



FOR LEASE

Grant Square

10351 Grant Street | Thornton, Colorado 80229



Retail Space Available

Unit 2: 1,347 SF

Lease Rate: \$18.00/SF NNN
Estimated NNN's: \$14.43/SF

- Excellent Corner Visibility on 104th Ave. and Grant St.
- 15,900 SF GLA
- Close proximity to I-25
- Large traffic draw from nearby Sam's Club and Walmart Supercenter along with many other national retailers

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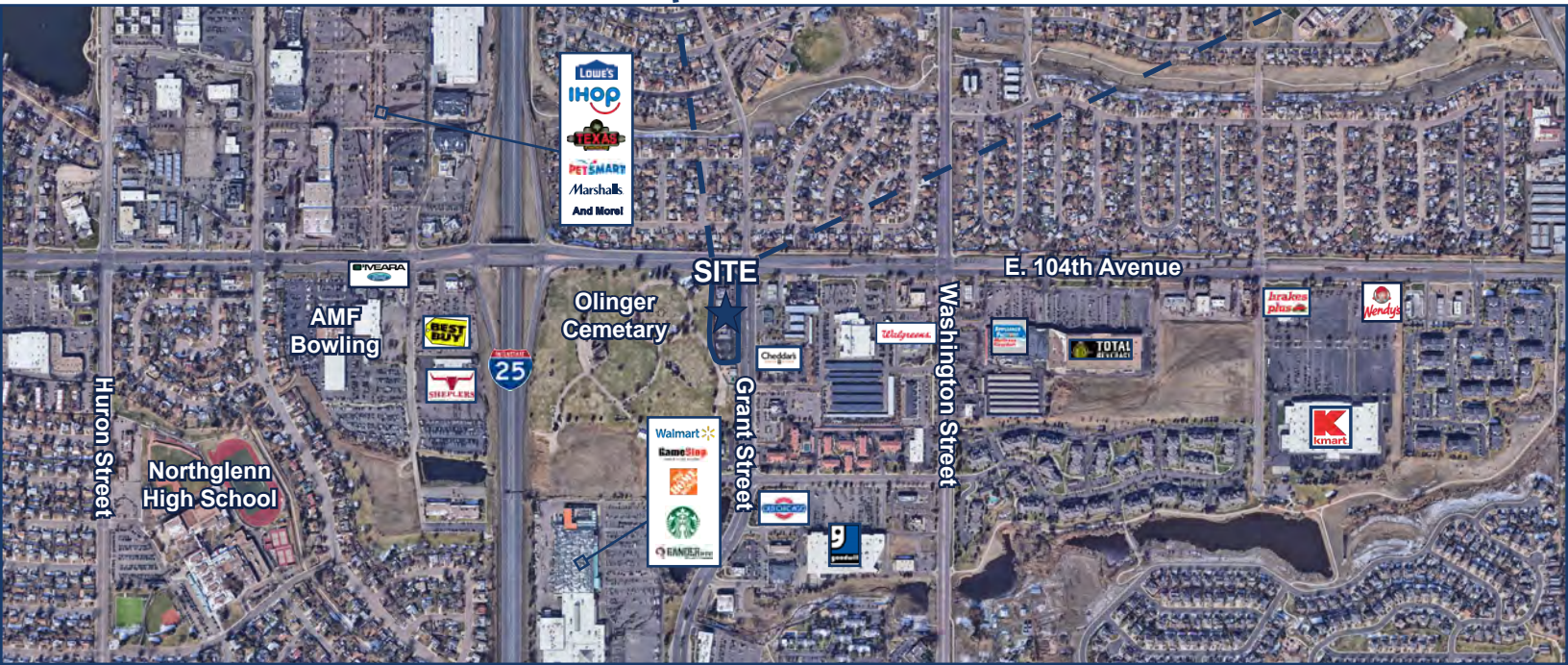
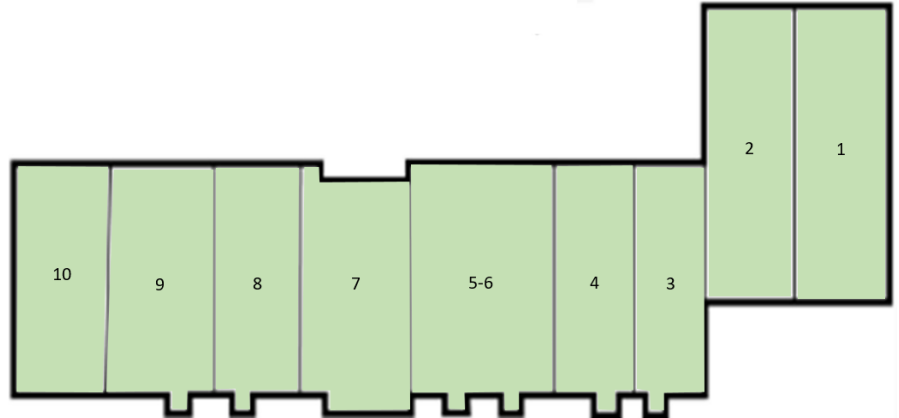
10351 Grant Street, Unit 2 | Thornton, Colorado 80229

Demographics

	2 Mile	5 Miles
Population	79,080	307,762
Households	29,571	121,307

Traffic Counts

Grant Street/E. 104th Avenue:	21,803 VPD
E. 104th Street/ Grant Street:	53,462 VPD



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