

# HURON CENTER – RETAIL SPACE AVAILABLE

9217 Huron Street, Thornton, CO 80260

FOR LEASE



## PROPERTY DESCRIPTION

Retail space for lease including a restaurant and turnkey laundromat

## PROPERTY HIGHLIGHTS

- Leasing opportunity available at Huron Center – a highly visible neighborhood retail center located at the signalized intersection of Thornton Parkway & Huron St.
- Established neighborhood center
- Excellent visibility
- Monument signage
- Ample parking
- Strong daily traffic counts
- Minutes to I-25 via Thornton Parkway

## OFFERING SUMMARY

Lot Size:	1.06 Acres
Available SF:	1,960 – 2,668 SF
Lease Rate:	\$16 SF/yr (NNN)



### LOUIS LEE

Antonoff & Co. Brokerage, Inc.  
CO #EA000328361  
303.454.5416  
llee@antonoff.com

**ANTONOFF**  
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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ADDRESS	SIZE (SF)	LEASE RATE & TYPE	DESCRIPTION
9213 Huron St.	1,960 SF	\$16.00/SF NNN (\$10.00/SF)	Restaurant with grease interceptor
ADDRESS	SIZE (SF)	LEASE RATE & TYPE	
9219 Huron St.	2,668 SF	Contact Broker for pricing and additional details	

## TURNKEY LAUNDROMAT OPPORTUNITY FOR LEASE

Fully equipped laundromat space features an extensive lineup of commercial grade washers, dryers, and supporting equipment already installed and operational. This is a rare turnkey business opportunity – perfect for an owner-operator or investor seeking immediate income potential with no upfront key money required. Benefit from significant existing infrastructure and equipment value, allowing you to step in and begin operations with minimal startup time and expense.

**Dryers:** 5 -50 lbs.; 10 - 20 & 30 lbs. stackable dryers

**Washers:** 2 -18 lbs. Huebshe 7 - 30 lbs. Huebshe

2 - 30 lbs. Speed Queen; 7 - 40 lbs. Speed Queen; 1 - 60 lbs. Speed Queen; 5 - 60 lbs. Speed Queen

**Tenant to verify equipment list which will be attached to the lease. Tenant will be responsible for maintenance and replacement as needed.**

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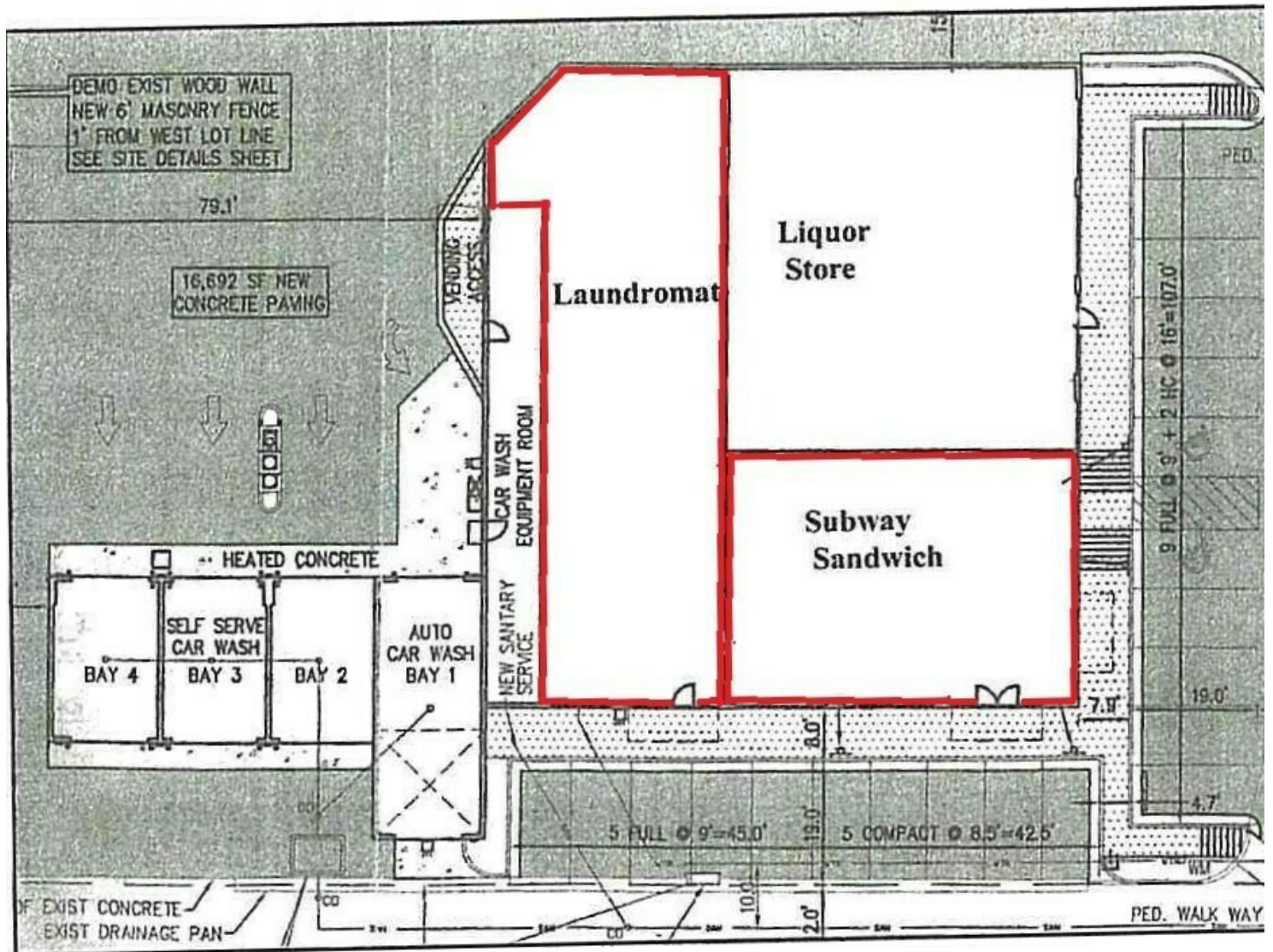
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## 92ND & HURON CENTER



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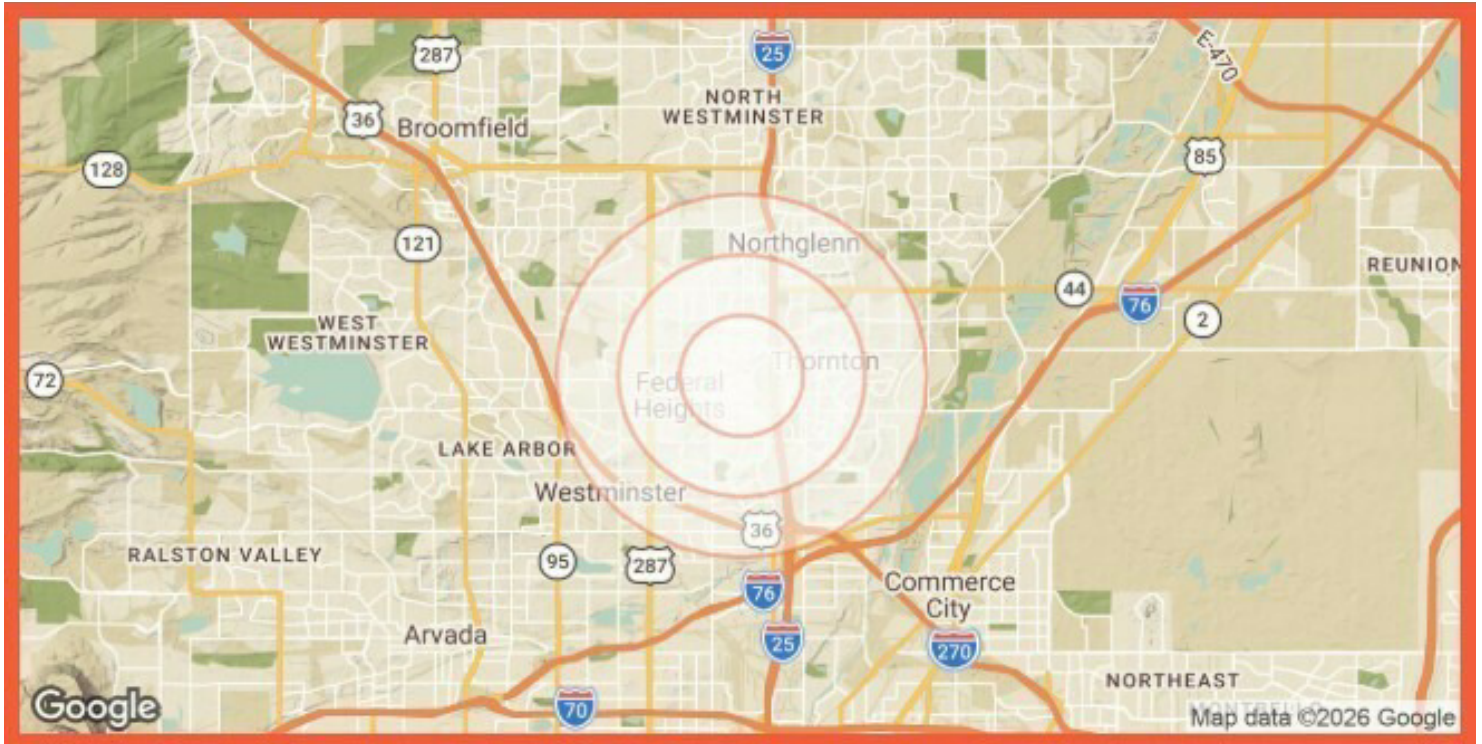
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Total Population	19,700	163,969	335,008
2025 Average Household Income	\$79,463	\$104,207	\$111,021
Businesses	1,165	5,974	13,643
Employees	6,671	43,343	120,709

Demographics provided by CoStar

## TRAFFIC COUNTS

	VEHICLE PER DAY
Thornton Pkwy. W of I-25	32,510*
Thornton Pkwy. W of Huron St.	29,042
Thornton Pkwy. E of Huron St.	23,027

\*Traffic count provided by drcog

Traffic counts provided by CoStar

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**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO TENANT**

### **DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

**Landlord's Agent:** A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

**Tenant's Agent:** A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

**Transaction-Broker:** A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as an agent about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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### **RELATIONSHIP BETWEEN BROKER AND TENANT**

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

[9217 Huron St., Thornton, CO 80260 - Huron Center](#)

or real estate which substantially meets the following requirements:

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Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

#### **CHECK ONE BOX ONLY:**

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

**CHECK ONE BOX ONLY:**

- Customer.** Broker is the  landlord's agent  landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks:  Show the premises  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.
- Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.
- Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

**THIS IS NOT A CONTRACT.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

**TENANT ACKNOWLEDGMENT:**

Tenant acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Tenant) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: Antonoff & Co. Brokerage Inc.

*Louis Lee* \_\_\_\_\_  
05/18/2026  
Broker Antonoff & Co. Brokerage, Inc.  
By Louis Lee