

8889

FOX DRIVE

THORNTON, COLORADO 80260

**FREESTANDING OFFICE/MEDICAL BUILDING
FOR LEASE**



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

kinseycre.com

Kinsey & Company Commercial Real Estate is pleased to present 8889 Fox Drive, a 10,425 square foot freestanding office and medical building available for lease in the Brookside area of South Thornton. Built in 1997 on a 1.45 acre site, the property offers 75 dedicated on-site parking spaces, a ratio of 7.2 per 1,000 square feet that sits well above the standard for office and medical users in the North Metro market. General Commercial (GC) zoning supports a broad range of uses, including medical and dental practices, professional office, non-profit, and day care operations.

The building features an existing medical and program buildout, including exam rooms with sinks, private offices, reception and waiting areas, and open classroom space, allowing a tenant to take occupancy with limited capital investment. The floor plan divides cleanly to accommodate two tenants, giving users flexibility on how the space is configured. 8889 Fox Drive benefits from direct access at 88th Avenue and Huron Street, minutes from Interstate 25 and just over two miles west of the RTD N Line station at Original Thornton and 88th Avenue, providing efficient connectivity to Downtown Denver, Westminster, Northglenn, and the broader North Metro area.

Adding to its long-term appeal, 8889 Fox Drive sits less than two miles from the HCA HealthONE Mountain Ridge campus, home to the only Level II Trauma Center in Adams County along with 24/7 emergency care, advanced cardiac services, a birth center, neonatal intensive care, and a nationally certified breast center. That campus anchors a growing concentration of healthcare users throughout South Thornton, and 8889 Fox Drive gives practices proximity to it without on-campus rents. With its existing improvements, flexible zoning, abundant parking, and position along one of the North Metro's steadiest growth corridors, 8889 Fox Drive represents a compelling opportunity for medical, office, non-profit, and day care users seeking well-located space in a market that continues to expand.

8889
FOX DRIVE





W 88TH AVE



FOX DRIVE



PROPERTY OVERVIEW

8889 Fox Drive is a freestanding office / medical building that was constructed in 1997.

RENTAL RATE

CONTACT BROKER

Street Address

8889 Fox Drive

City

Thornton

State

Colorado

ZIP

80260

Total Square Footage

10,425

Land Size

1.45 Acres

County

Adams

NNNs

\$11.06/SF

Year Built

1997

Zoning

GC, General Commercial

Parking

75 total spaces

Divisibility

Single tenant or two tenants

Ideal Uses

Office, medical, non-profit, day care

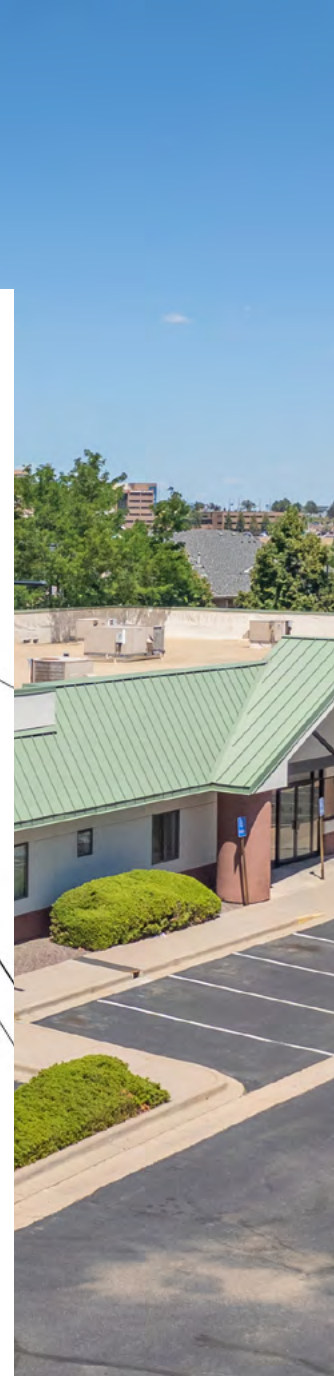
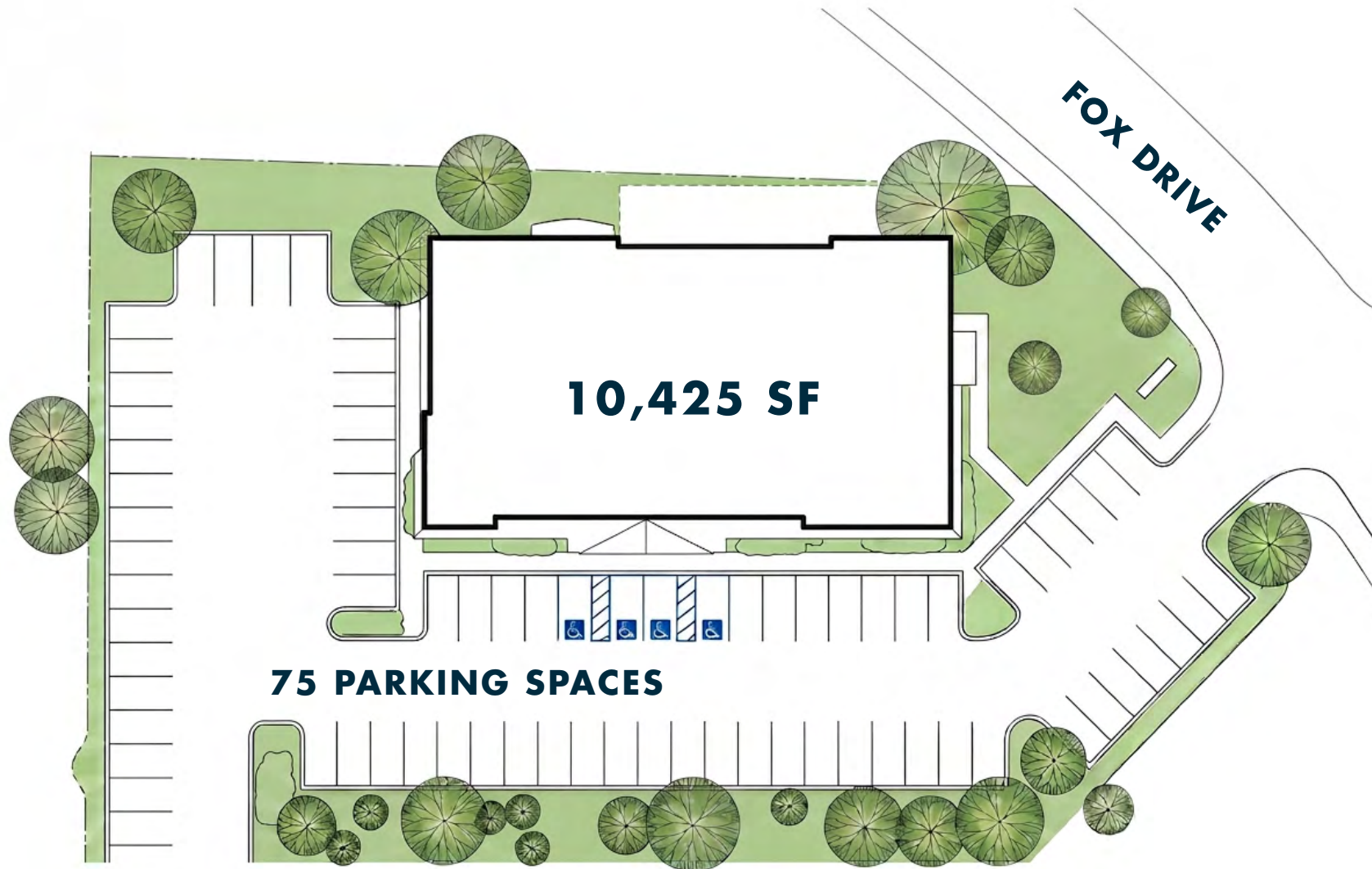


EXISTING FLOOR PLAN



POTENTIAL TO DEMISE INTO TWO UNITS!

SITE PLAN





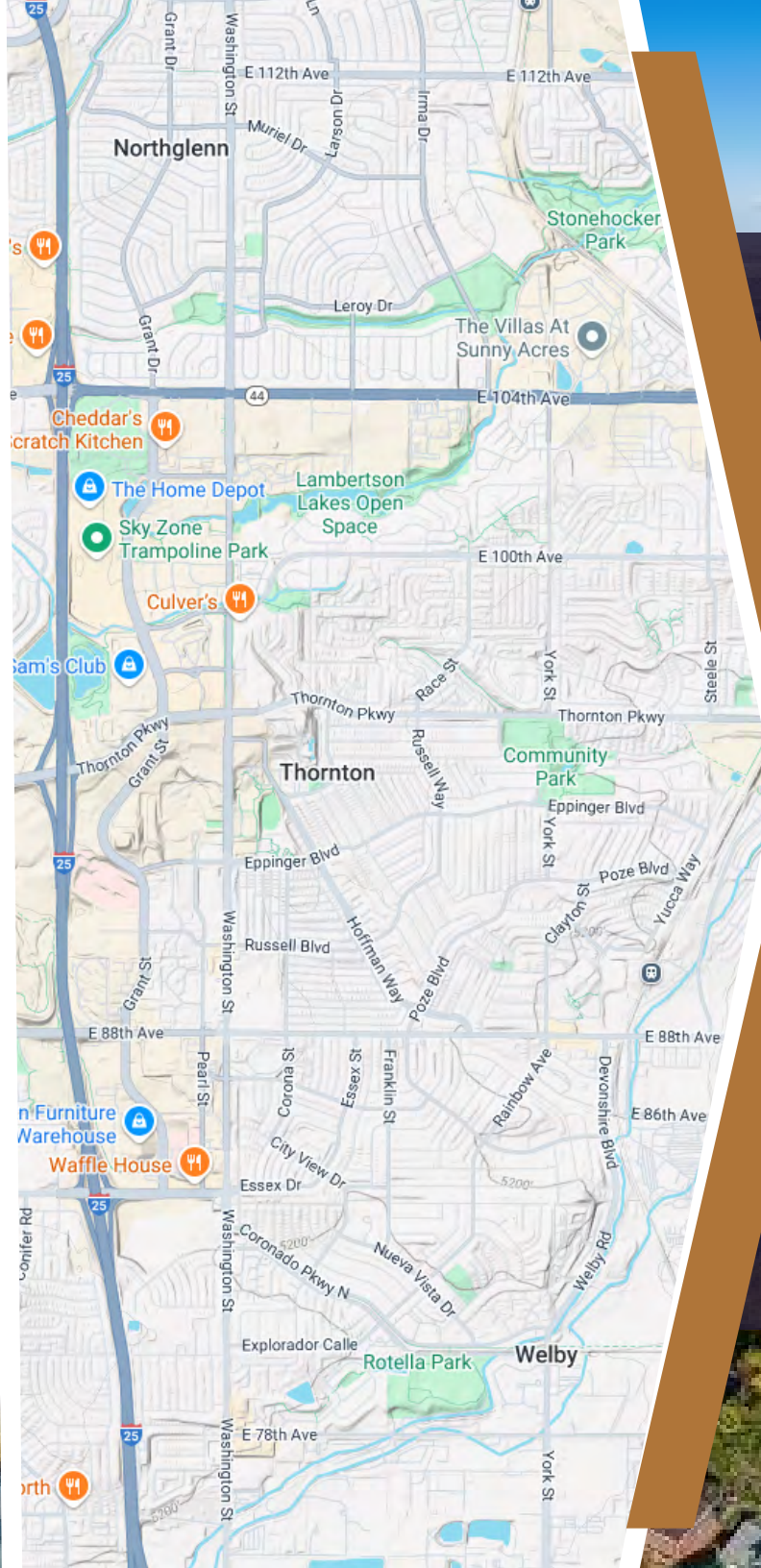
8889 FOX DR, THORNTON, CO 80260



AERIAL



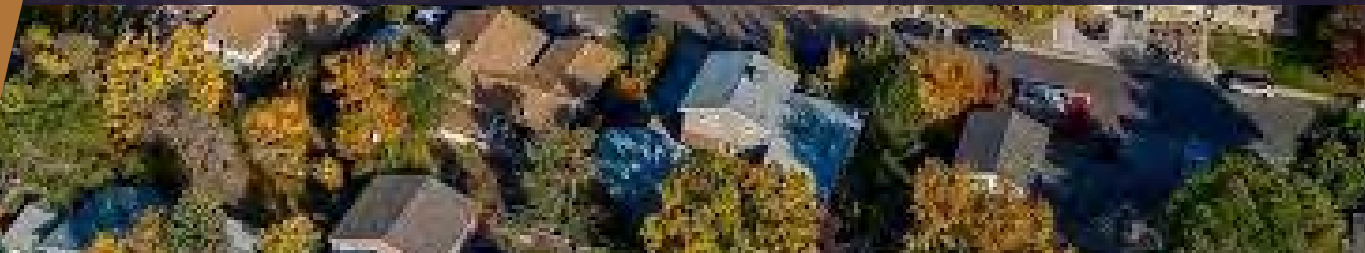




THORNTON OVERVIEW

Positioned along the Interstate 25 corridor immediately north of Denver, Thornton is the sixth largest city in Colorado and one of the North Metro area's primary growth engines. The population has grown roughly 23 percent since 2010 and now stands near 147,000. Businesses benefit from direct highway access, RTD N Line commuter rail service, and a deep labor pool drawn from across the northern metro. Continued residential and commercial development, paired with a business-friendly environment and competitive operating costs, has made Thornton an increasingly attractive location for office, medical, retail, and service users seeking long-term growth.

Households in Thornton are characterized by strong income levels and a young, expanding population. The median household income is \$103,088, well above the national median, and a median age of 35 reflects a consumer base in its prime earning and spending years. Consumer spending is concentrated in core categories including housing, transportation, food and beverages, health care, and utilities. These fundamentals support a resilient local economy and sustained demand for commercial real estate.



STATE OF COLORADO RANKINGS

#2 MOST EDUCATED WORKFORCE
Colorado, CNBC, 2025

#2 MOST FINANCIALLY LITERATE STATE
Colorado, WalletHub, 2026

#3 EDUCATIONAL ATTAINMENT
Colorado, WalletHub, 2026

#4 EDUCATION AND HEALTH
Colorado, WalletHub Best States to Live In, 2025

#6 FASTEST GROWING REAL GDP
Colorado, CU Leeds School of Business, 2026

#7 FASTEST POPULATION GROWTH
Colorado, CU Leeds School of Business, 2026

#8 BEST STATE ECONOMY
Colorado, WalletHub, 2026

5 MILE RADIUS DEMOGRAPHICS

KEY FACTS



326,837
POPULATION



36.8
MEDIAN
AGE



2.6
AVG.
HOUSEHOLD
SIZE

\$4.18B
CONSUMER SPENDING

EDUCATIONAL ATTAINMENT



14%
No High
School
Diploma



26%
High School
Graduate



35%
Some
College



25%
Bachelor's/Grad/
Prof Degree

BUSINESS



13,866
TOTAL BUSINESSES



122,967
TOTAL EMPLOYEES

EMPLOYMENT



INCOME



\$466,844
Median Home Value



\$109,098
Average Household
Income

Population by Income
Population with >\$50,000 (75%)
Population with >\$100,000 (43%)

Income	Percent
>\$150,000	22%
\$100,000 - \$150,000	21%
\$50,000 - \$100,000	32%
<\$50,000	25%





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