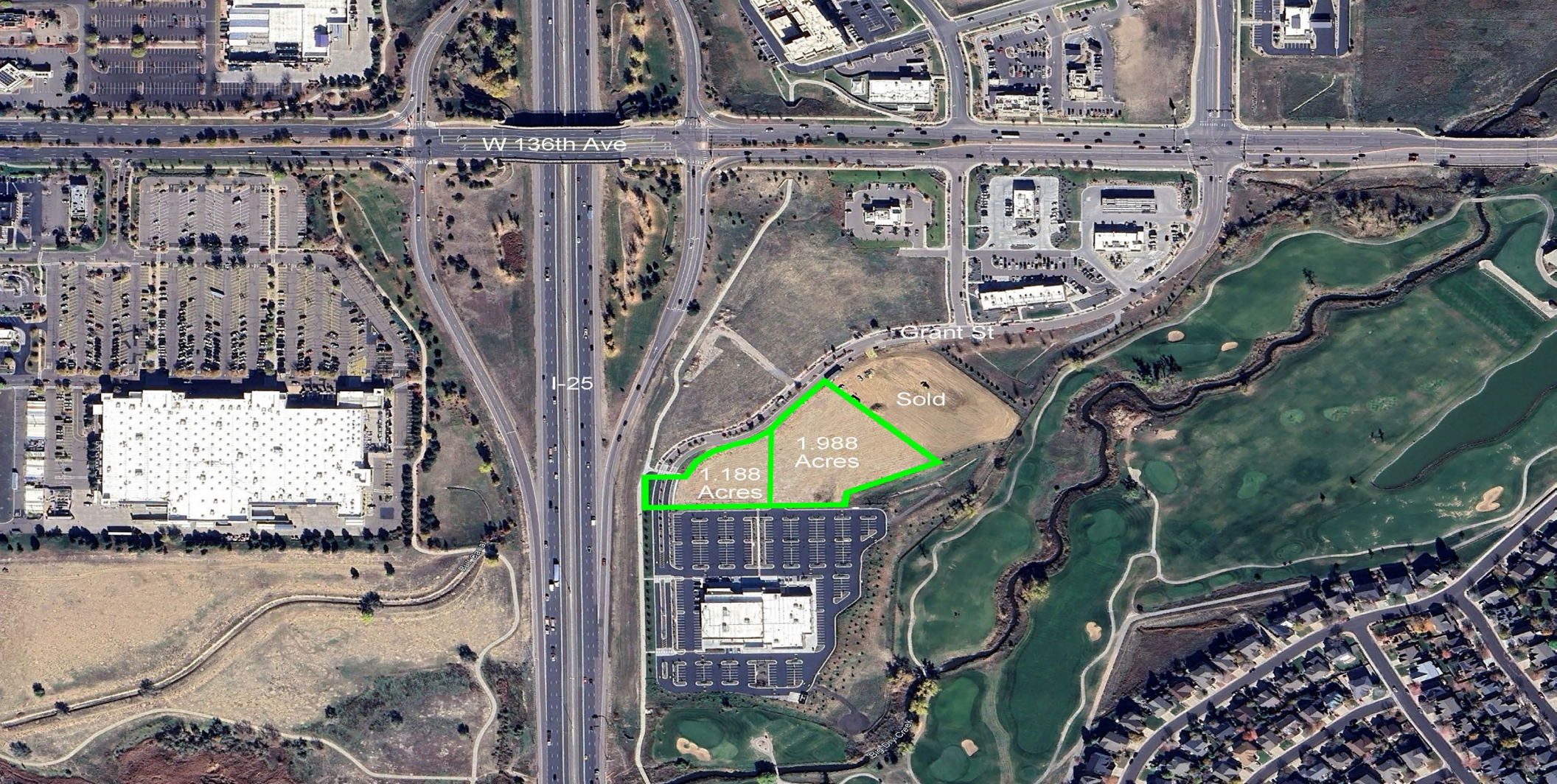




I-25 and 136<sup>th</sup> Avenue

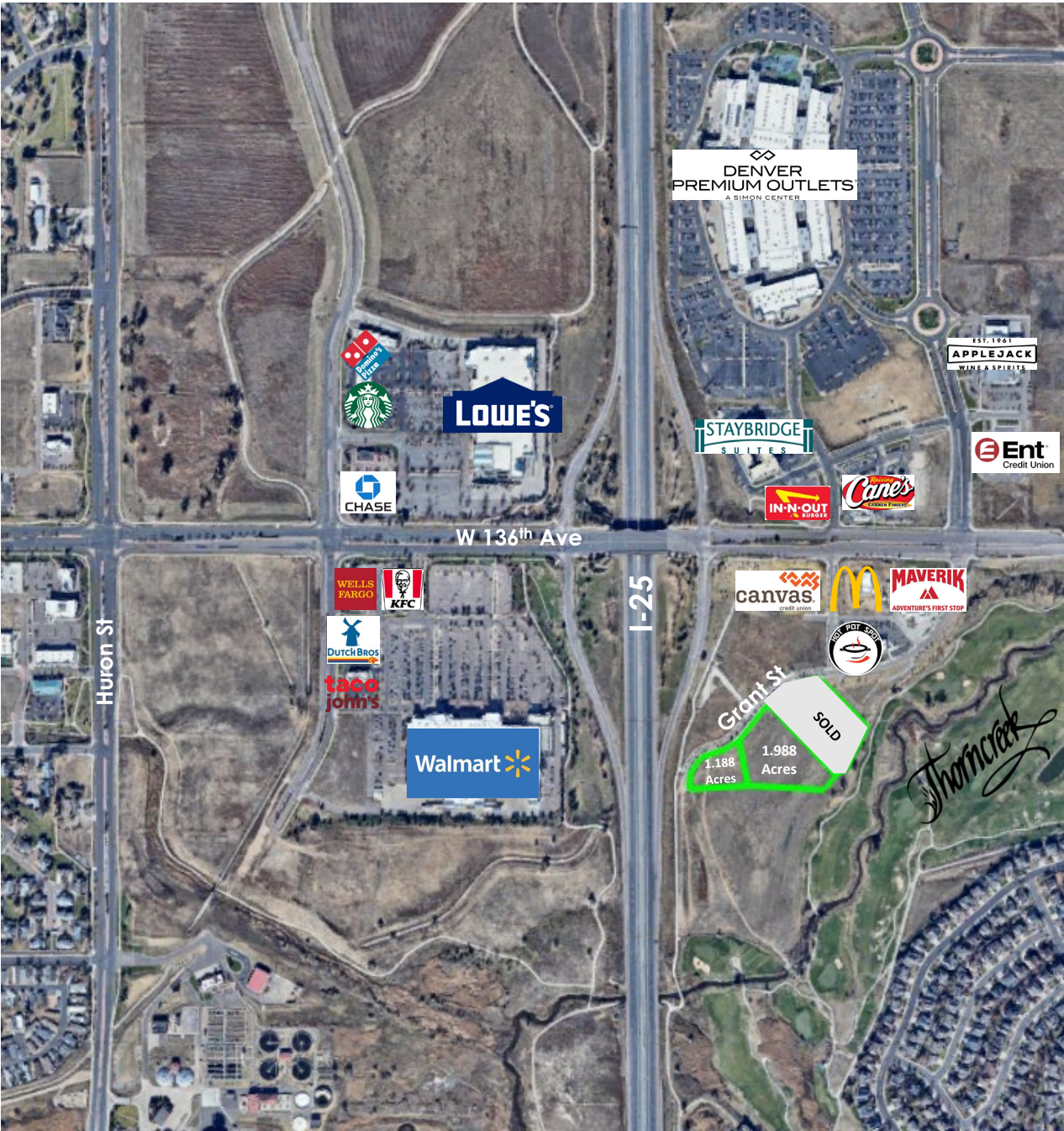
# Thornton Commons

Land For Sale

Thornton, Colorado



# Site Overview



This site is located near the intersection of I-25 and 136<sup>th</sup> Avenue among the beautiful landscape of Thornton, Colorado. The surrounding area is a hub for large retailers like Lowe's, Wal-Mart, Cabela's, and Denver Premium Outlets. There are numerous residential neighborhoods and parks just minutes away, and the site can be seen from the region's highly-traveled Interstate 25. The Buyer will be responsible for its share of the cost for the shared drainage basin on the southeast corner of the parcel.

## 2 Lots For Sale

Office | Retail | Medical

Zoning: Planned Development

I-25 and 136<sup>th</sup> Avenue  
Thornton, Colorado

|       |             |             |
|-------|-------------|-------------|
| Lot 1 | 1.188 Acres | \$1,200,000 |
| Lot 2 | 1.988 Acres | \$2,000,000 |



# Site Aerial





# Site Aerial





# The Heart of Bronco Country

## PRIME LOCATION

These parcels are located near 136<sup>th</sup> and I-25 in the City of Thornton, Colorado. Thornton is just 10 miles north of downtown Denver (#2 best place to live in the nation) and only 30 minutes from the Denver International Airport. The land's proximity to I-25 provides excellent highway visibility for businesses and other developments.

## COMMUNITY AND ECONOMIC GROWTH

Thornton provides easy access to a variety of outdoor activities, including hiking, rafting, camping, and skiing – all against a backdrop of stunning scenic views. Nearly 2,500 acres of land has been designated as park space in Thornton, making it the perfect place for recreation and community gatherings. The rate of job growth in Thornton exceeds that of the national average by over 10%, and the City's schools are highly rated and offer extensive educational enrichment opportunities. Thornton is a diverse community that strives to provide an excellent quality of life and thriving economic environment for all who call it home.



# Demographics

## Area Profile



Population (5 Mile)

**263,376**



Average Household Income (5 Mile)

**\$128,787**



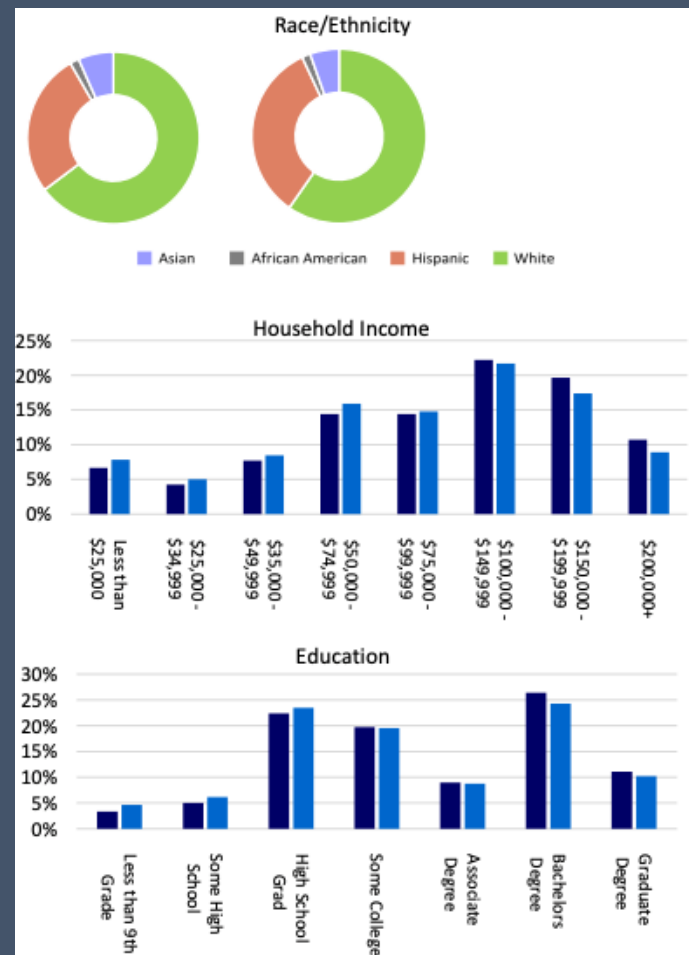
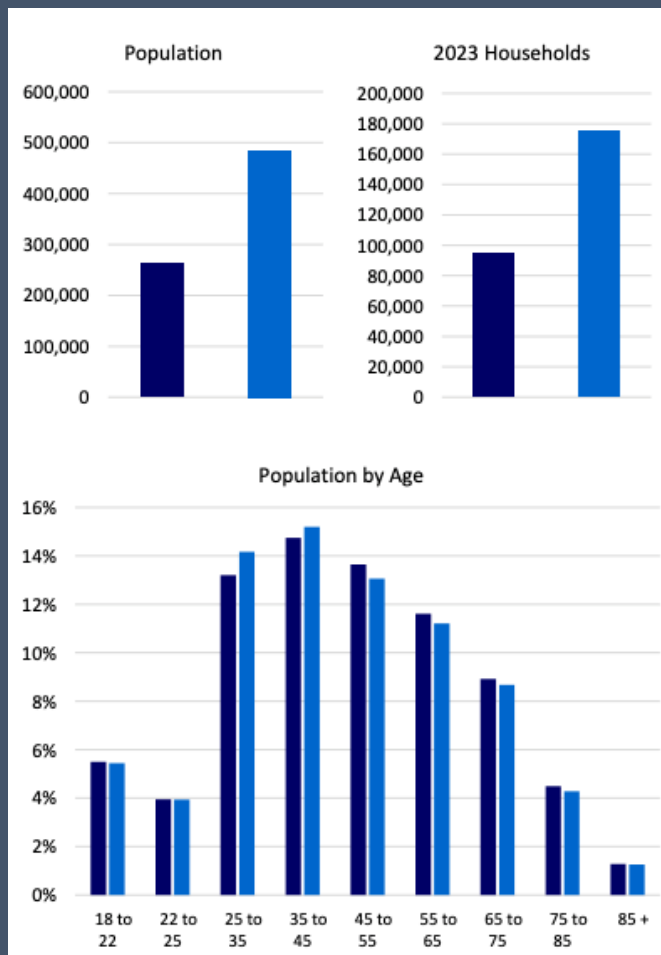
Average Age (5 Mile)

**38.7**



Traffic Count

**96,961**



### Legend



5 Mile Radius



20 Minute Drive Time





I-25 and 136<sup>th</sup> Avenue

# Looking for more info?

To request additional information on this property, or to submit an offer,  
[click here.](#)