



# LARGE THORNTON PAD SITE

## JOIN TOP NATIONAL RETAILERS

**NEC of E 104th Avenue & Birch Street | Thornton, CO 80233**  
**2.79 Acres | Divisible (.5 - 2.79 acres) | \$1,350,000**

One of the last remaining developable pads at the northeast corner of E. 104th Avenue and Birch Street. The property features strong visibility, full-movement access, and immediate adjacency to established national retailers including Safeway, Walgreens, Popeyes, and Chase Bank. Supported by high traffic counts and strong household incomes, the site is well positioned for a wide range of retail and service uses, providing investors a rare opportunity to acquire infill land in a fully built-out, high-performing trade area.



Demographics & Community	1 Mile	5 Miles	10 Miles
2024 Population Estimate	16,638	266,775	832,945
2029 Population Projection	17,167	276,208	859,858
Growth 2024-2029	3.18%	3.54%	3.23%
Median Age	34.3	35.4	36.5

Average household income: \$111,000+

Full-movement access

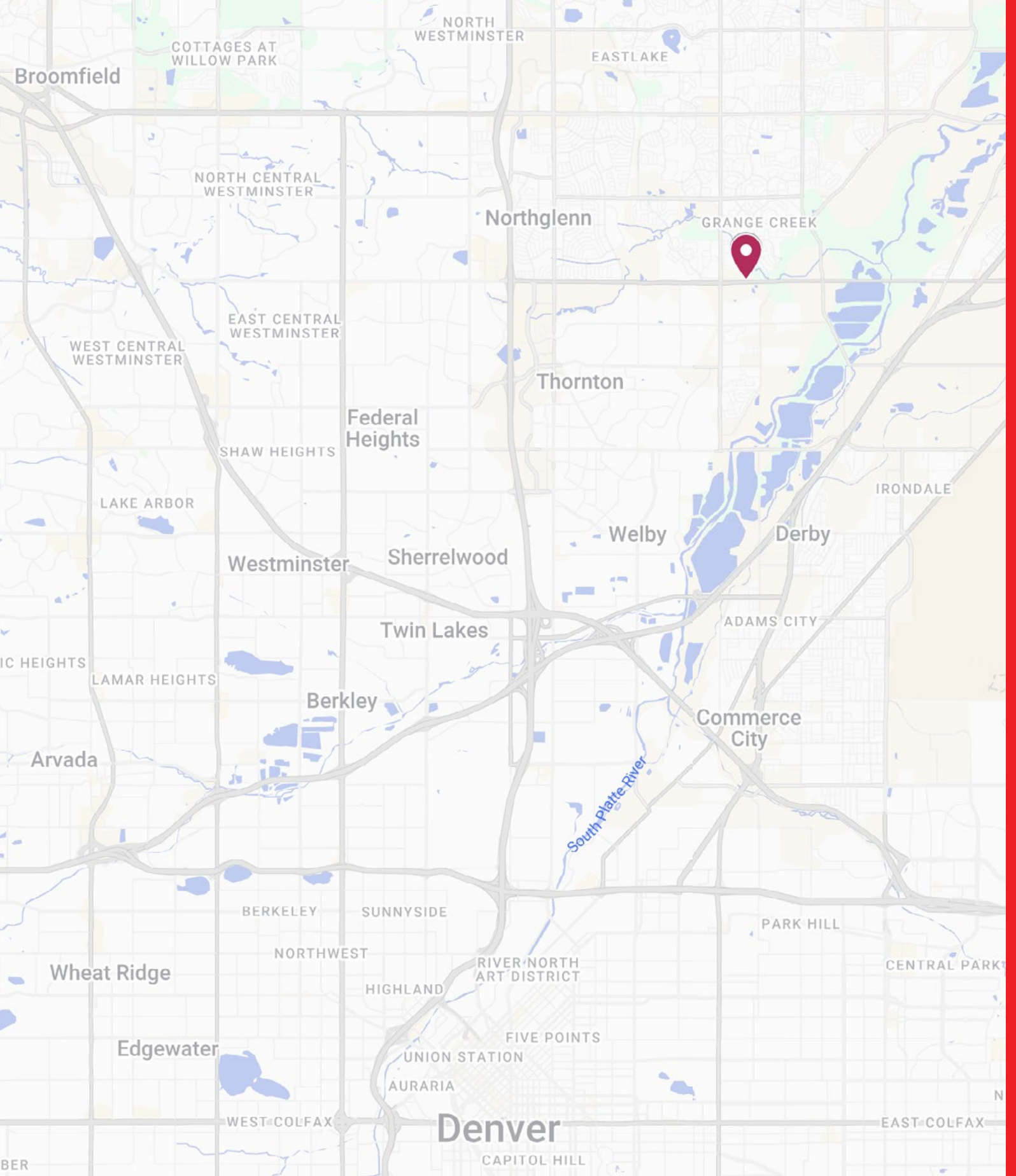
Flexible size: ÷ 0.50 to 2.79 Acres

Zoning: [General Commercial District \(GC\)](#)

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