



FOR LEASE

3,000 - 50,000SF Retail/Educational/Recreational

550 E Thornton Pkwy & 9499 Washington St | Thornton, CO 80229



5 Minutes From Downtown Denver, Off I-25 & Thornton Pkwy, Best Rates In Area

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

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NEW ROOF & PARKING LOT

OFFERING SUMMARY

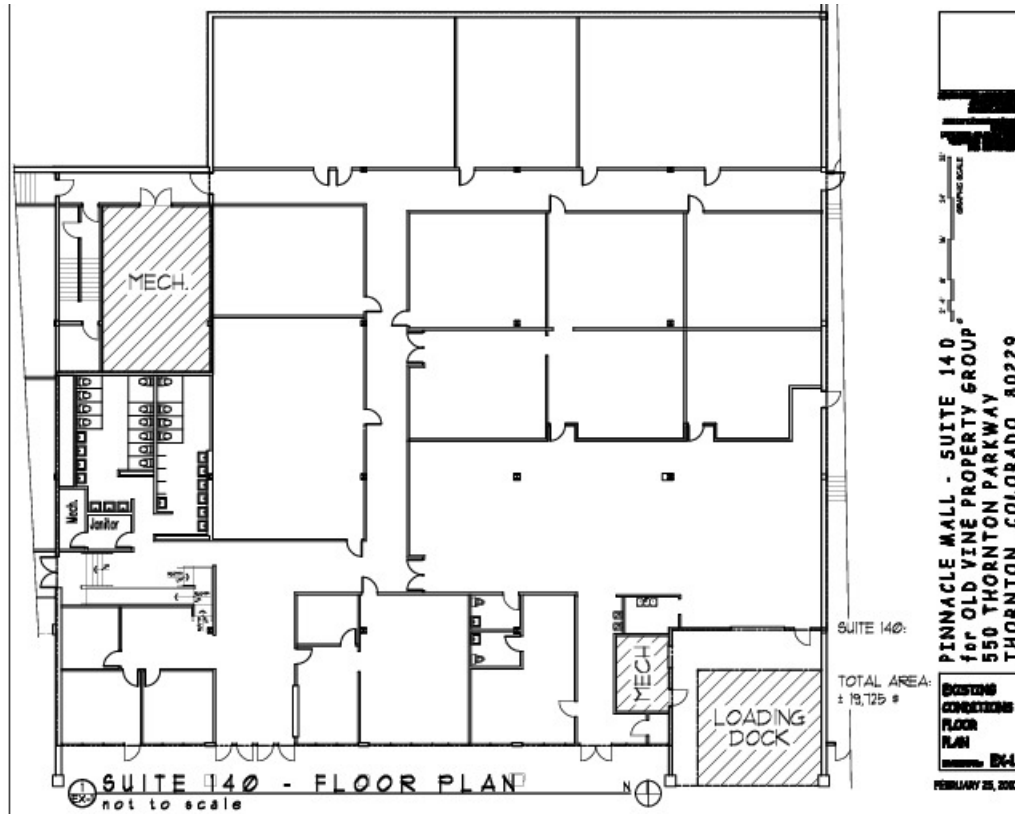
Available SF:	Up To 25,000 SF
Lease Rate:	\$5.95-\$15/SF NNN
Expenses:	\$5.82/SF
City / County:	Thornton / Adams
Parking Ratio:	6 Spaces/1,000 SF
Lot Size:	28.0 Acres
Building Size:	230,810 SF
Zoning:	Mixed Use

PROPERTY HIGHLIGHTS

- Excellent location directly off I-25 & Thornton Pkwy, with abundant parking and prime identity. Ideal for any retail or showroom use, as well as educational, medical, and recreational uses.
- Responsive local ownership and on site management
- Some of the lowest asking rates in the immediate area
- 2 hard corners on highly trafficked streets
- Easy access to I-25, Washington St. and Grant St.
- Amazing views of Denver and the Front Range
- Multiple Product types (Retail, Office, Industrial, Educational, Health Care, Entertainment, Restaurant uses.
- Pad Sites Available









LEASE TYPE

| -

TOTAL SPACE

| Fully Leased

LEASE TERM

| Negotiable

LEASE RATE

| Negotiable



SUITE

TENANT

SIZE (SF)

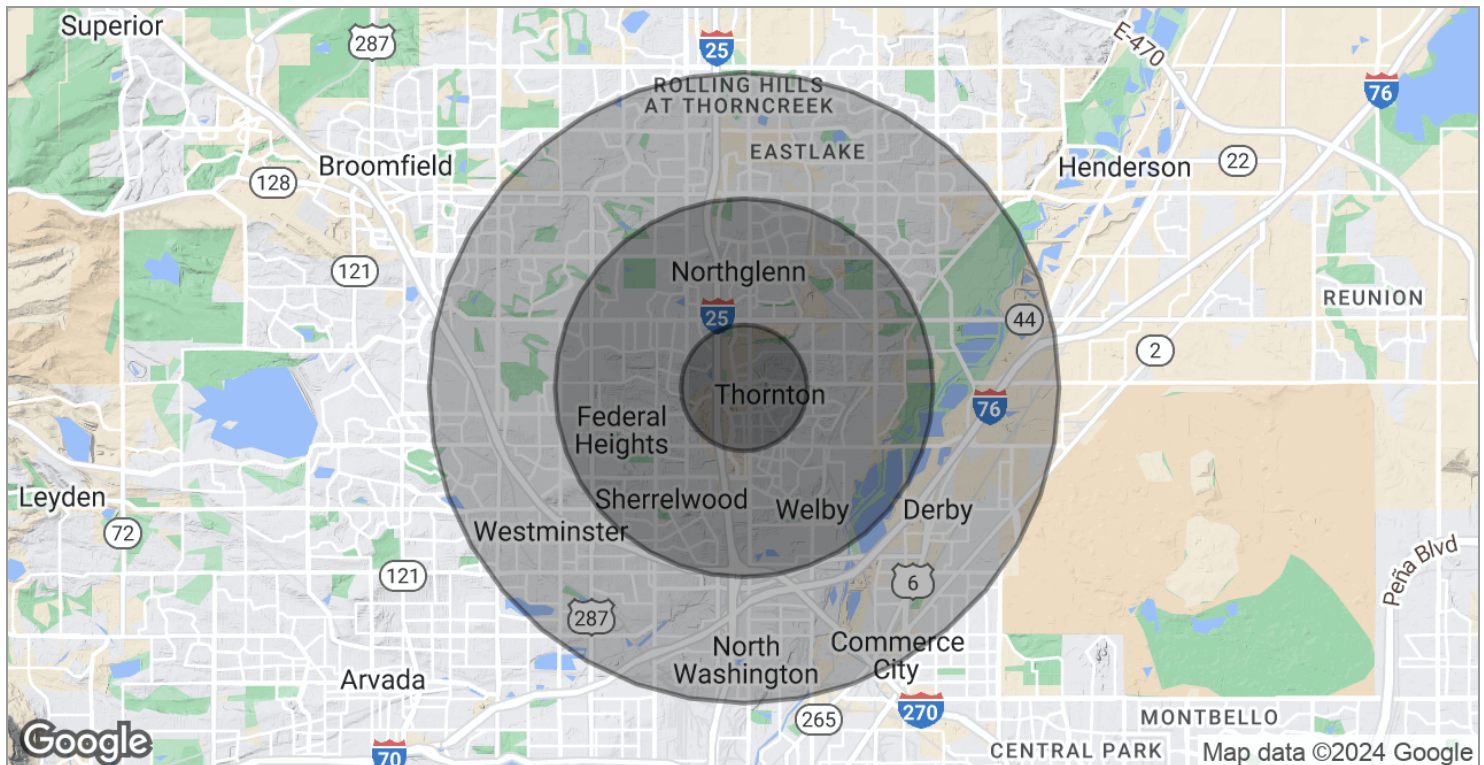
LEASE TYPE

LEASE RATE



	1 MILE	3 MILES	5 MILES
Total households	5,249	52,939	104,561
Total persons per hh	2.8	2.8	2.8
Average hh income	\$52,486	\$54,685	\$63,195
Average house value	\$217,981	\$164,985	\$198,841

	1 MILE	3 MILES	5 MILES
Total population	14,908	146,657	288,432
Median age	30.0	32.5	33.4
Median age (male)	30.3	32.0	32.8
Median age (female)	29.7	33.2	34.2



* Demographic data derived from 2020 ACS - US Census