

**2,123 SF  
RETAIL SPACE  
FOR LEASE**



# LAMBERTSON LAKES SHOPPING CENTER

9656 WASHINGTON ST, THORNTON, CO 80229

**SAFeway**  
Over 968K Annual Visits

**Washington St (30,837 VPD)**

**Thornton Pkwy (32,802 VPD)**



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

**Jason F. Kinsey**  
Managing Principal  
720-280-5757  
Jason@KinseyCRE.com

**Brady Kinsey**  
Principal  
303-847-1295  
Brady@KinseyCRE.com



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RETAIL SPACE  
FOR LEASE**

## AVAILABILITY

- Listing Type: For Lease
- Pricing: \$26.00 - \$28.00/SF NNN
- Available: 2,123 SF

## TRAFFIC COUNTS

- Washington St: 30,837 VPD
- Thornton Pkwy 32,802 VPD

*Source: 2024 & 2025 MPSI Estimate*

## Highlights

- Safeway anchored shopping center. This Safeway sees over 968K annual visitors and is the #1 busiest Safeway out of 24 within a 15 mile radius.
- Former ice cream shop for lease
- Great building signage and parking
- Located at the busy intersection of Washington St and Thornton Pkwy, which carry over 62K VPD



# LAMBERTSON LAKES SHOPPING CENTER

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SUITE	TENANT	SIZE
9682	Chinese Restaurant	
9678	Vape Shop	
9676	Thornton Youth Vision	
9668	Cleaners	
9664	100% Chiropractic	
<b>9656</b>	<b>AVAILABLE</b>	<b>2,123 SF</b>
9642-9652	Comfort Dental	
871	UPS Store	
873	Little Caesars	
875	Liquor	
877	Great Clips	
879	Classy Nails	
881	Any Lab Test Now	
885	Bluebird Cafe	

W. 104TH AVE

**CIRCLE K** **BEST BUY**   
**BOOT BARN**  **DUTCH BROS**  
 GRILL + BAR

**sam's club**  **SALLY BEAUTY**  
**Walmart+** **GNC**   
 LIVE WELL **RENEGAD**  
**THE HOME DEPOT** **golden corral** **GameStop** **BURRITO**  
**QDOBA** **BUFFALO WILD WINGS**  
 MEXICAN EATS   
**PNC** **brakes plus**

THORNTON CROSSROADS & 104TH STATION



**LAMBERTSON LAKES SHOPPING CENTER** **SAFeway**   
**Great Clips** **Comfort dental** **ups**  
**CHIPOTLE** MEXICAN GRILL

THORNTON PKWY

THORNTON HIGH SCHOOL

THORNTON MIDDLE SCHOOL

WASHINGTON ST

	1 Mile	3 Miles	5 Miles
Population	15,112	158,136	327,112
Average Household Income	\$80,808	\$83,950	\$92,914
Daytime Population	8,647	39,312	110,766

 **Tires LES SCHWAB**  
**Advance Auto Parts**   
**T Mobile** **jiffylube**  
**Walmart+**

THORNTON & 88TH STATION

E 88TH AVE





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