

THORNTON MARKETPLACE

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



PROPERTY HIGHLIGHTS

- Last remaining vacancy of 10,500 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 Advance Auto Parts, Chuze Fitness and BioLife.

TRAFFIC COUNTS

On Washington St north of 102nd Ave	28,521 CPD
On Washington St south of 102nd Ave	27,346 CPD
On Grant St north of 102nd Ave	19,320 CPD
On Grant St south of 102nd Ave	15,718 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,779	164,398	328,929
AVERAGE HH INCOME	\$107,240	\$108,473	\$124,903
BUSINESSES	820	5,555	12,347
EMPLOYEES	6,814	41,966	100,799

Source: Applied Geographic Solutions, 2026 Estimates

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RETAIL BROKERAGE

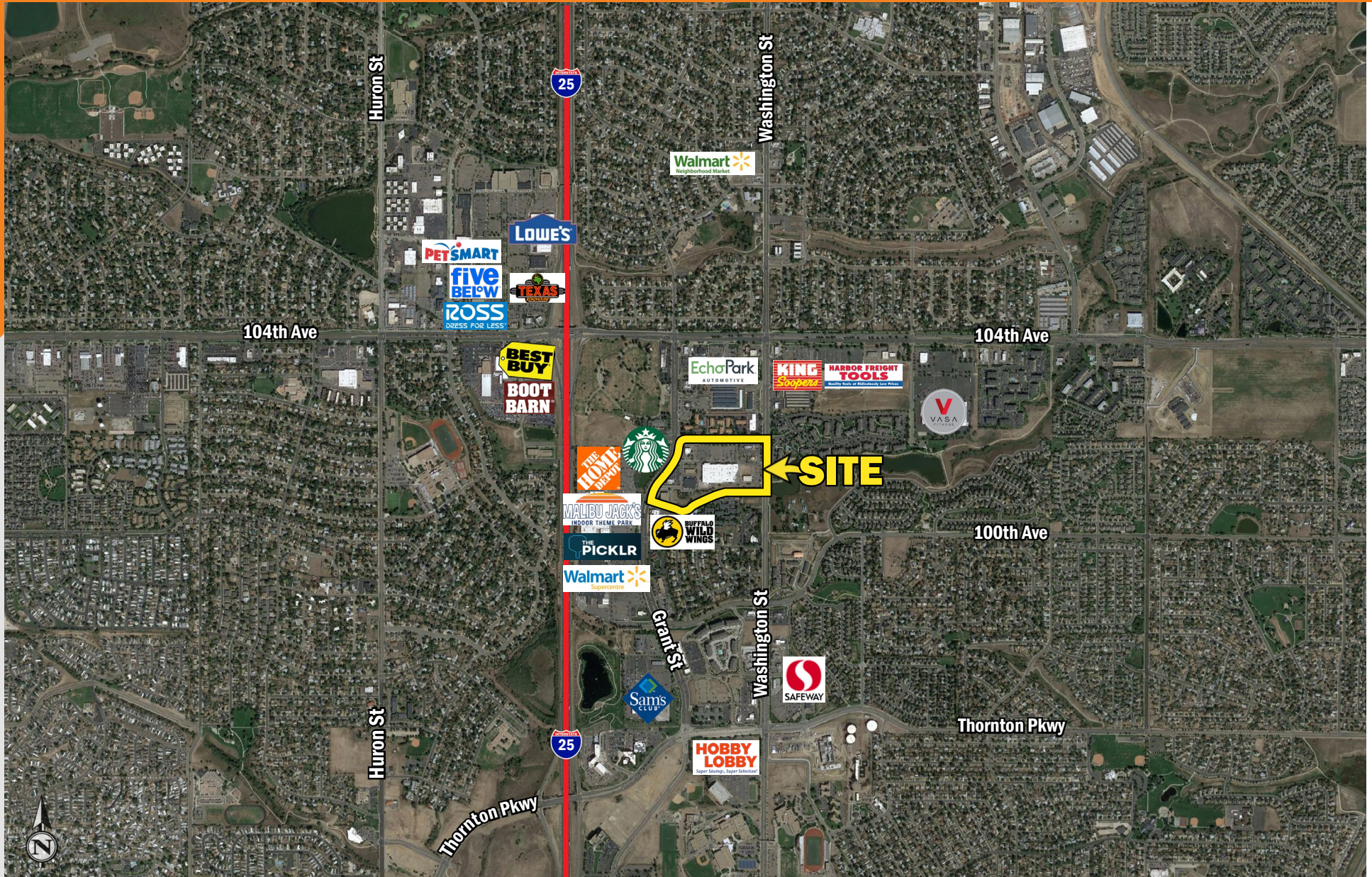
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CHUZE
FITNESS

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