

# Safeway Anchored Gym/Retail Suite Business For Sale or Suite for Sublease

**APEX**  
Commercial



**9265 S Broadway - Unit 100 • Highlands Ranch, CO**

**Business For Sale - \$50,000.00  
or  
Sublease without business/equipment**

**Lease Term Through: 10/31/2030  
Current Lease Rate: \$26.23 PSF NNN**

- 3,067 RSF - Beautiful & Recent Tenant Finish
- Currently a Gym but can be a multitude of uses
- Business purchase includes all remaining FF&E
- Sublease to be delivered without FF&E

**For more information, please call or email:  
Shane O'Regan Murphy - 720.480.9616  
shane@apexreco.com  
Jeremiah Maupin - 303.819.9135  
jeremiah@apexreco.com**

**Apex Real Estate Advisors**

9250 E Costilla Ave Suite 110 • Greenwood Village, CO 80112 • Office: 720.440.2156 • Email: info@apexreco.com

No warranty or representation is made as to the accuracy of the foregoing information.

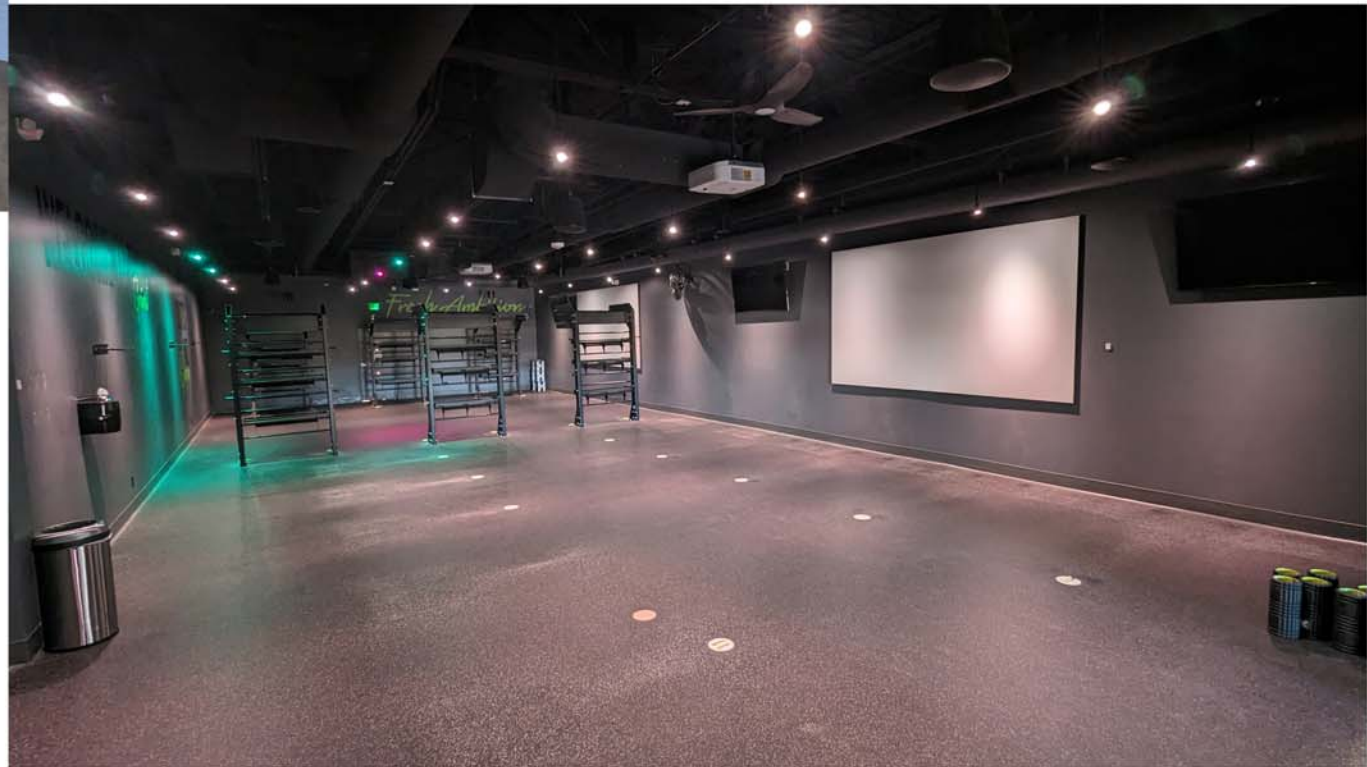
# Safeway Anchored Gym/Retail Suite Business For Sale or Suite for Sublease



## Business Purchase Includes:

- High-End Electronics: Imax Screens & Projectors, Sound System & Speakers, Eagle Eye Security, Network WiFi & Switch, LED ambient lighting.
- Gym Equipment: 6 TRX Rigs/Racks
- All gym members willing to transfer.

Here's your chance to purchase a gym business, including the remaining Furniture, Fixtures, Equipment (FF&E), and the gym members or sublease the space without the FF&E while enjoying the beautiful & recent Tenant Finish. Sitting adjacent to Safeway as a high-traffic anchor, this location in Highlands Ranch could not be better!



**For more information, please call or email:**

**Shane O'Regan Murphy - 720.480.9616**  
shane@apexreco.com

**Jeremiah Maupin - 303.819.9135**  
jeremiah@apexreco.com

## Apex Real Estate Advisors

9250 E Costilla Ave Suite 110 • Greenwood Village, CO 80112 • Office: 720.440.2156 • Email: info@apexreco.com

No warranty or representation is made as to the accuracy of the foregoing information.