

York Street Station

2300 E 120TH Ave | Thornton, CO



FOR LEASE

AVAILABLE

Unit 112 & 114 - 3,600 SF

BASE RENT

Call Broker for pricing

NNN

\$9.54/SF

ZONING

Thornton Community Retail

CITY/COUNTY

Thornton/Adams

ABOUT THE PROPERTY

- Former Martial Arts/Fitness unit. Easy plug and play for a fitness use or other business with an open floor plan
- Join Godfather's Pizza, Mother Tucker Brewery, CO Tire & Service, Hi-Time Wine & Spirits, and Thornton Family Dentistry & Ortho
- Unit has direct visibility to 120th Ave with 45,000 VPD as well as the largest position on the monument sign
- Endcap corner unit

TRAFFIC COUNTS

E 120th Ave

45,000 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,846	135,702	279,692
Daytime Population	12,323	106,984	213,514
Avg. Household Income	\$92,029	\$109,872	\$113,482
Estimated Households	7,023	49,047	99,720

Year: 2024 | Source: Esri

CONTACT

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York Street Station

7369 Lagae Rd | Castle Pines, CO 80108



45,000
VEHICLES PER DAY

E. 120TH AVE.

PYLON SIGN

PYLON SIGN

AVAILABLE
3,600 SF



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7369 Lagae Rd | Castle Pines, CO 80108



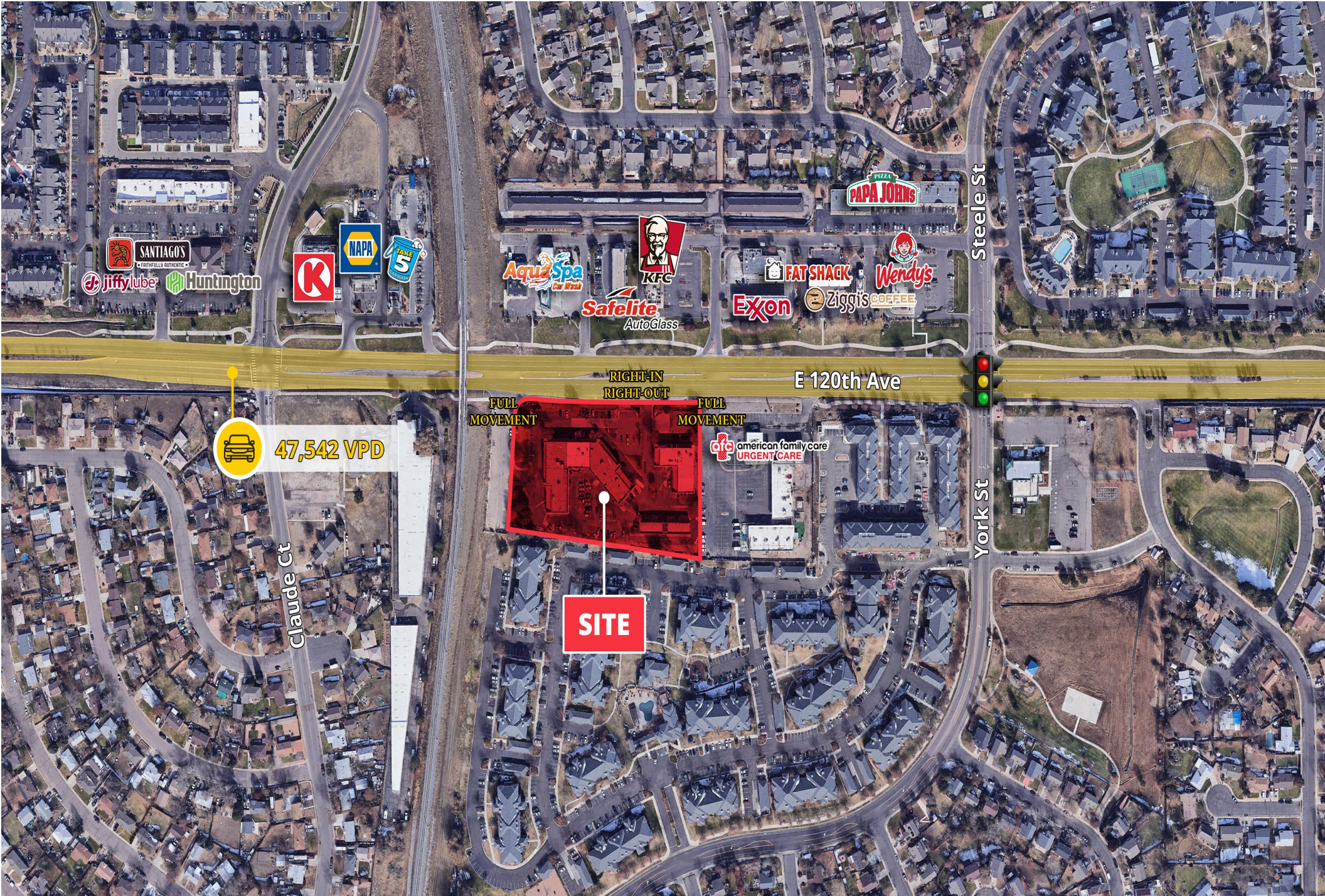
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 47,542 VPD

FULL MOVEMENT
RIGHT-IN
RIGHT-OUT
FULL MOVEMENT

SITE

Steele St

E 120th Ave

York St

Claude Ct

SANTIAGO'S
FRUITFULS BOUTIQUE
jiffy lube
Huntington

NAPA
K

AquaSpa
Car Wash

KFC
Safelite
AutoGlass

FAT SHACK
Exxon

Wendy's
Ziggis COFFEE

PIZZA
PAPA JOHN'S

american family care
URGENT CARE



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