



THORNTON CROSSING

FOR SALE • RETAIL PAD SITE



THORNTON CROSSING

NEC E. 88th Ave. & Colorado Blvd.
Thornton, CO

TIM SHAY
303 283 4594
TIM.SHAY@COLLIERS.COM

JASON F. KINSEY
303 283 4598
JASON.KINSEY@COLLIERS.COM

PROPERTY AMENITIES/DESCRIPTION

TOTAL AVAILABLE: 37,115 SF
PRICE: \$395,000.00

PROPERTY HIGHLIGHTS

- PRIME PAD SITES OR IN-LINE SPACES LOCATED IN DENSELY POPULATED AREA ON BUSY EAST WEST ARTERIAL
- SIGNALIZED INTERSECTION
- PLANNED CONSTRUCTION
- PROPOSED DRIVE-THRU OPTION

TRAFFIC COUNTS

E. 88TH AVE. WEST OF COLORADO BLVD.: 16,875 VPD
E. 88TH AVE. EAST OF COLORADO BLVD.: 15,000 VPD
COLORADO BLVD. NORTH OF E. 88TH AVE.: 21,954 VPD
SOURCE: MPSI 2016 ESTIMATES

DEMOGRAPHICS



POPULATION		
1 MILE	3 MILES	5 MILES
8,963	96,251	249,832



AVERAGE HH INCOME		
1 MILE	3 MILES	5 MILES
\$59,021	\$54,099	\$67,439

EMPLOYEES		
1 MILE	3 MILES	5 MILES
5,381	78,665	214,257

SOURCE: ESRI 2017 ESTIMATES

This document has been prepared by Colliers International for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

