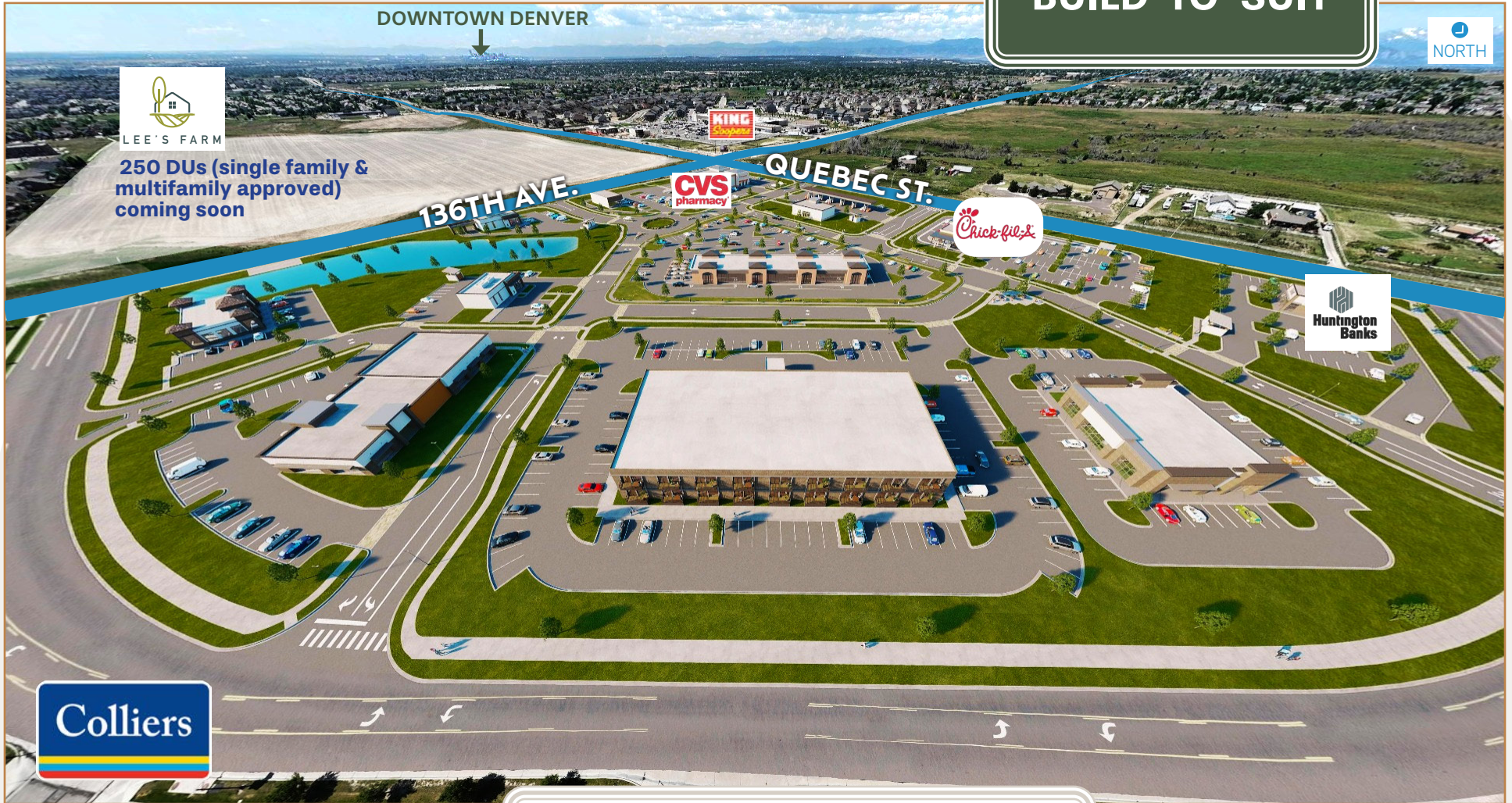


THE HIGHLANDS @THORNTON

NEC 136th Ave. & Quebec St. | Thornton, CO 80602

PRIME RETAIL LAND
FOR
GROUND LEASE
OR
BUILD-TO-SUIT



JAY LANDT
303.283.4569
jay.landt@colliers.com

LISA VELA
303.565.3788
lisa.vela@colliers.com



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 THE NET LEASE GROUP

TMCA & ASSOCIATES
TM CROWLEY & ASSOCIATES

@ SITE PLAN

PRICING: CONTACT BROKERS

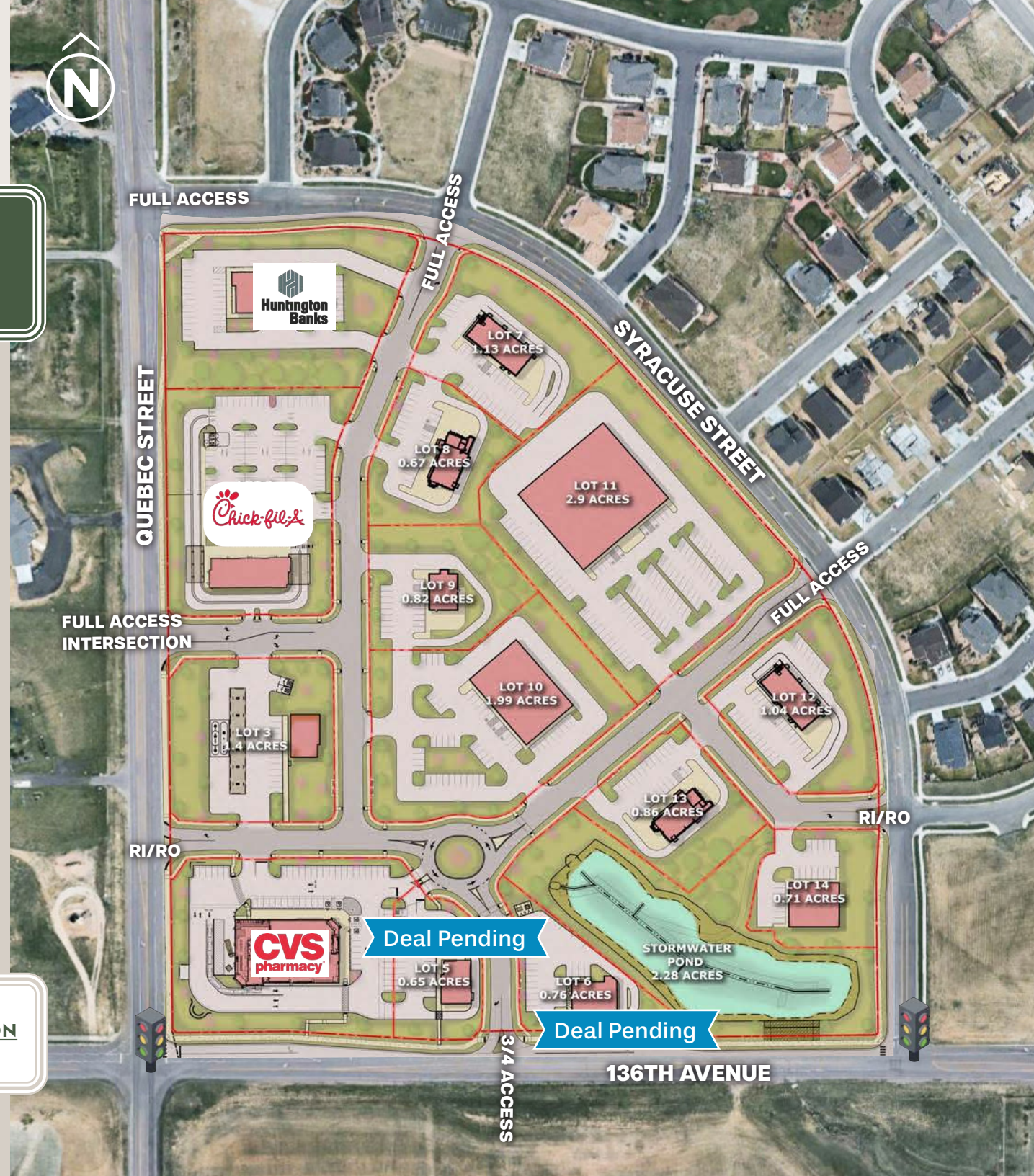
TOTAL AVAILABLE: 0.65 & UP AC

LOT SIZES

Lot 1:	Huntington Banks
Lot 2:	Chick-fil-A
Lot 3:	1.4 AC
Lot 4:	CVS
Lot 5:	Deal Pending
Lot 6:	Deal Pending
Lot 7:	1.13 AC
Lot 8:	0.67 AC
Lot 9:	0.82 AC
Lot 10:	1.99 AC
Lot 11:	2.9 AC
Lot 12:	1.04 AC
Lot 13:	0.86 AC
Lot 14:	0.71 AC



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@ PROJECT DETAILS



PROJECT TIMELINE

- Thornton Master Plan & CSP Approval: APRIL 2022 ✓
- Land Closing: MAY 2022 ✓
- Site Work Start: Q4 2023 ✓
- Lots ready for delivery: Q3 2025 ✓**

PROPERTY INFORMATION

Price: Contact Broker

Multiple Parcels

0.65 AC and up

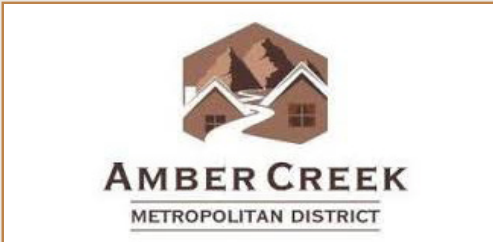
HIGHLIGHTS

- King Soopers on opposite corner is **NOW OPEN!**
- High growth area — approximately 3,000 SFDU's under construction and an additional 3,000 proposed
- High household incomes — Over \$157k in a 1-mile radius
- New exit off E-470 and Quebec now open



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**ANYTHINK NATURE
LIBRARY**



@ AREA DEVELOPMENT



NOTABLE DEVELOPMENTS

- 1** Talon Pointe: 361 SFDU's under construction
- 2** Heritage Todd Creek: 1,290 SFDU's under construction
- 3a** Parterre: +/- 4,100 SFDU's at buildout Under construction — Phase I
- 3b** Proposed Phase II liveparterre.com
- 4** Holly Hills Estates: 362 SFDU's under construction
- 5** Bellflower: 73 SFDU's approved
- 6** Merritt Ranch: 291 SFDU's zoned
- 7** Amber Creek: 332 SFDU's — completed 102 Townhomes under construction
- 8** Lee's Farm: 250 DU's (single family & multifamily approved)
- 9** Timberleaf: 252 SFDU's under construction
- 10** Gleneagle Estates: 63 SFDU's under construction
- 11** Creekside Village: 264 SFDU's under construction
- 12** Riverdale Ranch: 168 SFDU's under construction

Yellow — Approved
Blue — Under construction

DEMOGRAPHICS - 2025 ESTIMATES

	1 Mile	3 Mile	5 Mile
Population:	7,958	61,323	144,702
Average HH Income:	\$175,209	\$167,695	\$144,044
Daytime Population:	4,861	37,620	104,764

The city of Thornton's population is expected to increase from approximately 145,000 to 250,000 – a 73% jump in the next five years. Thornton is well-prepared for this growth, having invested hundreds of millions of dollars in infrastructure.

TRAFFIC COUNTS - 2024 ESTIMATES

136th Ave. West of Quebec St.: 12,799 VPD



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GROUNDBREAKING VIDEO



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