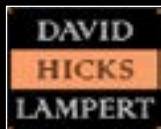


FOR SALE TRU FIT ATHLETIC CLUB

9995 PARK MEADOWS DRIVE - LONE TREE, CO



PHILIP HICKS

303.694.6082

phil@dhlb.com

DAVID, HICKS & LAMPERT BROKERAGE

5750 DTC PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO 80111
303.694.6082
www.dhlb.com

AERIAL VIEW

9995 PARK MEADOWS PARKWAY - LONE TREE, CO



MICRO VIEW

9995 PARK MEADOWS PARKWAY - LONE TREE, CO





SUMMARY

Tru Fit is locally led by a hands-on ownership team committed and determined in combining years of industry experience to ensure stability & foundational strength. Tru-Fit athletic clubs has 14 clubs operating in Texas and Colorado. With over 80,000 members they provide full-service amenities including babysitting and personal training. The parent company has been in existence since October 2000.

As a company, the interest of TruFit is grounded in convenience, safety & quality. TruFit, as an athletic club, understands value and experience are interchangeable. It's the daily goal of the club to earn & keep your membership business by consistently providing elite programming, relevant dependable services & customized athletic facilities.



PROPERTY OVERVIEW

Set in the heart of the Park Meadows trade area, TruFit Athletic Club is positioned between a thriving entertainment area and over 4,000 residential homes and apartments. TruFit draws from over 10,000 people in a 1-mile radius, and that number expands to over 74,000 in a 3-mile radius.

Built in 2008, the building is approximately 40,200 SF and sits on 4.33 acres with great visibility from Highway C-470.

Park Meadows Mall, just a short drive away, boasts over 5 anchors and over +150 other retail shops and services. In 2015 alone, Park Meadows Mall was the 5th most visited retail and entertainment experience by non-Colorado residents.

DEMOGRAPHICS

Population	1- Mile	3-Mile	5-Mile
2022 Projections	11,937	82,511	237,204
2017 Estimate	10,610	74,233	214,179
Growth 2017-2022	2.5%	2.2%	2.2%
Households			
2022 Projections	5,103	33,170	90,534
2017 Estimate	4,491	29,906	82,495
Income			
2017 Est. Average Household Income	\$123,497	\$129,071	\$127,475
2017 Est. Median Household Income	\$114,489	\$111,970	\$110,431
2017 Est. Per Capita Income	\$52,271	\$52,008	\$49,220



FINANCIAL ANALYSIS

TRU FIT, PARK MEADOWS PARKWAY - LONE TREE, CO

Financial Summary

Price	\$ 6,030,000
Cap Rate	6%
Building SF	+/- 40,200 SF
Year Built	2008
Lot Size	4.33 Acres
NOI	\$361,800
Price per Square Foot	\$150.00

LEASE INFORMATION

Term	Monthly Rent	Annual Rent
3/1/17-6/30/19	\$30,150.00	\$361,800.00
7/1/19-6/30/24	\$33,500.00	\$402,000.00
7/1/24-6/30/29	\$40,200.00	\$482,400.00





PARK MEADOWS
COLORADO'S ONLY RETAIL RESORT

COSTCO
WHOLESALE

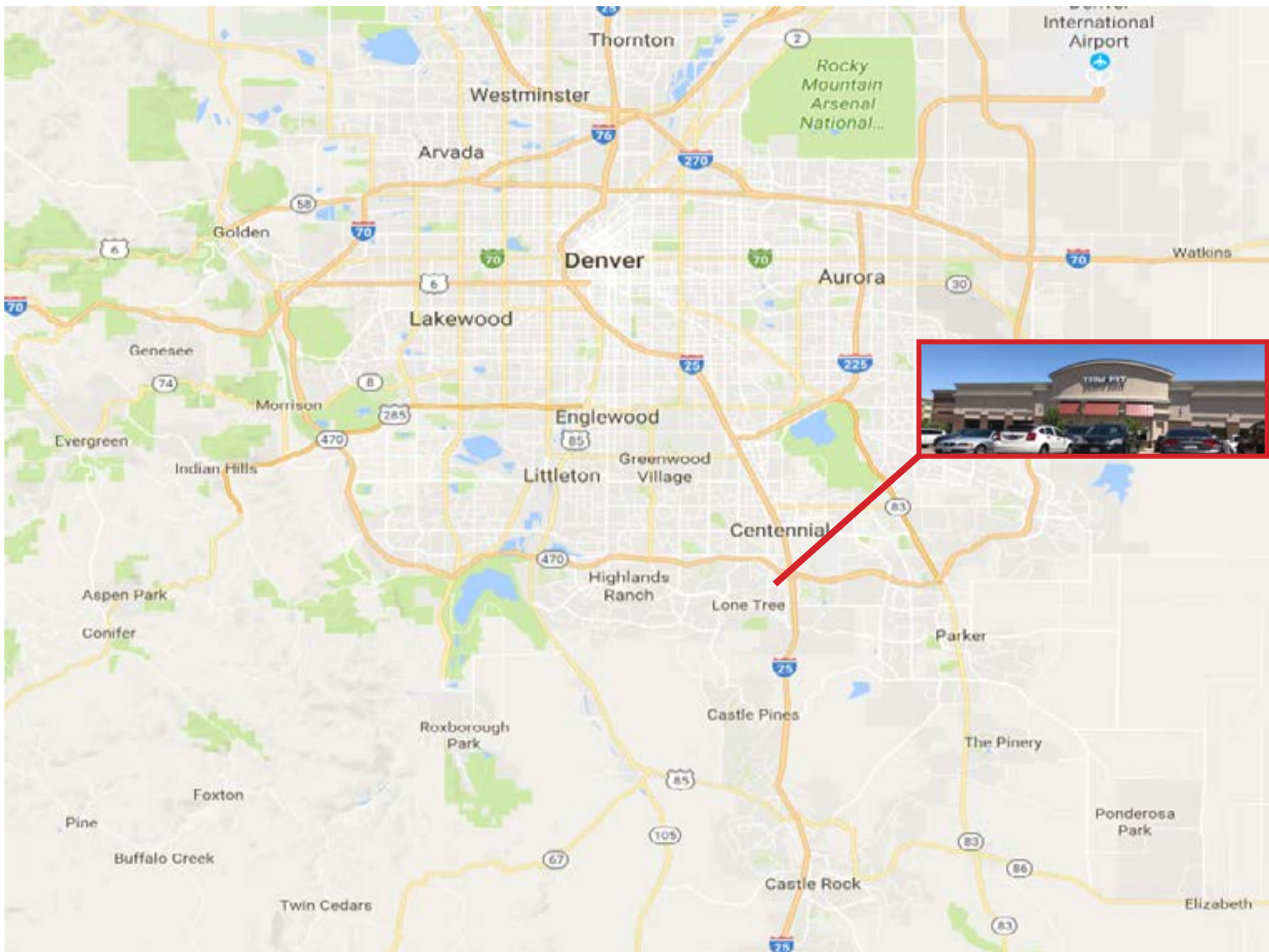
BEST
BUY

HARDWARE FARM
rack



element
by Wynn

TRU-FIT
ATHLETIC CLUBS



LOCATION OVERVIEW



The City of Lone Tree incorporated in November 1995 and became a Colorado Home Rule City on May 5, 1998. A major impetus for incorporation was resident's concerns relating to land use, the quality of development along the C-470 corridor, and their desire for greater input over development decisions affecting their future. Through the tireless efforts of dedicated residents, the decision to incorporate was carefully evaluated, and through a vote of the electorate, was determined to be in the best interest of the community.

Following incorporation, the newly formed City Council worked with staff to develop and adopt a Comprehensive Plan, regulatory documents, and design guidelines to guide the City's growth – plans which have been strongly adhered to over the years.

Initially, the City boundary followed that of the Park Meadows Metropolitan District and consisted of the subdivision of Lone Tree and surrounding developments, and some commercial development along C-470. In only a short amount of time, the City has grown and changed in a number of important ways, consistent with its vision for growth.