

12070 QUEBEC ST

THORNTON, CO 80602

SALE PRICE
\$3,300,000

\$6.00/SF

★ 12.6 AC DEVELOPMENT SITE



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PROPERTY HIGHLIGHTS

Sale Price:	\$3,300,000 (\$6.00/SF)
Lot Size:	12.6 Acres
City:	Thornton
County:	Adams
Zoning:	Community Retail
Utilities:	Thornton Water & Sewer, Xcel Gas & Electric



- Zoning allows: auto service center, car wash, convenience store with gas, QSR, restaurant, drive-thru possibility, private schools, child day care, assisted living, financial institutions, medical office, general office, daycare, churches, hotels, plus many other community and retail uses are possible.
- Property is located in a rapidly developing area and with significant development already completed
- Extensive 600 feet of frontage and located just north of the signalized intersection at 120th & Quebec
- All utilities are existing adjacent to the property
- Location is equal distance to I-25 and I-76
- Seller may consider subdividing into smaller parcels, price TBD

AERIAL MAP



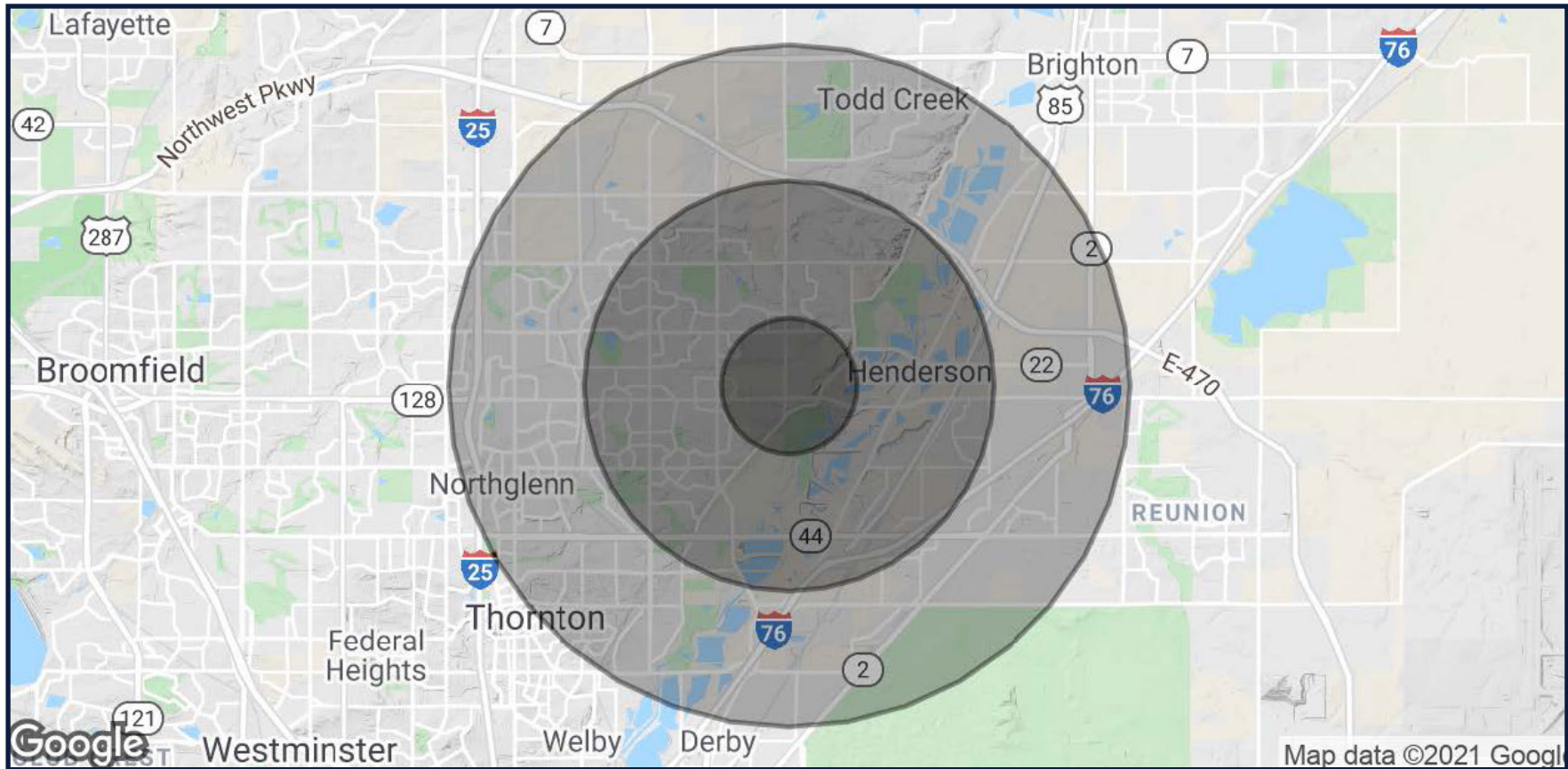
ADDITIONAL PHOTOS



RETAILER MAP



DEMOGRAPHICS

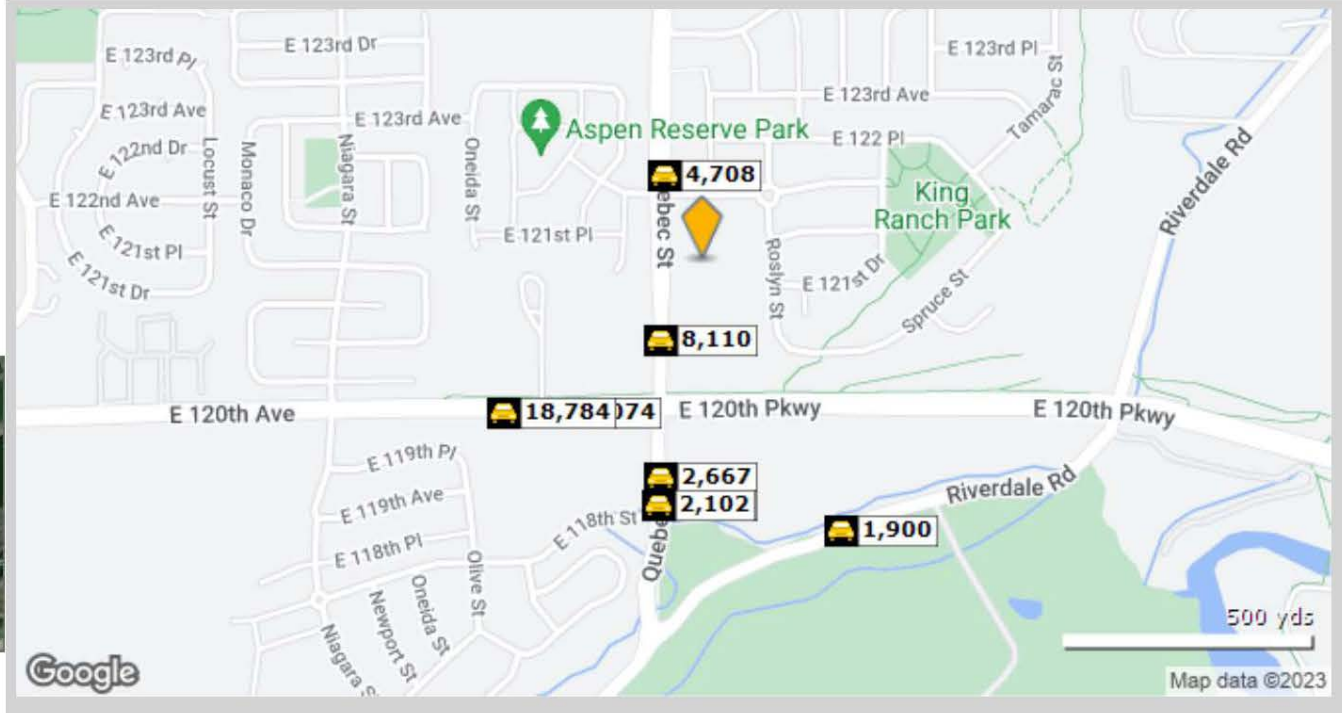


POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,266	77,157	177,986
AVERAGE AGE	30.5	34	36
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,340	25,806	62,055
AVERAGE HH INCOME	\$126,705	\$115,172	\$105,821

Traffic Count Report

12.6 ac Redevelopment Site 12070 Quebec St, Thornton, CO 80602

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Quebec St	E 120th Ave	0.08 S	2022	8,110	MPSI	.10
2 Quebec St	E 122nd Ave	0.02 S	2022	4,678	MPSI	.11
3 Quebec St	E 122nd Ave	0.02 S	2021	4,708	MPSI	.11
4 East 120th Avenue	Quebec St	0.18 E	2019	21,074	ADT	.25
5 Quebec Street	E 118th Ave	0.02 S	2019	2,667	ADT	.25
6 Quebec St	E 120th Ave	0.11 N	2015	1,177	MPSI	.28
7 Quebec St	E 118th Ave	0.02 S	2022	2,102	MPSI	.28
8 E 120th Ave	Quebec St	0.18 E	2022	18,559	MPSI	.29
9 E 120th Ave	Quebec St	0.18 E	2021	18,784	MPSI	.29
10 20601	Quebec St	0.25 SW	2019	1,900	AADT	.35



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Demographic Detail Report

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Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	7,974	85,931	195,593
2022 Estimate	7,397	79,965	182,156
2010 Census	5,864	65,133	149,310
Growth 2022 - 2027	7.80%	7.46%	7.38%
Growth 2010 - 2022	26.14%	22.77%	22.00%
2022 Population by Age	7,397	79,965	182,156
Age 0 - 4	491 6.64%	5,229 6.54%	12,009 6.59%
Age 5 - 9	513 6.94%	5,477 6.85%	12,446 6.83%
Age 10 - 14	544 7.35%	5,842 7.31%	13,098 7.19%
Age 15 - 19	541 7.31%	5,765 7.21%	12,803 7.03%
Age 20 - 24	501 6.77%	5,291 6.62%	11,859 6.51%
Age 25 - 29	529 7.15%	5,664 7.08%	13,090 7.19%
Age 30 - 34	555 7.50%	6,049 7.56%	14,311 7.86%
Age 35 - 39	568 7.68%	6,225 7.78%	14,472 7.94%
Age 40 - 44	558 7.54%	6,034 7.55%	13,589 7.46%
Age 45 - 49	533 7.21%	5,636 7.05%	12,429 6.82%
Age 50 - 54	491 6.64%	5,115 6.40%	11,279 6.19%
Age 55 - 59	447 6.04%	4,717 5.90%	10,518 5.77%
Age 60 - 64	392 5.30%	4,241 5.30%	9,567 5.25%
Age 65 - 69	296 4.00%	3,369 4.21%	7,688 4.22%
Age 70 - 74	208 2.81%	2,438 3.05%	5,680 3.12%
Age 75 - 79	123 1.66%	1,477 1.85%	3,587 1.97%
Age 80 - 84	65 0.88%	793 0.99%	2,034 1.12%
Age 85+	42 0.57%	602 0.75%	1,698 0.93%
Age 65+	734 9.92%	8,679 10.85%	20,687 11.36%
Median Age	35.20	35.50	35.50
Average Age	35.40	35.80	36.00

Demographic Detail Report

12.6 ac Redevelopment Site
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Radius	1 Mile	3 Mile	5 Mile
2022 Population By Race	7,397	79,965	182,156
White	6,436 87.01%	69,337 86.71%	157,732 86.59%
Black	130 1.76%	1,679 2.10%	4,343 2.38%
Am. Indian & Alaskan	104 1.41%	1,411 1.76%	3,494 1.92%
Asian	427 5.77%	4,448 5.56%	9,856 5.41%
Hawaiian & Pacific Island	9 0.12%	163 0.20%	358 0.20%
Other	291 3.93%	2,927 3.66%	6,373 3.50%
Population by Hispanic Origin	7,397	79,965	182,156
Non-Hispanic Origin	5,432 73.44%	57,764 72.24%	124,925 68.58%
Hispanic Origin	1,964 26.55%	22,202 27.76%	57,231 31.42%
2022 Median Age, Male	34.60	34.80	34.80
2022 Average Age, Male	35.00	35.20	35.30
2022 Median Age, Female	35.80	36.30	36.20
2022 Average Age, Female	35.80	36.40	36.70
2022 Population by Occupation Classification	5,740	62,264	142,048
Civilian Employed	4,203 73.22%	44,155 70.92%	98,768 69.53%
Civilian Unemployed	217 3.78%	2,950 4.74%	7,037 4.95%
Civilian Non-Labor Force	1,318 22.96%	15,138 24.31%	36,106 25.42%
Armed Forces	2 0.03%	21 0.03%	137 0.10%
Households by Marital Status			
Married	1,548	16,755	36,075
Married No Children	678	7,757	17,207
Married w/Children	870	8,998	18,868
2022 Population by Education	5,068	55,533	127,568
Some High School, No Diploma	491 9.69%	5,083 9.15%	12,856 10.08%
High School Grad (Incl Equivalency)	1,171 23.11%	13,217 23.80%	32,346 25.36%
Some College, No Degree	1,476 29.12%	17,562 31.62%	39,722 31.14%
Associate Degree	260 5.13%	3,171 5.71%	7,627 5.98%
Bachelor Degree	1,146 22.61%	11,701 21.07%	24,497 19.20%
Advanced Degree	524 10.34%	4,799 8.64%	10,520 8.25%

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile	
2022 Population by Occupation	7,940	82,252	183,198	
Real Estate & Finance	213 2.68%	2,821 3.43%	5,699 3.11%	
Professional & Management	2,223 28.00%	22,235 27.03%	47,608 25.99%	
Public Administration	234 2.95%	2,376 2.89%	5,389 2.94%	
Education & Health	789 9.94%	8,012 9.74%	18,225 9.95%	
Services	482 6.07%	5,772 7.02%	14,291 7.80%	
Information	111 1.40%	1,553 1.89%	3,058 1.67%	
Sales	1,152 14.51%	11,244 13.67%	24,584 13.42%	
Transportation	90 1.13%	931 1.13%	3,063 1.67%	
Retail	670 8.44%	5,174 6.29%	11,850 6.47%	
Wholesale	111 1.40%	1,674 2.04%	3,994 2.18%	
Manufacturing	439 5.53%	3,717 4.52%	7,762 4.24%	
Production	542 6.83%	5,362 6.52%	12,342 6.74%	
Construction	291 3.66%	4,458 5.42%	10,787 5.89%	
Utilities	336 4.23%	3,822 4.65%	7,597 4.15%	
Agriculture & Mining	63 0.79%	825 1.00%	1,840 1.00%	
Farming, Fishing, Forestry	18 0.23%	126 0.15%	275 0.15%	
Other Services	176 2.22%	2,150 2.61%	4,834 2.64%	
2022 Worker Travel Time to Job	3,816	40,755	92,373	
<30 Minutes	1,413 37.03%	18,432 45.23%	43,344 46.92%	
30-60 Minutes	2,073 54.32%	18,061 44.32%	39,363 42.61%	
60+ Minutes	330 8.65%	4,262 10.46%	9,666 10.46%	
2010 Households by HH Size	1,918	21,943	52,311	
1-Person Households	256 13.35%	3,486 15.89%	10,466 20.01%	
2-Person Households	569 29.67%	6,748 30.75%	16,073 30.73%	
3-Person Households	385 20.07%	4,207 19.17%	9,416 18.00%	
4-Person Households	399 20.80%	4,319 19.68%	9,016 17.24%	
5-Person Households	196 10.22%	1,911 8.71%	4,302 8.22%	
6-Person Households	74 3.86%	773 3.52%	1,814 3.47%	
7 or more Person Households	39 2.03%	499 2.27%	1,224 2.34%	
2022 Average Household Size	3.10	3.00	2.90	
Households				
2027 Projection	2,556	28,705	68,037	
2022 Estimate	2,378	26,764	63,475	
2010 Census	1,918	21,943	52,311	
Growth 2022 - 2027	7.49%	7.25%	7.19%	
Growth 2010 - 2022	23.98%	21.97%	21.34%	

Demographic Detail Report

12.6 ac Redevelopment Site				
12070 Quebec St, Thornton, CO 80602				
Radius	1 Mile	3 Mile	5 Mile	
2022 Households by HH Income	2,378	26,765	63,475	
<\$25,000	134 5.63%	1,368 5.11%	4,614 7.27%	
\$25,000 - \$50,000	228 9.59%	2,934 10.96%	9,432 14.86%	
\$50,000 - \$75,000	326 13.71%	4,053 15.14%	11,013 17.35%	
\$75,000 - \$100,000	370 15.56%	5,077 18.97%	11,366 17.91%	
\$100,000 - \$125,000	431 18.12%	4,324 16.16%	9,021 14.21%	
\$125,000 - \$150,000	288 12.11%	2,943 11.00%	5,918 9.32%	
\$150,000 - \$200,000	410 17.24%	4,088 15.27%	7,620 12.00%	
\$200,000+	191 8.03%	1,978 7.39%	4,491 7.08%	
2022 Avg Household Income	\$118,631	\$113,957	\$104,991	
2022 Med Household Income	\$107,598	\$99,755	\$89,689	
2022 Occupied Housing	2,378	26,764	63,475	
Owner Occupied	2,052 86.29%	21,812 81.50%	46,658 73.51%	
Renter Occupied	326 13.71%	4,952 18.50%	16,817 26.49%	
2010 Housing Units	2,488	26,892	63,246	
1 Unit	2,449 98.43%	24,452 90.93%	50,336 79.59%	
2 - 4 Units	3 0.12%	316 1.18%	1,237 1.96%	
5 - 19 Units	34 1.37%	1,585 5.89%	6,847 10.83%	
20+ Units	2 0.08%	539 2.00%	4,826 7.63%	
2022 Housing Value	2,052	21,811	46,659	
<\$100,000	31 1.51%	551 2.53%	1,729 3.71%	
\$100,000 - \$200,000	20 0.97%	213 0.98%	940 2.01%	
\$200,000 - \$300,000	293 14.28%	2,644 12.12%	6,370 13.65%	
\$300,000 - \$400,000	751 36.60%	10,149 46.53%	20,210 43.31%	
\$400,000 - \$500,000	610 29.73%	5,531 25.36%	10,430 22.35%	
\$500,000 - \$1,000,000	316 15.40%	2,116 9.70%	6,077 13.02%	
\$1,000,000+	31 1.51%	607 2.78%	903 1.94%	
2022 Median Home Value	\$390,811	\$373,874	\$370,709	
2022 Housing Units by Yr Built	2,512	27,535	65,664	
Built 2010+	518 20.62%	4,768 17.32%	11,225 17.09%	
Built 2000 - 2010	815 32.44%	8,582 31.17%	20,769 31.63%	
Built 1990 - 1999	881 35.07%	6,628 24.07%	11,961 18.22%	
Built 1980 - 1989	211 8.40%	3,243 11.78%	6,263 9.54%	
Built 1970 - 1979	75 2.99%	3,817 13.86%	7,792 11.87%	
Built 1960 - 1969	0 0.00%	246 0.89%	4,971 7.57%	
Built 1950 - 1959	0 0.00%	160 0.58%	2,258 3.44%	
Built <1949	12 0.48%	91 0.33%	425 0.65%	
2022 Median Year Built	2000	1998	1998	

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