THORNTON TOWN CENTER

9901-10005 GRANT STREET - THORNTON, CO

dhlb RETAIL BROKERAGE



PROPERTY HIGHLIGHTS

- Spaces from 1,003 SF - 4,975 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.

NEARBY RETAILERS

Walmart · The Home Depot · The Picklr · Malibu Jack's Indoor Theme Park

TRAFFIC COUNTS

On I-25 south of 104th Ave	179,805 CPD
On 104th Ave east of I-25	49,245 CPD
On Grant St south of 104th Ave	18,525 CPD
On Thornton Pkwy east of I-25	35,617 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,959	166,441	336,779
AVERAGE HH INCOME	$104,975	$109,869	$124,794
BUSINESSES	805	5,670	12,622
EMPLOYEES	6,846	42,762	104,208

Source: Applied Geographic Solutions, 2026 Estimates

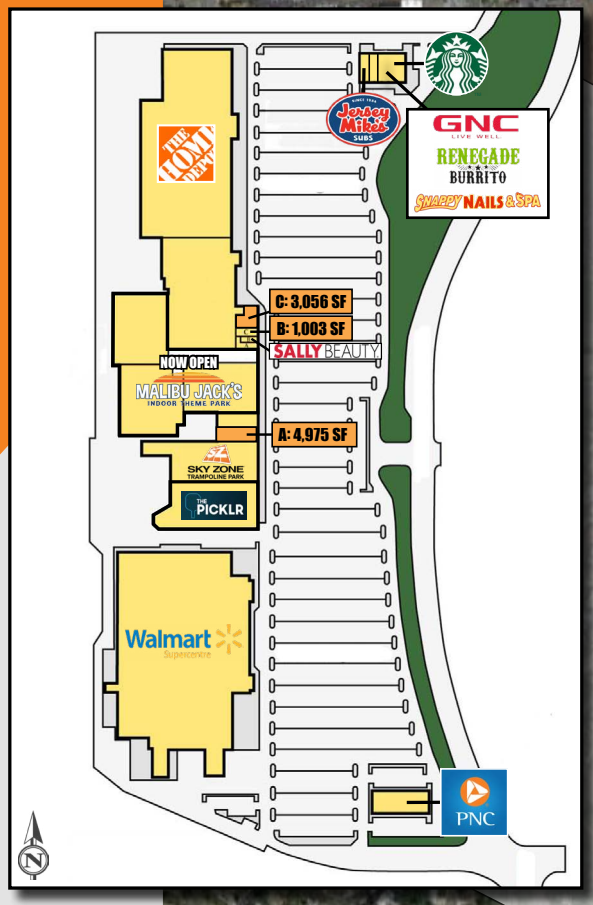
SCOTT HAGAN
303.577.9975
scott.hagan@dhlb.com

KRISTEN GRANDA
303.577.9964
kristen.granda@dhlb.com

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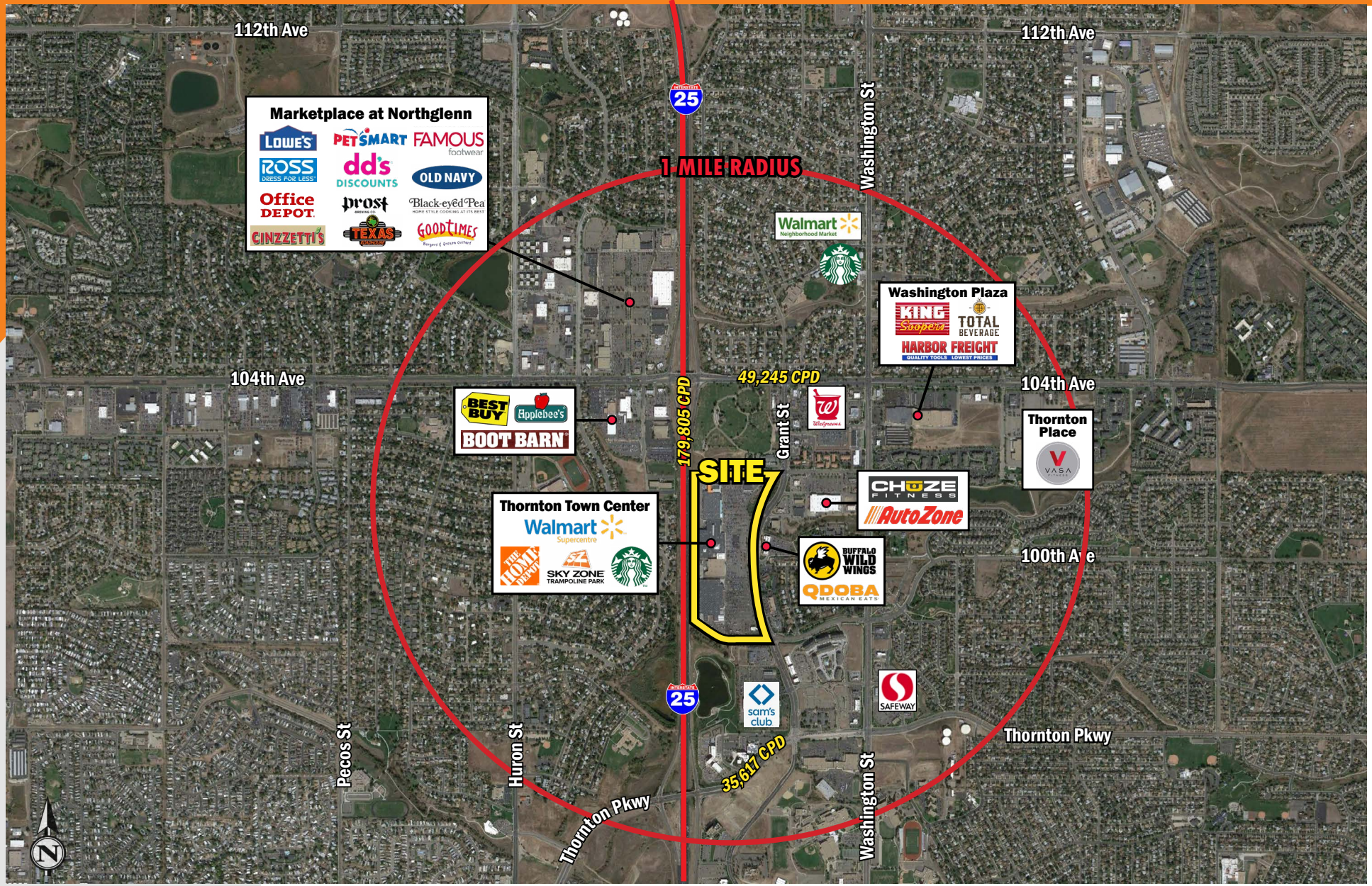


AVAILABLE	
UNIT	SQUARE FEET
A	4,975 SF
B	1,003 SF
C	3,056 SF

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5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111
www.dhlb.com

SCOTT HAGAN
303.577.9975
scott.hagan@dhlb.com

KRISTEN GRANDA
303.577.9964
kristen.granda@dhlb.com

CLICK HERE FOR
BROKER DISCLOSURE