



FOR LEASE - ANCHOR SPACE

The Pinnacle Town Center

550 E Thornton Pkwy #210 | Thornton, CO 80229



LOW RATES \$5.95-\$8.00 NNN

CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

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550 E THORNTON PKWY #210

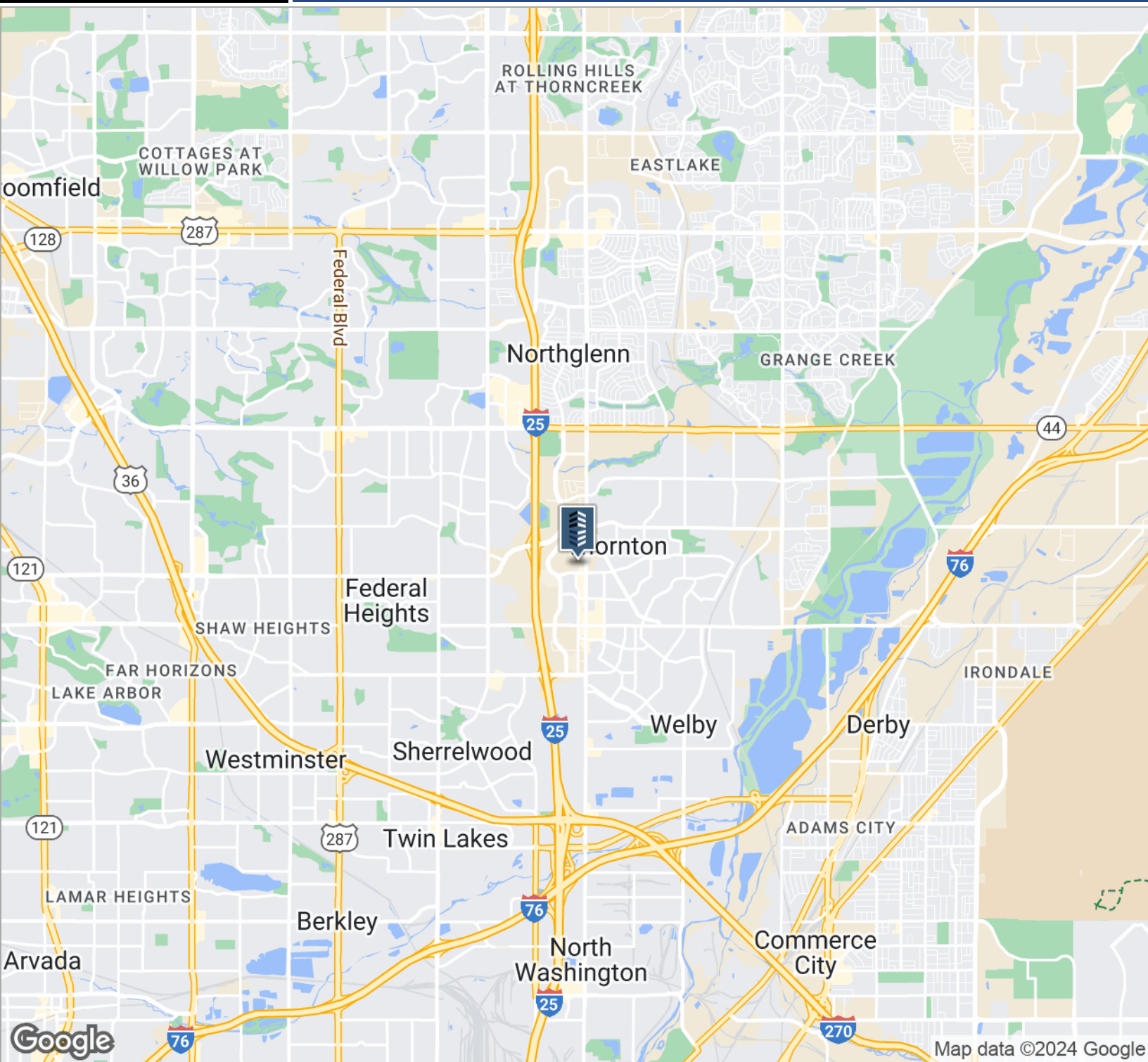
OFFERING SUMMARY

Available SF:	13,812 - 25,000 SF
Lease Rate:	\$5.95-\$8 SF/yr (NNN) ~\$5.28 NNN
City / County:	Thornton / Adams
Lot Size:	28.0 Acres
Zoning:	MU-PUD
Dock High Doors	3

PROPERTY HIGHLIGHTS

- Fantastic Industrial or Retail Space
- 3 Dock High Doors
- 28' Column Spacing
- 16 Ceiling Height
- Brand new parking lot and striping
- Substantial Parking Ratio (4 spaces/1,000 SF)
- New LED Exterior Lighting
- Excellent location just off of I-25 and Thornton Parkway
- Great Traffic Counts (+/- 30,000 cars daily)
- Great foot traffic with neighboring High School
- TI available and negotiable





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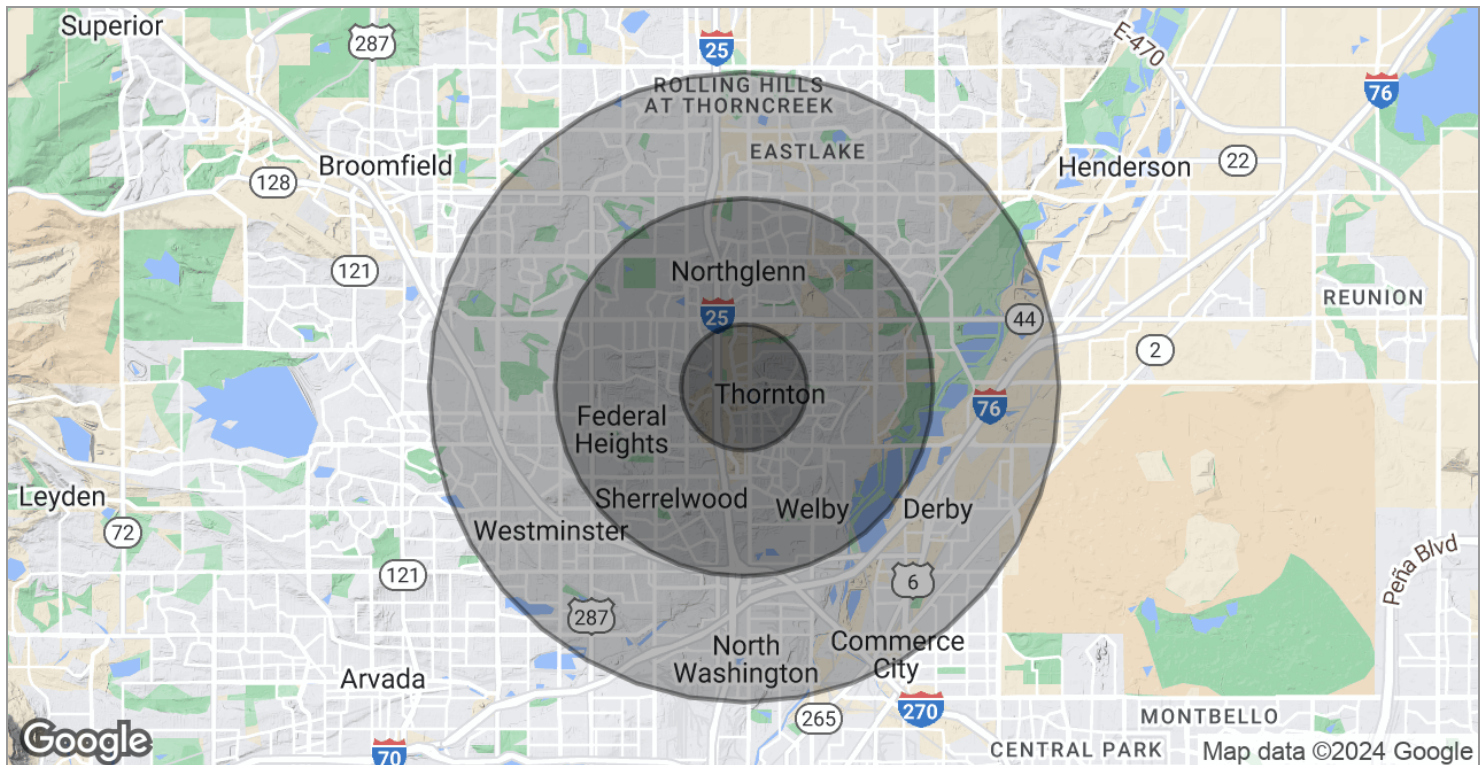
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	1 MILE	3 MILES	5 MILES
Total households	5,249	52,939	104,561
Total persons per hh	2.8	2.8	2.8
Average hh income	\$52,486	\$54,685	\$63,195
Average house value	\$217,981	\$164,985	\$198,841

	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