

FOR LEASE

SMILE DOCTORS SUBLEASE

9425 S UNIVERSITY BLVD, LITTLETON, COLORADO 80126



PROPERTY FEATURES

- Built out Dentist space with 2 private offices, consultation room, 2 restrooms, 2 lab areas, kitchenette, reception area
- All remaining equipment included
- Building signage available
- Seeking national, regional and local tenants
- Premier location at S University Blvd & S Colorado Blvd
- Lease term expires July 31, 2025

BUILDING INFORMATION

AVAILABLE:	2,003 SF
LEASE RATE:	\$23.00 / SF NNN
NNN / CAM:	\$12.98 / SF
BUILDING SIZE:	14,743 SF
Y.O.C:	1994
PARKING:	4 / 1000
CITY / COUNTY:	Littleton / Douglas



TREVEY
COMMERCIAL
REAL ESTATE

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

NICK NICKERSON
nick@trevey.com
O: 303-841-1400
C: 303-968-6183

NICK BEACH
nbeach@trevey.com
O: 303-841-1400
C: 719-237-0880



SUITE PHOTOS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	15,882	117,150	236,235
Households	5,408	42,271	90,594
Avg. HH Income	\$163,825	\$151,641	\$144,223

TRAFFIC COUNTS

S. University Blvd	30,284 VPD
W. Highlands Ranch Pkwy	27,842 VPD



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