

Demographic Summary Report

SW Corner Thornton Pkwy & Colorado Blvd

Thornton Parkway & Colora, Thornton, CO 80229

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	21,818	112,638	298,509
2023 Estimate	20,793	109,625	290,182
2010 Census	15,164	94,587	248,287
Growth 2023 - 2028	4.93%	2.75%	2.87%
Growth 2010 - 2023	37.12%	15.90%	16.87%
2023 Population by Hispanic Origin	10,552	50,401	128,843
2023 Population	20,793	109,625	290,182
White	18,161 87.34%	95,970 87.54%	253,132 87.23%
Black	473 2.27%	2,689 2.45%	7,006 2.41%
Am. Indian & Alaskan	562 2.70%	2,868 2.62%	7,554 2.60%
Asian	889 4.28%	4,245 3.87%	12,073 4.16%
Hawaiian & Pacific Island	38 0.18%	268 0.24%	650 0.22%
Other	669 3.22%	3,584 3.27%	9,767 3.37%
U.S. Armed Forces	47	75	108
Households			
2028 Projection	7,345	38,742	105,086
2023 Estimate	6,990	37,695	102,181
2010 Census	5,033	32,488	87,693
Growth 2023 - 2028	5.08%	2.78%	2.84%
Growth 2010 - 2023	38.88%	16.03%	16.52%
Owner Occupied	5,090 72.82%	24,769 65.71%	64,912 63.53%
Renter Occupied	1,900 27.18%	12,926 34.29%	37,269 36.47%
2023 Households by HH Income	6,989	37,695	102,181
Income: <\$25,000	836 11.96%	4,019 10.66%	11,886 11.63%
Income: \$25,000 - \$50,000	1,270 18.17%	7,059 18.73%	18,480 18.09%
Income: \$50,000 - \$75,000	1,244 17.80%	6,823 18.10%	17,836 17.46%
Income: \$75,000 - \$100,000	979 14.01%	6,142 16.29%	16,138 15.79%
Income: \$100,000 - \$125,000	857 12.26%	5,764 15.29%	13,808 13.51%
Income: \$125,000 - \$150,000	687 9.83%	3,487 9.25%	9,107 8.91%
Income: \$150,000 - \$200,000	795 11.38%	2,982 7.91%	8,905 8.71%
Income: \$200,000+	321 4.59%	1,419 3.76%	6,021 5.89%
2023 Avg Household Income	\$92,960	\$89,494	\$94,036
2023 Med Household Income	\$78,690	\$78,852	\$79,475



The information contained in this report is deemed to be accurate per CoStar's property database. Please verify all information with the respective sales or leasing agents.

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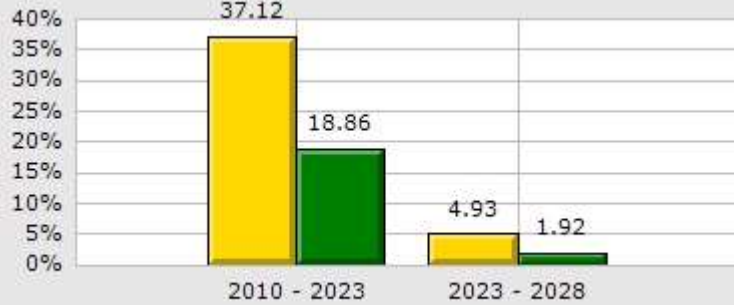
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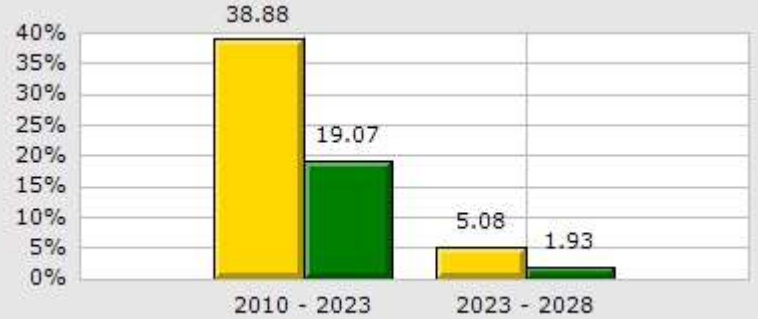
Type: **Land**
County: **Adams**

1 Mile
County

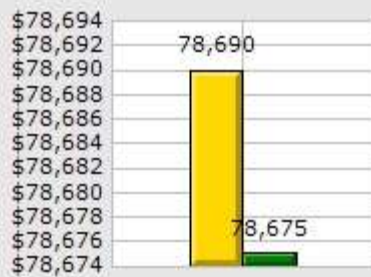
Population Growth



Household Growth



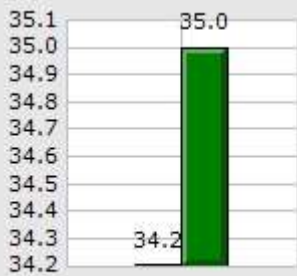
2023 Med Household Inc



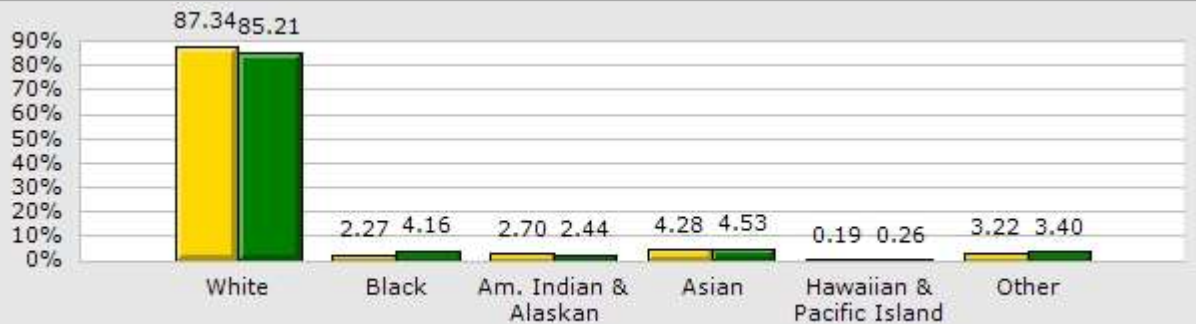
2023 Households by Household Income



2023 Median Age



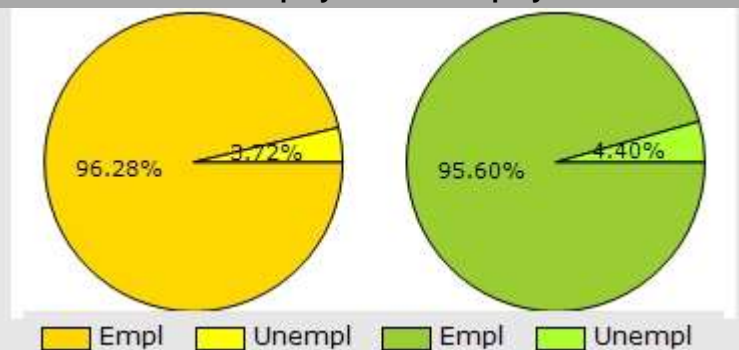
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



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Type: **Land**
 County: **Adams**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	37.12%		18.86%	
Growth 2023 - 2028	4.93%		1.92%	
Empl	11,225	96.28%	280,599	95.60%
Unempl	434	3.72%	12,929	4.40%
2023 Population by Race	20,793		524,871	
White	18,161	87.34%	447,251	85.21%
Black	473	2.27%	21,841	4.16%
Am. Indian & Alaskan	562	2.70%	12,815	2.44%
Asian	889	4.28%	23,778	4.53%
Hawaiian & Pacific Island	39	0.19%	1,363	0.26%
Other	669	3.22%	17,823	3.40%
Household Growth				
Growth 2010 - 2023	38.88%		19.07%	
Growth 2023 - 2028	5.08%		1.93%	
Renter Occupied	1,900	27.18%	61,035	33.34%
Owner Occupied	5,090	72.82%	122,057	66.66%
2023 Households by Household Income	6,989		183,092	
Income <\$25K	836	11.96%	21,973	12.00%
Income \$25K - \$50K	1,270	18.17%	32,884	17.96%
Income \$50K - \$75K	1,244	17.80%	32,480	17.74%
Income \$75K - \$100K	979	14.01%	28,635	15.64%
Income \$100K - \$125K	857	12.26%	21,710	11.86%
Income \$125K - \$150K	687	9.83%	14,149	7.73%
Income \$150K - \$200K	795	11.38%	18,354	10.02%
Income \$200K+	321	4.59%	12,907	7.05%
2023 Med Household Inc	\$78,690		\$78,675	
2023 Median Age	34.20		35.00	



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 Class: -
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 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2010		2023		2028	
Population	15,164		20,793		21,818	
Age 0 - 4	1,462	9.64%	1,395	6.71%	1,397	6.40%
Age 5 - 9	1,370	9.03%	1,465	7.05%	1,430	6.55%
Age 10 - 14	1,224	8.07%	1,578	7.59%	1,501	6.88%
Age 15 - 19	1,103	7.27%	1,541	7.41%	1,548	7.10%
Age 20 - 24	1,077	7.10%	1,411	6.79%	1,514	6.94%
Age 25 - 29	1,397	9.21%	1,535	7.38%	1,495	6.85%
Age 30 - 34	1,357	8.95%	1,740	8.37%	1,585	7.26%
Age 35 - 39	1,231	8.12%	1,778	8.55%	1,700	7.79%
Age 40 - 44	989	6.52%	1,624	7.81%	1,710	7.84%
Age 45 - 49	966	6.37%	1,385	6.66%	1,583	7.26%
Age 50 - 54	865	5.70%	1,207	5.80%	1,388	6.36%
Age 55 - 59	752	4.96%	1,079	5.19%	1,207	5.53%
Age 60 - 64	548	3.61%	980	4.71%	1,060	4.86%
Age 65 - 69	348	2.29%	798	3.84%	909	4.17%
Age 70 - 74	185	1.22%	592	2.85%	726	3.33%
Age 75 - 79	131	0.86%	360	1.73%	515	2.36%
Age 80 - 84	90	0.59%	188	0.90%	308	1.41%
Age 85+	69	0.46%	137	0.66%	241	1.10%
Age 15+	11,108	73.25%	16,355	78.66%	17,489	80.16%
Age 20+	10,005	65.98%	14,814	71.25%	15,941	73.06%
Age 65+	823	5.43%	2,075	9.98%	2,699	12.37%
Median Age	30		34		36	
Average Age	30.80		34.80		36.60	
Population By Race	15,164		20,793		21,818	
White	13,575	89.52%	18,161	87.34%	18,945	86.83%
Black	313	2.06%	473	2.27%	521	2.39%
Am. Indian & Alaskan	373	2.46%	562	2.70%	616	2.82%
Asian	434	2.86%	889	4.28%	952	4.36%
Hawaiian & Pacific Islander	22	0.15%	38	0.18%	48	0.22%
Other	379	2.50%	669	3.22%	737	3.38%



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Description	2010	2023	2028
Population by Race (Hispanic)	7,390	10,552	11,389
White	6,748 91.31%	9,540 90.41%	10,265 90.13%
Black	94 1.27%	158 1.50%	178 1.56%
Am. Indian & Alaskan	292 3.95%	450 4.26%	502 4.41%
Asian	67 0.91%	105 1.00%	119 1.04%
Hawaiian & Pacific Islander	13 0.18%	21 0.20%	25 0.22%
Other	175 2.37%	278 2.63%	301 2.64%
Household by Household Income	5,035	6,989	7,346
<\$25,000	796 15.81%	836 11.96%	872 11.87%
\$25,000 - \$50,000	1,877 37.28%	1,270 18.17%	1,250 17.02%
\$50,000 - \$75,000	1,253 24.89%	1,244 17.80%	1,276 17.37%
\$75,000 - \$100,000	574 11.40%	979 14.01%	1,036 14.10%
\$100,000 - \$125,000	314 6.24%	857 12.26%	924 12.58%
\$125,000 - \$150,000	175 3.48%	687 9.83%	749 10.20%
\$150,000 - \$200,000	26 0.52%	795 11.38%	883 12.02%
\$200,000+	20 0.40%	321 4.59%	356 4.85%
Average Household Income	\$55,560	\$92,960	\$95,085
Median Household Income	\$46,914	\$78,690	\$81,636



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