

THORNTON MARKETPLACE

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



PROPERTY HIGHLIGHTS

- 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.

TRAFFIC COUNTS

On Washington St north of 102nd Ave	29,095 CPD
On Washington St south of 102nd Ave	28,184 CPD
On Grant St north of 102nd Ave	17,148 CPD
On Grant St south of 102nd Ave	12,142 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	20,015	151,778	318,876
AVERAGE HH INCOME	\$105,402	\$97,405	\$111,281
BUSINESSES	681	4,575	12,413
EMPLOYEES	5,485	32,660	97,851

Source: Applied Geographic Solutions, 2025 Estimates

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RETAIL BROKERAGE

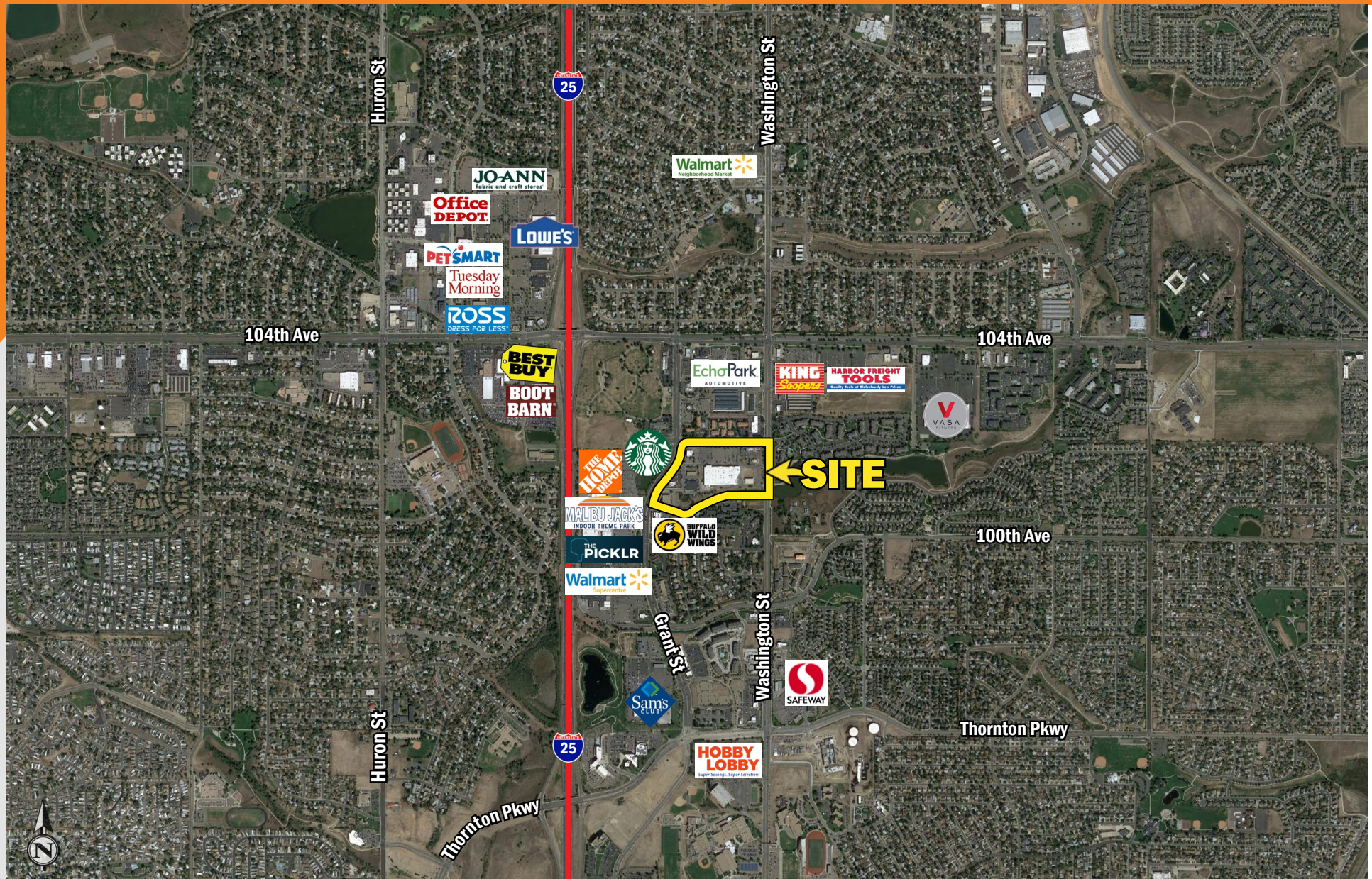
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CHUZE
FITNESS

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