

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	13,642	169,230	341,620
Average HH Income	\$103,542	\$103,099	\$115,927
Businesses	854	5,527	12,354
Employees	6,874	41,030	98,859

Source: Applied Geographic Solutions, 2025 Estimates

On I-25 south of 104th Avenue	189,217 Cars/day
On 104th Avenue east of I-25	47,849 Cars/day
On Grant St south of 104th Avenue	19,421 Cars/day
On Thornton Pkwy east of I-25	35,724 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

AVAILABLE FOR LEASE

THORNTON TOWN CENTER

9901-10005 GRANT STREET - THORNTON, CO



- Junior anchor and in-line spaces from 1,600 SF - 68,645 SF available for immediate occupancy.
- Visibility from I-25; building and monument signage available.
- Join Home Depot, Walmart Supercenter, Sky Zone, Starbucks, Malibu Jack's and The Picklr Pickleball.

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AVAILABLE FOR LEASE

THORNTON TOWN CENTER

9901-10005 GRANT STREET - THORNTON, CO



AVAILABLE	
UNIT	SQUARE FEET
A	1,600 SF
B	68,645 SF
C	2,956 SF
D	4,894 SF



The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.