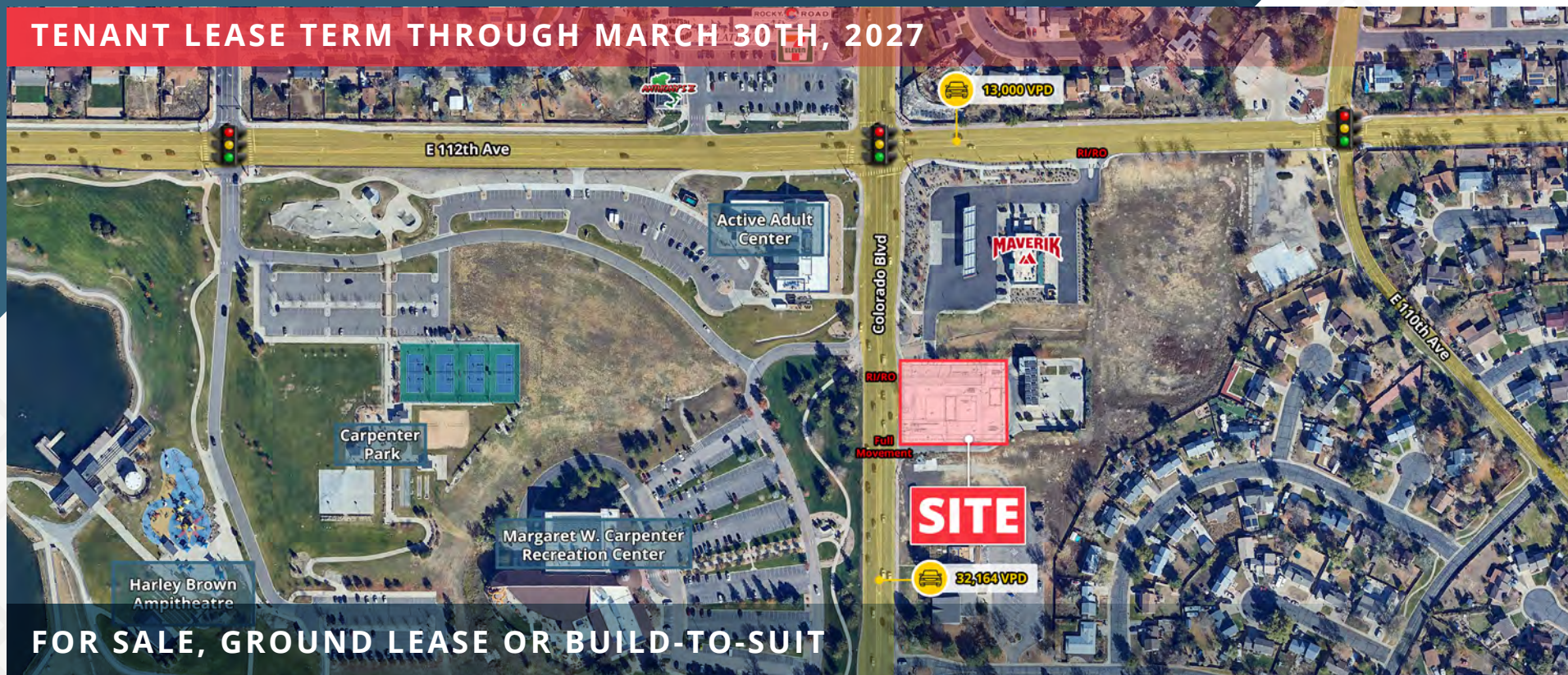


112th & Colorado Blvd Land

11090 Colorado Blvd | Thornton, CO 80233



TENANT LEASE TERM THROUGH MARCH 30TH, 2027



FOR SALE, GROUND LEASE OR BUILD-TO-SUIT

AVAILABLE

.82 Acres

GROUND LEASE

Call Broker

PRICE

Call Broker

CITY/COUNTY

Thornton/Adams

ZONING

Community Retail (CR) District

[\(Click Here\)](#)

ABOUT THE PROPERTY

- Existing tenant rent of \$55,523/year through 3-30-27 allows for income during redevelopment process.
- 43,449 homes in a three-mile radius
- Maverik ranks 46 out of 1,044 gas stations in CO, averaging 52,300 monthly visits (per Placer.ai)
- Property has full-movement and right in/right out access from Colorado, and right in/right out access from 112th via shared access from Maverik.
- Located adjacent to the 150-acre Carpenter Park, home to an 80,000 SF event and recreation center, sports field complex, skate park, playground, and amphitheater.

TRAFFIC COUNTS

E 112th Ave 13,000 VPD
Colorado Blvd 32,164 VPD

Year: 2025 | Source: esri

DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
Population	122,235	269,798	423,325
Daytime Population	87,234	212,608	352,876
Avg. Household Income	\$115,198	\$121,656	\$128,484
Estimated Households	43,449	94,503	149,721

Year: 2025 | Source: esri

CONTACT

Patrick McGlinchey | 210.303.3149
patrick.mcglinchey@srsre.com

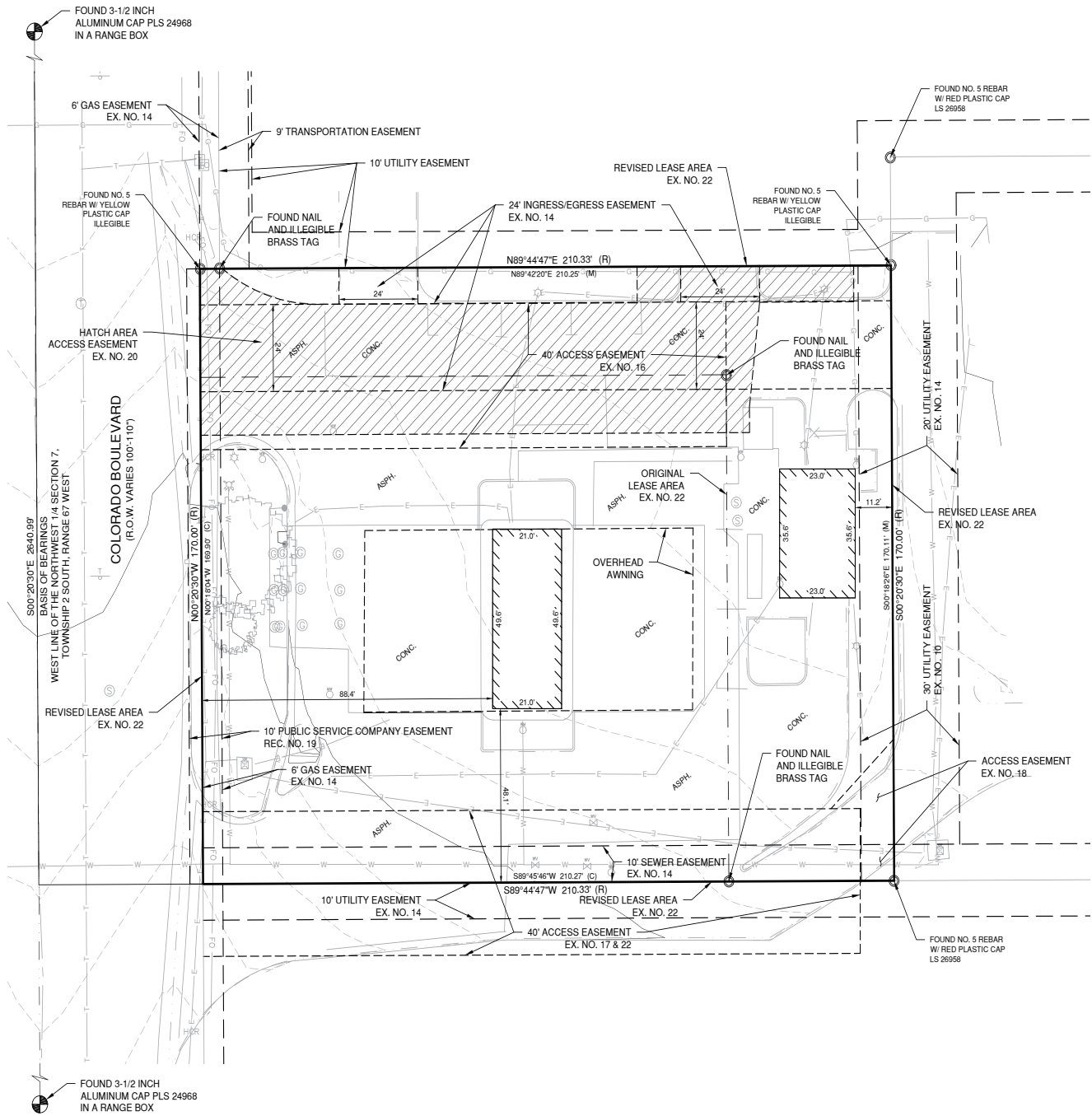
Justin Gregory | 303.803.7170
justin.gregory@srsre.com

Tony Pierangeli | 303.390.5257
tony.pierangeli@srsre.com

CURRENT CONDITION



LAND SURVEY

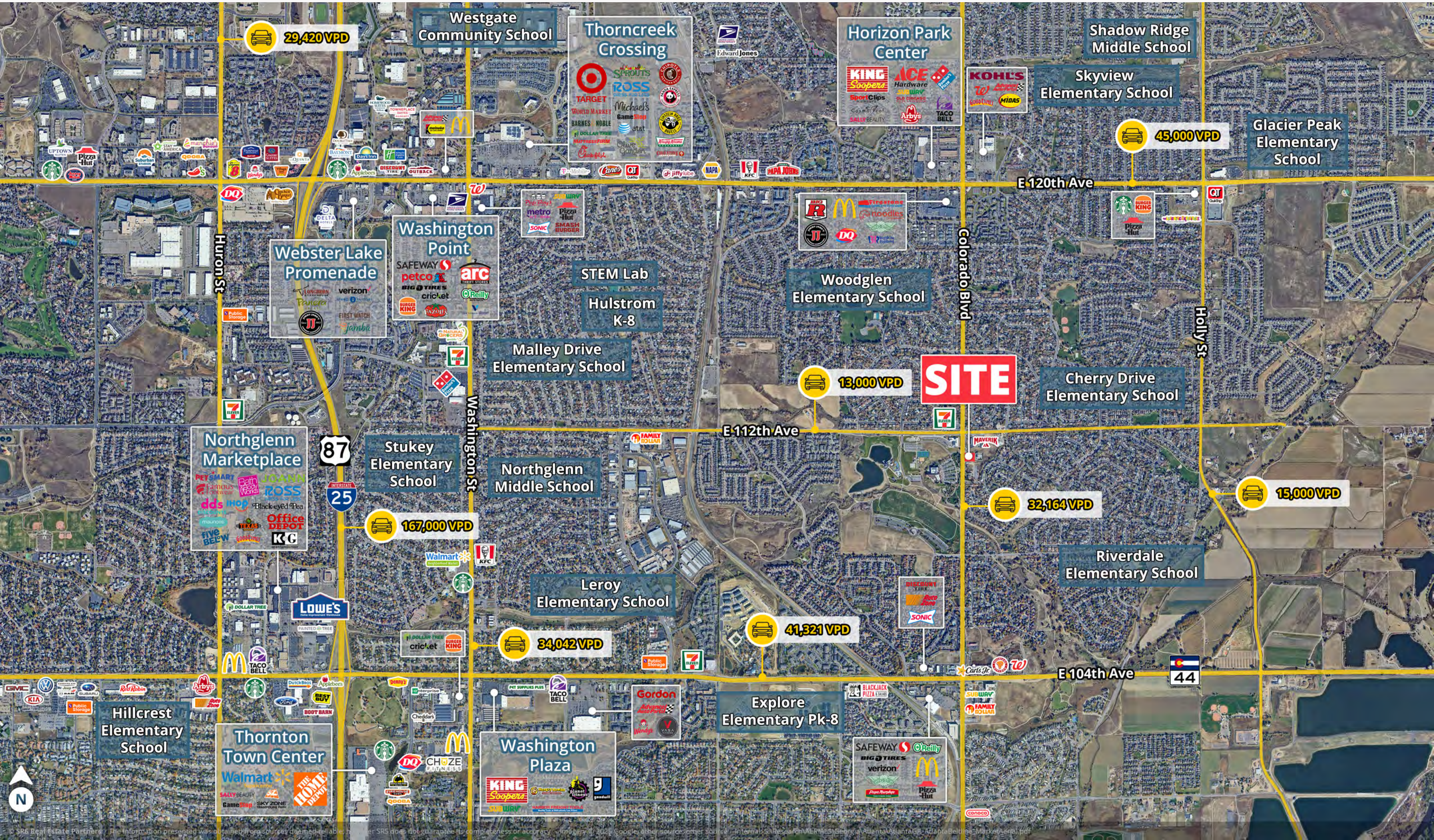


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DEMOGRAPHIC HIGHLIGHTS

3 MILE

122,235
Population

87,234
Total Daytime
Population

\$115,198
Average Household
Income

43,449
Total
Households

5 MILES

269,798
Population

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Total Daytime
Population

\$121,656
Average Household
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Total
Households

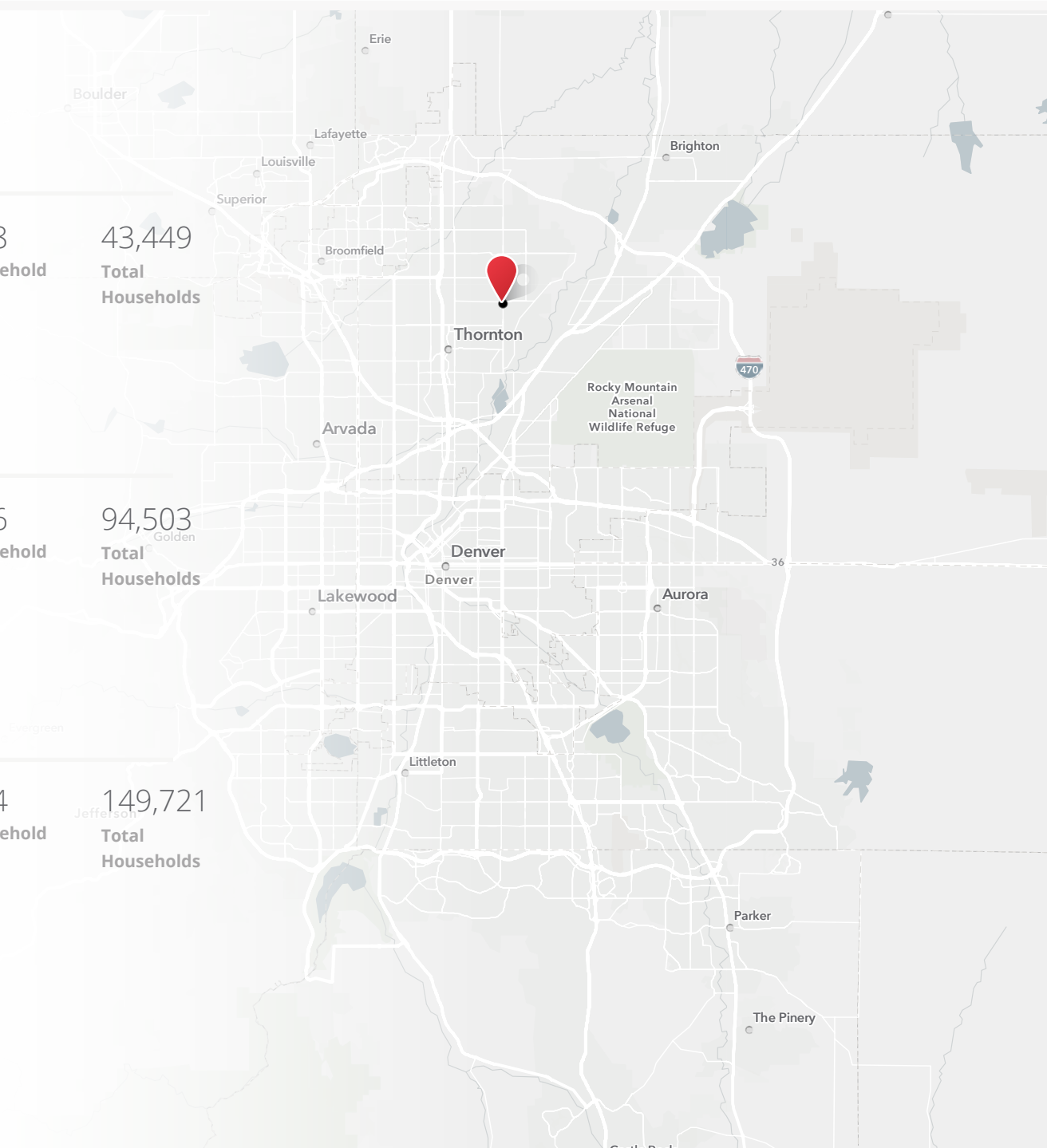
7 MILES

423,325
Population

352,876
Total Daytime
Population

\$128,484
Average Household
Income

149,721
Total
Households



SOURCE





SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

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210.303.3149
patrick.mcglinchey@srsre.com

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303.803.7170
justin.gregory@srsre.com

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SRSRE.COM

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