

# FOR SUBLEASE

9846 Zenith Meridian Drive, Englewood, Colorado

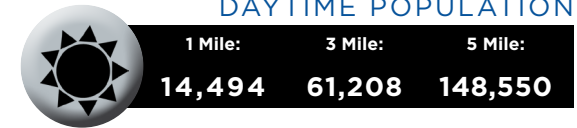


## DEMOGRAPHICS

### POPULATION



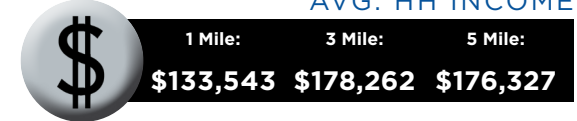
### DAYTIME POPULATION



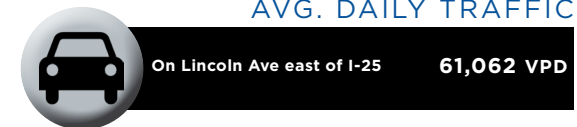
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



## OVERVIEW:

- **Building Size:** Approx. 3,842 SF
- **Land Size:** Approx. 1.26 AC
- **Base Rent:** \$171,600 / year NNN
- **Lease Expiration:** November 1, 2030
- **Real Estate Taxes:** \$68,343.00

## HIGHLIGHTS:

- Excellent free standing building with drive-thru
- Full movement access from Lincoln Ave
- Ample Parking
- Close proximity to I-25



For more information,  
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**CROSBIE  
REALESTATE  
GROUP**



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9846 Zenith Meridian Drive, Englewood, Colorado



MERIDIAN BUSINESS PARK

**SITE**

LINCOLN AVE

RIDEGATE EAST  
2,200 AC  
12,000,000 SF  
Office, Retail & Healthcare  
10,000 new homes



OSWEGO ST



For more information, contact:

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**SITE**

RIDGEGATE EAST  
2,200 AC  
12,000,000 SF  
Office, Retail & Healthcare  
10,000 new homes  
3,147 Sold  
2.2% Avg. Sale Rate

