

TRADE AREA DEMOGRAPHICS

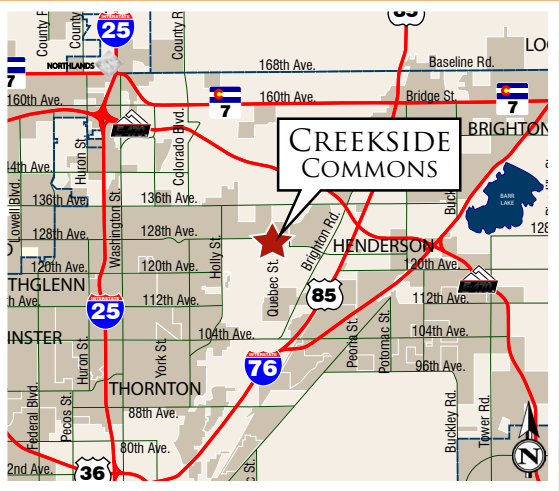
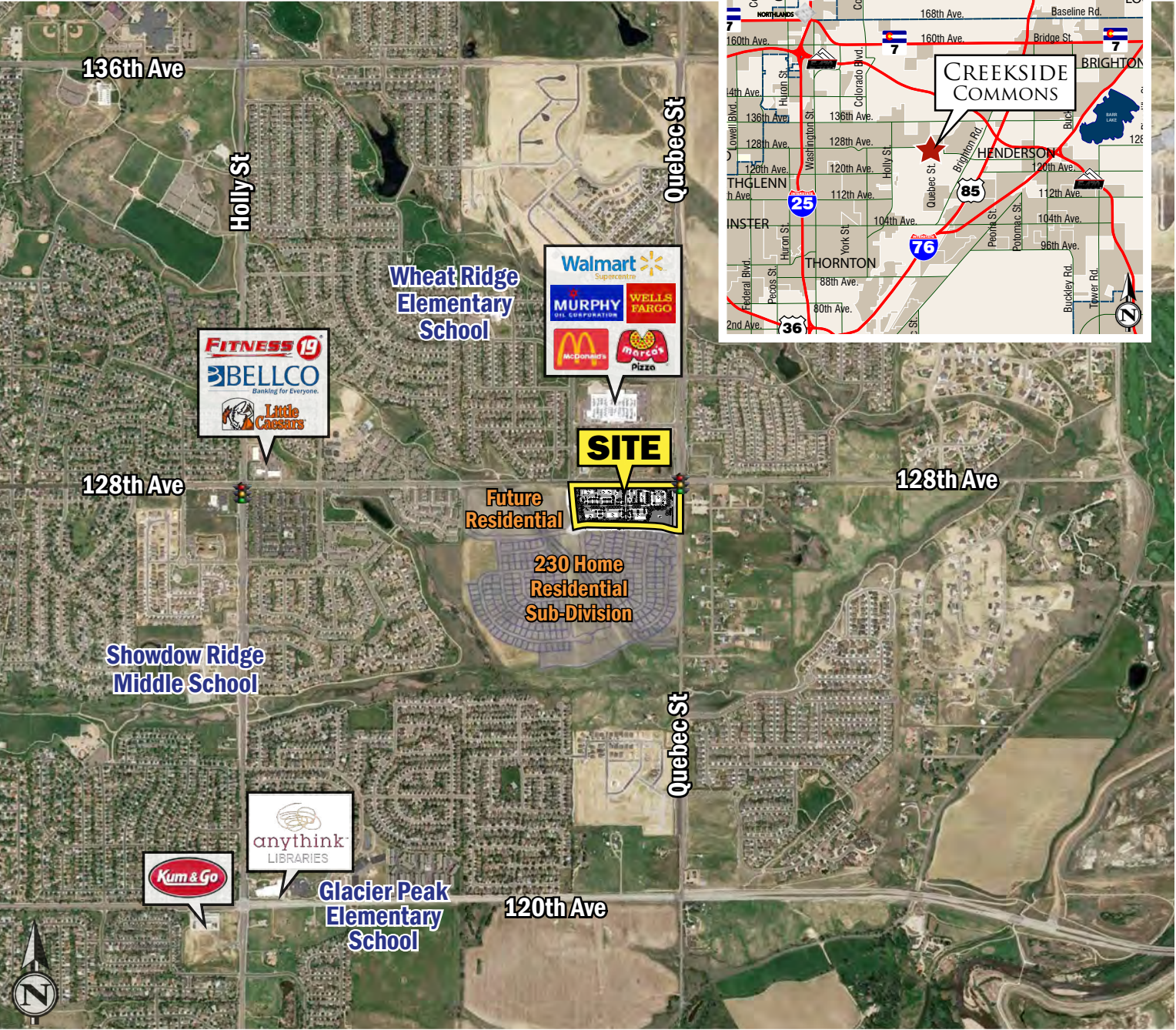
	1 Mile	3 Mile	5 Mile
Population	12,772	77,533	175,282
Average HH Income	\$174,078	\$148,449	\$135,080
Businesses	194	1,635	4,941
Employees	990	8,491	32,141

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On 128th Avenue west of Quebec Street	10,953 Cars/day
On 128th Avenue east of Quebec Street	7,429 Cars/day
On Quebec Street south of 128th Avenue	8,196 Cars/day
On Quebec Street north of 128th Avenue	9,630 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

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NEW RETAIL SPACE AVAILABLE FOR LEASE

CREEKSIDE COMMONS

SWC 128TH AVENUE & QUEBEC STREET - THORNTON, CO



- Opportunity to join Starbucks, ENT Credit Union, Sonic, and Panda Express in penetrating primary retail intersection in this high growth trade area.
- Located directly across from Walmart Supercenter.
- Only 3 remaining pads left in Phase I.
- Join this under served retail sub-market.
- Trade area experiencing substantial residential growth and rapid new home construction.

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- Restaurant, retail, medical, convenience and service uses are all allowed.
- 3 Pads remaining, sizes are: 0.67, 1.55 and 1.4 (Lots 6A and 7A can be combined to provide a 2.95 acre lot).

LOT	USE	SIZE
1A	Multi-Tenant	10,000 SF
2A	Verizon	0.46 AC
2B	AVAILABLE	0.67 AC
3A	Sonic	0.89 AC
4A	Panda Express	0.82 AC
4B	Jiffy Lube	0.82 AC
5A	UNDER CONTRACT	1.90 AC
6A	AVAILABLE	1.55 AC
7A	AVAILABLE	1.40 AC

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