

FOR SALE — RETAIL PAD SITE

NEC 88th Ave. & Colorado Blvd.



Property Details:

- **Lot Size:** 36,155 SF
- **City:** Thornton
- **County:** Adams
- **Zoning:** CR (Community Retail)

SALE PRICE:

\$345,000

THORNTON
CROSSING


MARCUM
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No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR SALE



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Traffic Counts

- 88th Ave: 14,106 VPD
- Colorado Blvd: 22,473 VPD

THORNTON CROSSING

Additional Information

- Signalized Intersection
- Potential Drive Through (SUP)
- High Traffic Counts
- Several Permitted Retail Uses

Demographics

	1 Mile	3 Miles	5 Miles
Population	8,144	97,282	253,005
Avg. Household Income	\$72,713	\$70,301	\$71,999

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