

TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile		
Population	20,015	151,778	318,876	On Washington St north of 102nd Avenue	29,095 Cars/day
Average HH Income	\$105,402	\$97,405	\$111,281	On Washington St south of 102nd Avenue	28,184 Cars/day
Businesses	681	4,575	12,413	On Grant Street north of 102nd Avenue	17,148 Cars/day
Employees	5,485	32,660	97,851	On Grant Street south of 102nd Avenue	12,142 Cars/day
Source: Applied Geographic Solutions, 2025 Estimates				Source: CDOT 2025	



FOR MORE INFORMATION, PLEASE CONTACT



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THORNTON MARKETPLACE

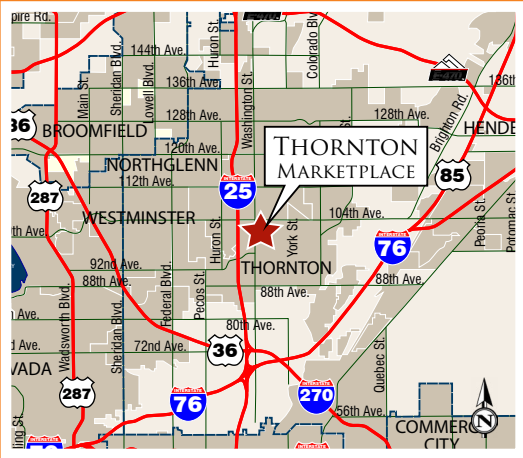
102ND AVENUE BETWEEN GRANT STREET & WASHINGTON STREET - THORNTON, CO



- 46,170 SF & 10,500 SF spaces available for lease.
- 1.5 acre pad available for ground lease or purchase.
- Can accommodate up to a 6,000 SF building along Washington Street.
- Exposure to over 41,000 cars per day along Washington Street & Grant Street.
- Join BioLife and Chuze Fitness.

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