



NWC 144TH AVE. & WASHINGTON ST.

THORNTON, CO

FOR LEASE

Flexible Build-to-Suit
Medical Office Buildings

- ~8 AC site (80,000 SF \pm)
- Various sizes - 4,500 SF - 50,000 SF
(0.88 AC - 2.5 AC)



Colliers

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PROPOSED SITE PLAN

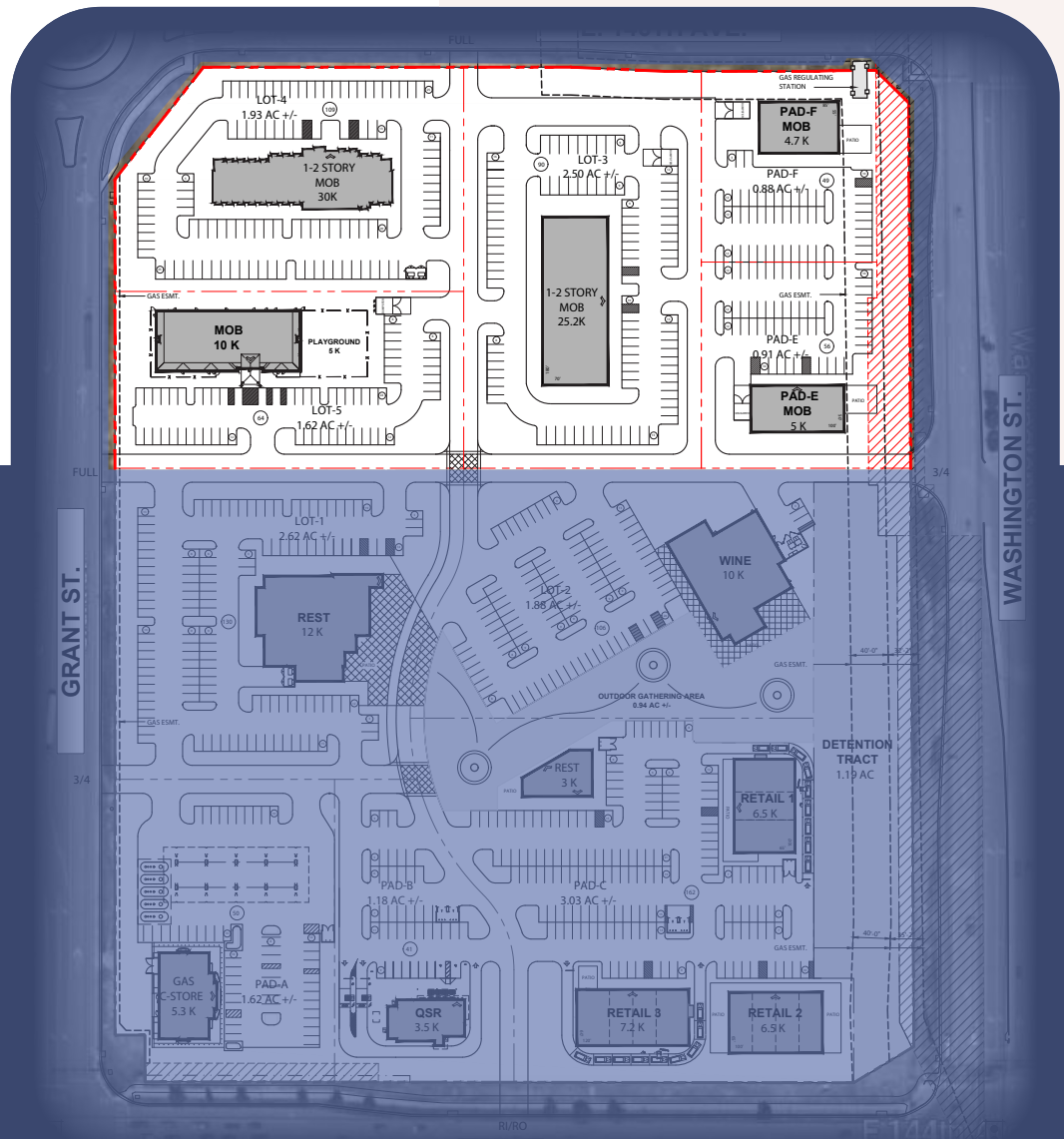
PRELEASING NOW

Proposed	Site	Building
Lot 5	1.62 AC	15,000 SF
Lot 4	1.93 AC	30,000 SF
Lot 3	2.5 AC	25,500 SF
Pad E	0.91 AC	5,000 SF
Pad F	1.03 AC	4,700 SF

PROJECT SUMMARY

We have an exciting opportunity to offer a flexible program to suit your needs. The site can accommodate up to 5 various-sized medical outpatient buildings or one user up to 80,000 SF

- Flexible Site Plan – Full Site user, or three pads. Up to five MOBs.
- Easy access to I-25
- Across from Amazon Fulfillment Center (+/- 1,500 employees)



THE OPPORTUNITY



Build-to-Suit opportunity with flexibly to layout



Dense retail trade area



Easy I-25 Access



Located directly east of 1M+ SF Amazon Fulfillment Center with approximately 1,500 employees



Close proximity to Common Spirit St. Anthony North Hospital

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	
POPULATION				
2025 Total Population	3,902	65,755	204,278	Projected Population Growth: 7,372
2030 Total Population	4,221	67,499	211,650	
2025 Total Daytime Population	7,731	53,401	161,916	
Workers	6,433	24,492	69,342	
Residents	1,298	28,909	92,574	
HOUSING				
2025 Housing Units	2,086	24,452	77,560	Projected Housing Growth: 3,810
Owner Occupied Housing Units	29.7%	70.9%	69.1%	
Renter Occupied Housing Units	62.6%	25.7%	27.3%	
Vacant Housing Units	7.8%	3.4%	3.7%	
2030 Housing Units	2,195	25,379	81,370	
Owner Occupied Housing Units	29.8%	71.3%	69.5%	
Renter Occupied Housing Units	67.7%	25.5%	26.5%	
Vacant Housing Units	2.6%	3.2%	3.9%	
MEDIAN HOUSEHOLD INCOME				
2025	\$107,405	\$133,308	\$125,655	
2030	\$119,018	\$153,597	\$143,599	
MEDIAN HOME VALUE				
2025	\$643,764	\$644,747	\$627,065	
2030	\$690,013	\$690,736	\$678,076	
MEDIAN AGE				
2025	33.0	37.4	38.1	
2030	33.2	37.9	39.2	
2025 CONSUMER SPENDING				
Health Care Total	\$16,396,902	\$236,712,083	\$714,211,115	
Average Spent	\$8,522.30	\$10,021.68	\$9,558.88	

ESRI 2025 Estimates

SURROUNDING MEDICAL

1. St. Anthony North Medical Pavilion
2. Exempla Good Samaritan Medical Center
3. Stargate Medical Office Building
4. St. Anthony North Health Campus
5. Children's Hospital North Campus Expansion
6. Children's Hospital Colorado North Campus
7. Village at Lafayette
8. UHealth Urgent Care - Thornton
9. Panorama Orthopedics & Spine Center
10. Coal Creek Oral Surgery And Dental Implant Center
11. Bouldercentre For Orthopedics & Spine
12. Advanced Heart And Vein Surgery Center

SURROUNDING ASSISTED LIVING

1. Villagio Senior Living
2. Legend Of Broomfield
3. The Center At Northridge
4. Legacy At Lafayette
5. Innovage Senior Housing
6. The Peaks At Old Laramie Trail
7. Landmark Assisted Living
8. Broomfield Skilled Nursing & Rehab
9. Blessings Senior Services
10. Cottonwood House
11. Coal Creek Post Acute And Assisted Living
12. Charleston Assisted Living

PROPERTY & LOCATION OVERVIEW

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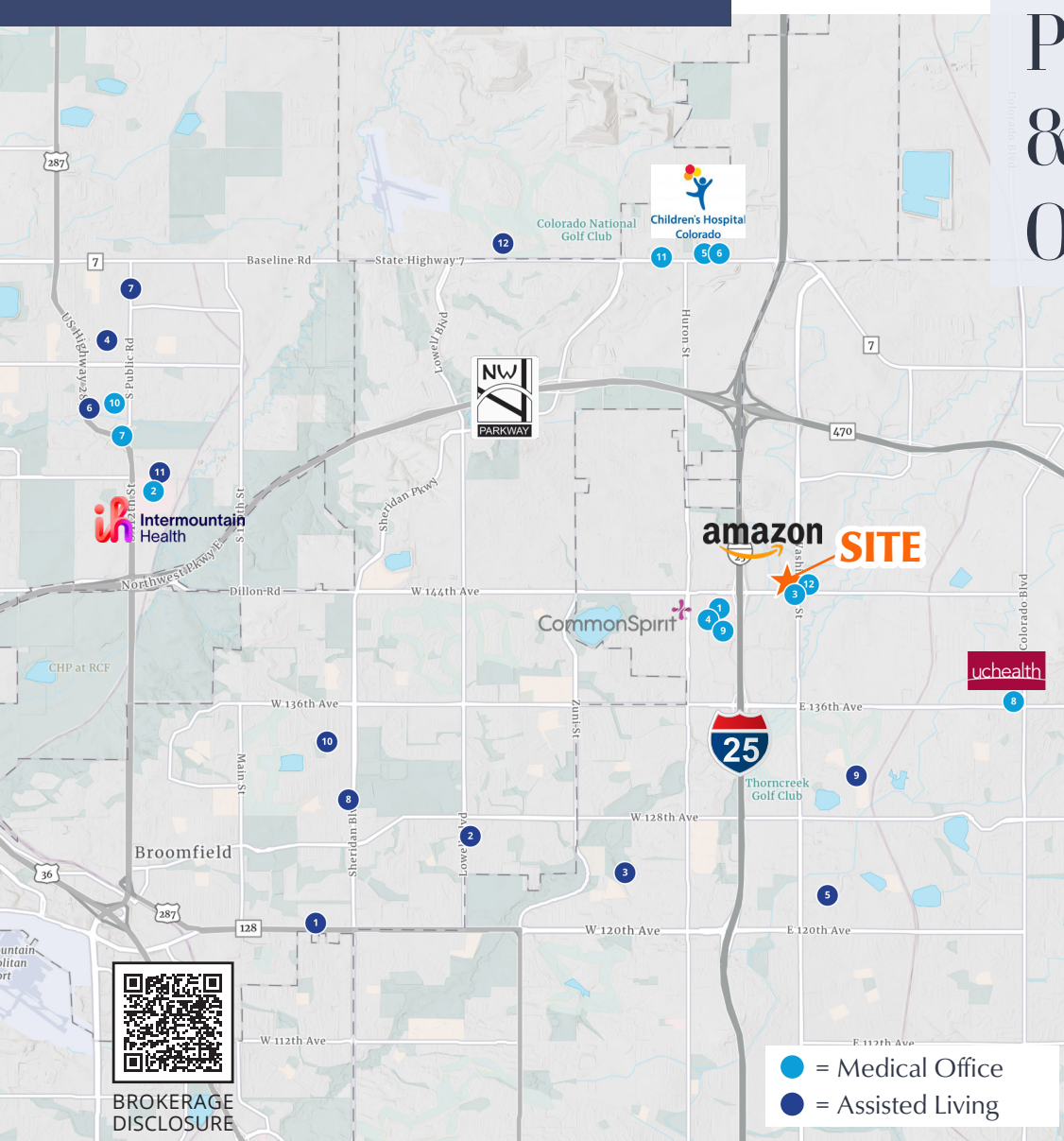
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