



ANCHOR BOX AVAILABLE

IN HIGHLY SUCCESSFUL RETAIL CENTER

64,080 SF SPACE AVAILABLE WITH SPLIT OPTIONS

THORNTON TOWN CENTER • 10001 GRANT ST, THORNTON, CO 80229

JOIN THORNTON TOWN CENTER WITH CO-TENANTS INCLUDING:



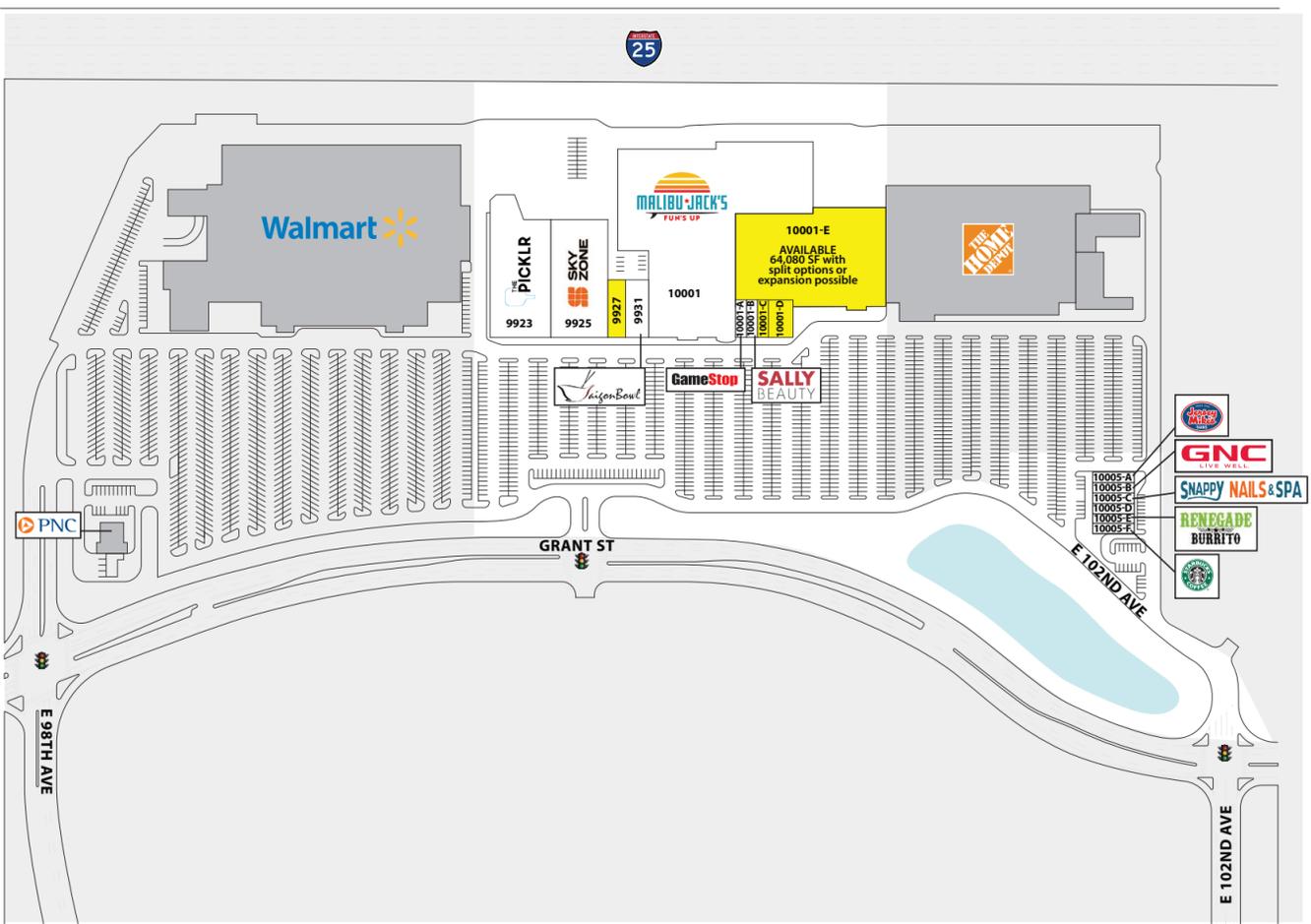
2024 Demographics

	1 MILES	3 MILES	5 MILES
Est. Population	12,078	167,752	341,738
Est. Households	4,271	60,923	123,856
Est. HH Income	\$90,542	\$85,959	\$95,520

- Great visibility from I-25
- Anchor Boxes Available with Split (20K +/- SF or Expansion Opportunities (70K +/- SF)
- Pylon Signage Opportunities

Traffic Counts

Grant St and E 102nd Ave S	7,312 VPD
Grant St at light	19,421 VPD
I-25	189,217 VPD
Thornton Pkwy east of I-25	35,724 VPD
104th Avenue east of I-25	47,849 VPD



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