

# FOR LEASE

URBAN  
WORKS

## THE WYATT

1124 - 1138 NW 13TH AVE



RETAIL



FITNESS



SERVICE



WELLNESS

**2ND GENERATION FITNESS SPACE | 2,016 SF**  
**WELLNESS / SERVICE SPACE | 1,742 SF**

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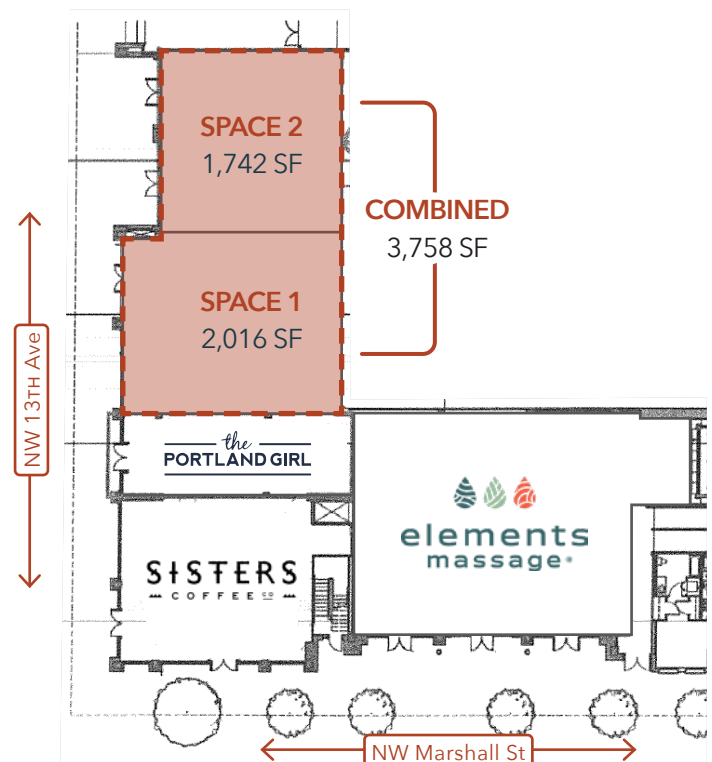
| Address                 | Area           | Use                                   |
|-------------------------|----------------|---------------------------------------|
| 1124 - 1138 NW 13th Ave | Pearl District | Retail / Fitness / Service / Wellness |

## Space 1 - 2,016 SF

- Second generation fitness studio
- Open layout
- Mirrors installed
- One ADA restroom

## Space 2 - 1,742 SF

- Second generation retail / wellness space
- Built-out treatment rooms
- One ADA restroom



Storefront



# INTERIOR PHOTOS



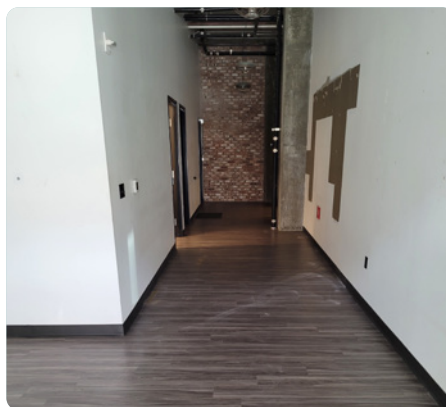
## SPACE 1



Studio



Mirrored Walls



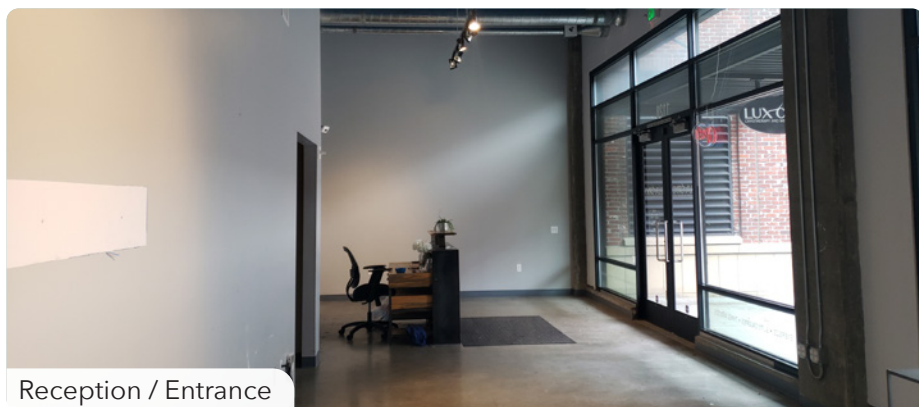
Reception / Entrance



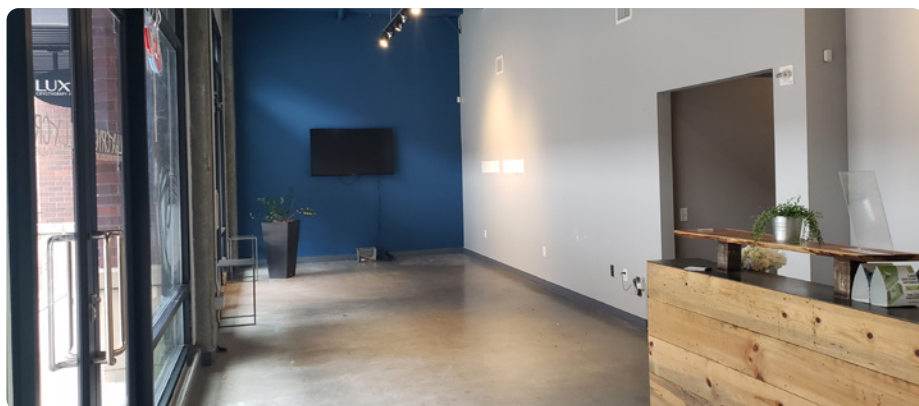
## SPACE 2



Treatment Room



Reception / Entrance





# NEIGHBORHOOD



| Demographics            | ¼ Mile    | ½ Mile    | 1 Mile   |
|-------------------------|-----------|-----------|----------|
| 2023 Population         | 6,965     | 14,602    | 38,772   |
| Total Employees         | 5,461     | 17,955    | 75,465   |
| Total Businesses        | 596       | 1,837     | 7,337    |
| Median Household Income | \$108,209 | \$100,260 | \$81,150 |
| Median Age              | 39.4      | 38.7      | 38.8     |
| Any College             | 89.7%     | 88.9%     | 85.2%    |



Tanner Springs Park



Erath



Sisters Coffee



Safeway



Carlita's



Barry's



Jojo



