



FOR LEASE

# Grant Square

10351 Grant Street | Thornton, Colorado 80229



## Retail Space Available

**Unit 8: 1,300 SF**

**Lease Rate: \$16.00/SF NNN**  
**NNN: \$9.73/SF**

- Excellent Corner Visibility on 104th Ave. and Grant St.
- 15,900 SF GLA
- Close proximity to I-25
- Large traffic draw from nearby Sam's Club and Walmart Supercenter along with many other national retailers

**Blake Kahlich**

M: 303 319 9079

blake@primesqft.com





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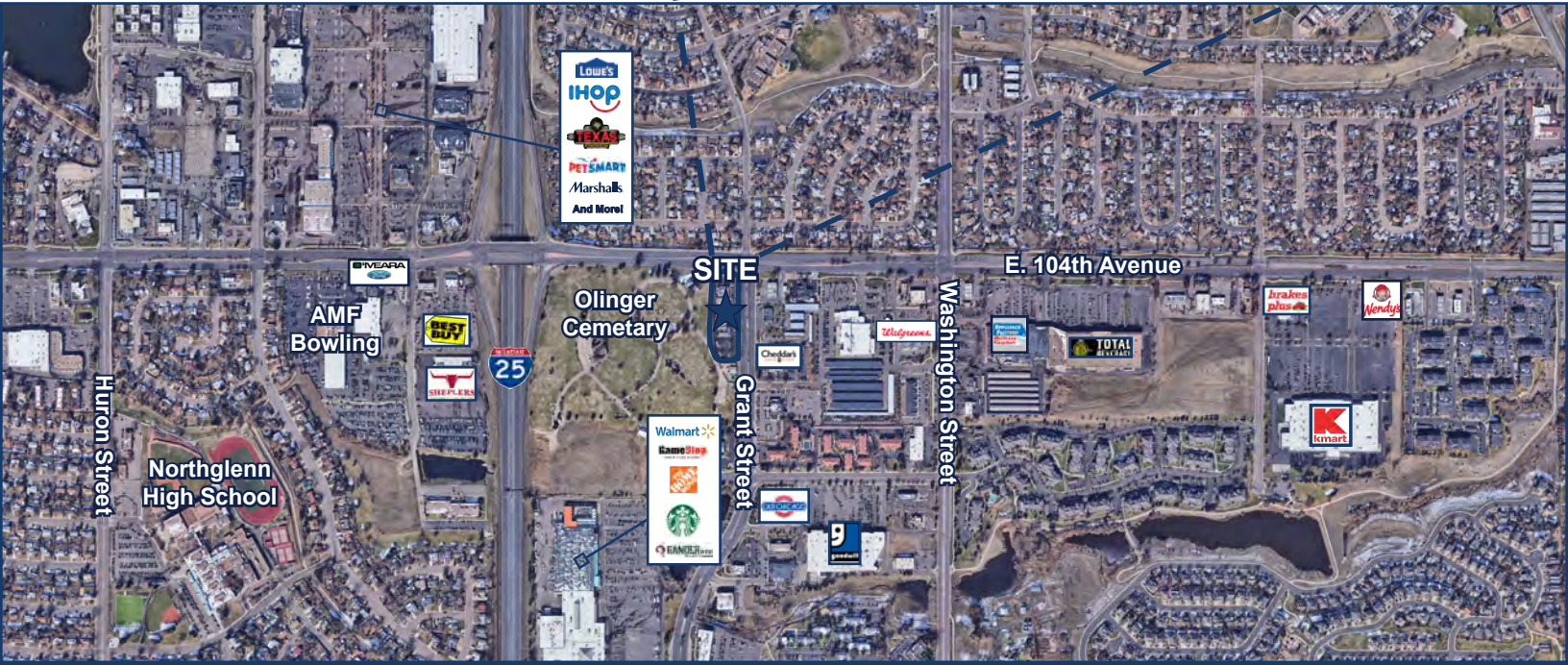
10351 Grant Street, Unit 2 | Thornton, Colorado 80229

## Demographics

	2 Mile	5 Miles
Population	79,080	307,762
Households	29,571	121,307

## Traffic Counts

Grant Street/E. 104th Avenue:	21,803 VPD
E. 104th Street/ Grant Street:	53,462 VPD



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**PRIME MANAGEMENT LLC**  
 1888 Sherman Street, Suite 500  
 Denver, Colorado 80203  
 primesqft.com