

Thornton Commercial Land

10350 Colorado Blvd | Thornton, CO

**FOR SALE OR
GROUND LEASE**



PROPERTY HIGHLIGHTS

- ±1 Acre
- Adams County Parcel - 0172118000032
- Zoning: General Commercial
- 28,000 VPD on Colorado Blvd
- 26,000 VPD on 104th Ave
- Shadow Anchored by Safeway
- Rare Infill Opportunity in Mature Area
- Within HUD QCT

PURCHASE PRICE:

\$1,065,000

LEASE RATE:

\$125,000/YEAR



Atuoma Ezeh

Owner/Agent
atuoma@andersoncrg.com

(801) 509-3686

Thornton Commercial Land

10350 Colorado Blvd | Thornton, CO

**FOR SALE OR
GROUND LEASE**



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Households			
2022	6,640	42,757	100,268
Population			
2022	18,722	121,178	280,995
Income			
2022	\$91,394	\$87,403	\$88,688

Nearby:



Atuoma Ezeh
 Owner/Agent
 atuoma@andersoncrg.com
(801) 509-3686

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.