

CREEKSIDE COMMONS

SWC 128TH AVENUE & QUEBEC STREET - THORNTON, CO



NEW RETAIL SPACE FOR SALE AND LEASE

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PROPERTY HIGHLIGHTS

- Opportunity to join Starbucks, Wings Credit Union, Sonic and Panda Express in penetrating a primary retail intersection in this high growth trade area.
- Located directly across from Walmart Supercenter.
- Only 2 remaining pads left in Phase I.
- Pads in Phase II are now available.
- Join this under served retail sub-market.
- Trade area experiencing substantial residential growth and rapid new home construction.

TRAFFIC COUNTS

On 128th Ave west of Quebec St 12,924 CPD

On 128th Ave east of Quebec St 6,861 CPD

On Quebec St south of 128th Ave 8,196 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,627	73,288	171,461
AVERAGE HH INCOME	\$182,459	\$156,921	\$142,544
BUSINESSES	197	1,597	4,914
EMPLOYEES	1,134	7,990	35,161

Source: Applied Geographic Solutions, 2026 Estimates

A photograph of a Starbucks store exterior. The building features a prominent red brick section with the 'STARBUCKS' logo in white capital letters. To the left, there's a tan section with a circular Starbucks logo. Large glass windows and doors provide a view into the interior. In the foreground, there's an outdoor seating area with black metal tables and chairs, shaded by large black umbrellas. A white SUV is parked on the right side of the frame. A black sign with a white 'X' and the text 'EXIT ONLY' is visible on the far left. The sky is blue with some light clouds.

- ## PHASE I

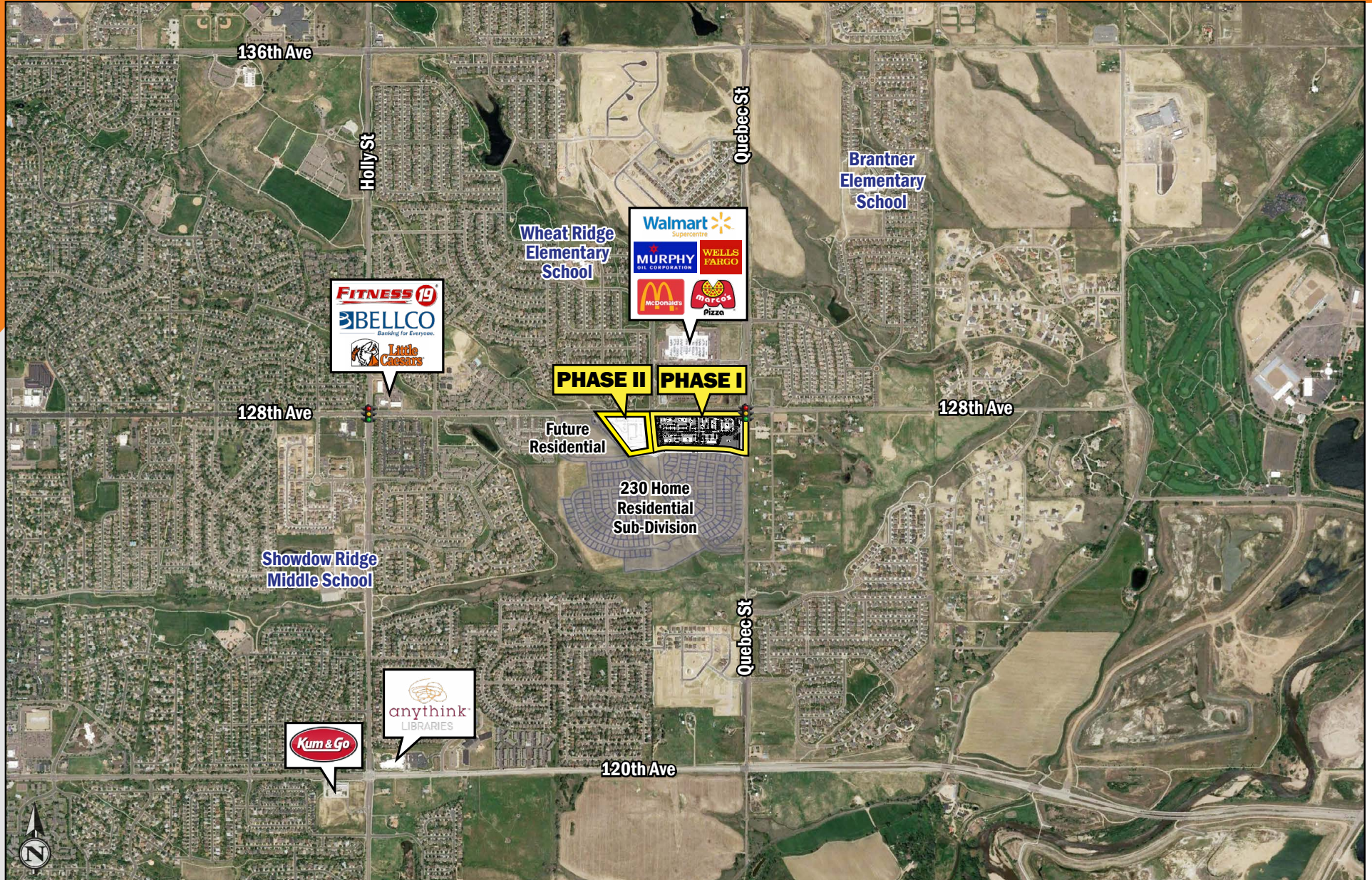
LOT	USE	SIZE
1A	Multi-Tenant	10,000 SF
2A	Verizon	0.46 AC
2B	AVAILABLE	0.67 AC
3A	Sonic	0.89 AC
4A	Panda Express	0.82 AC
4B	Jiffy Lube	0.82 AC
5A	<i>Under Contract</i>	1.90 AC
6A	<i>Deal Pending</i>	1.55 AC
7A	AVAILABLE	1.40 AC
8A	Little Sunshine Preschool	1.86 AC
9A	AVAILABLE	1.49 AC



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dhlb
RETAIL BROKERAGE



STARBUCKS



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