0533

zschuchman@uniqueprop.com

RACHEL COLOROSA, CCIM

SENIOR BROKER ASSOCIATE

303.886.8154

rcolorosa@uniqueprop.com

(720) 295-1229
fitmdusa.com