



Grant Row Lofts

Retail Space for Lease

14251 Grant Street
Thornton, CO 80023

Ian Elfner
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In partnership with:



Grant Row Lofts - Thornton

14251 Grant Street

1,233 SF - 14,564 SF | [Contact Broker for Lease Rates](#)

North building total square footage: 14,564 SF

South building total square footage: 12,772 SF

Position your business in one of north metro Denver's most dynamic retail trade areas. Located just south of The Grove Shopping Center and immediately off I-25 and 144th Avenue, this newly constructed mixed-use project offers flexible ground-level suite options, strong visibility, and access to a growing, high-income customer base.

Flexible suite sizes: From 1,233 SF to 14,564 SF, divisible to fit tenant needs.

Strategic location: Southeast corner of I-25 & 144th Avenue — one of the region's busiest retail corridors.

Proximity to major anchors: Adjacent to The Grove, Denver Premium Outlets, vvand Cabela's.

Outstanding visibility & access: Multiple access points via Grove Avenue & Grant Street.

High-income demographics: 1-mile average household income exceeding \$148,000. Strong daytime population: Surrounded by office, industrial, and residential growth.



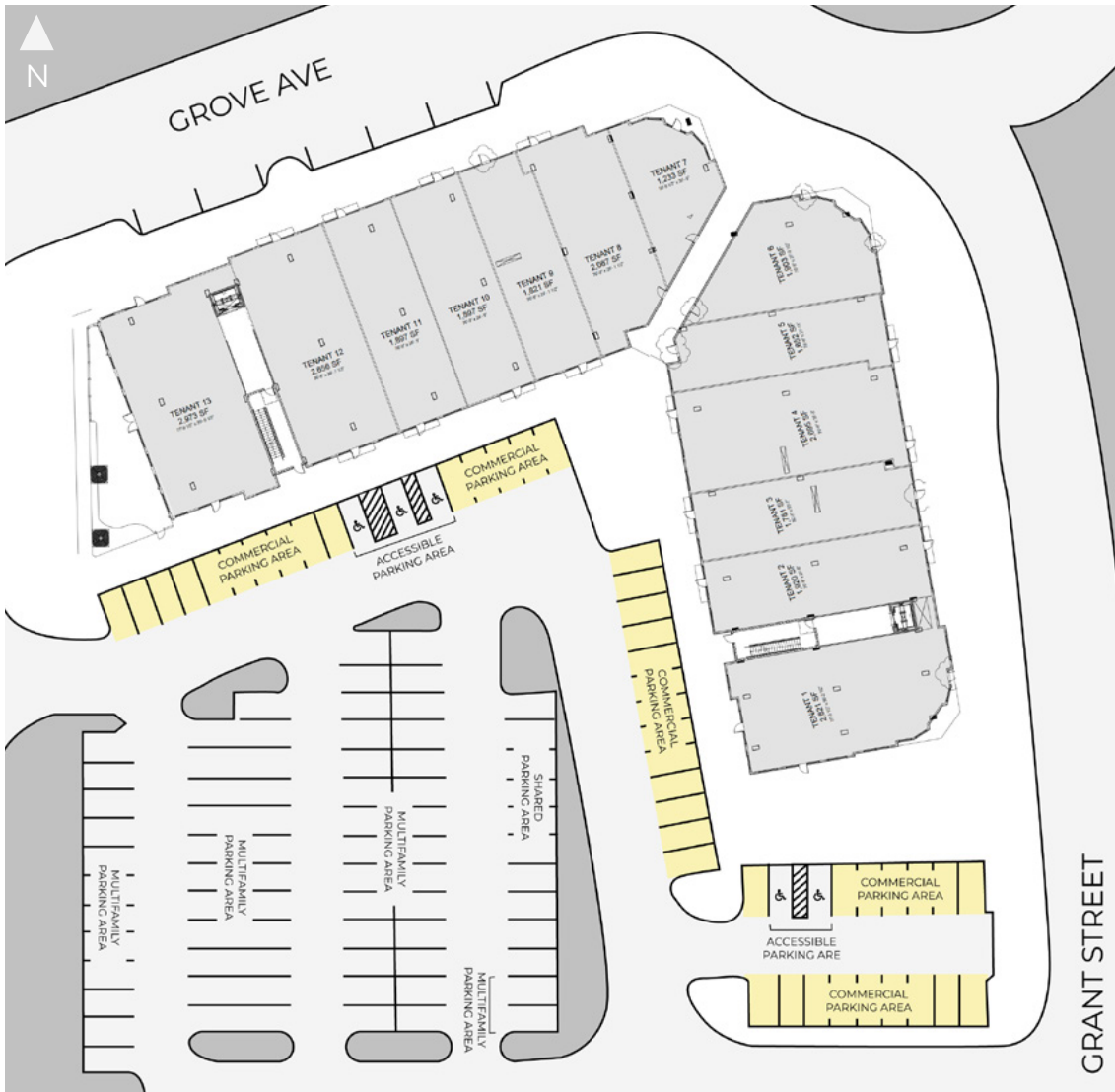
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CONCEPTUAL DEMISING PLAN



This new-construction building is designed for modern retail. The spaces feature open layouts and ample natural light, providing a clean canvas grey shell for a variety of business concepts. The interiors are flexible and can be configured to meet a tenant's specific needs.

County :	Adams
Year Built:	2024
Zoning:	PD
Building Class:	A

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IMPACT COMMERCIAL
 REAL ESTATE
THE GARRETT COMPANIES

14251 Grant Street

PHOTOS



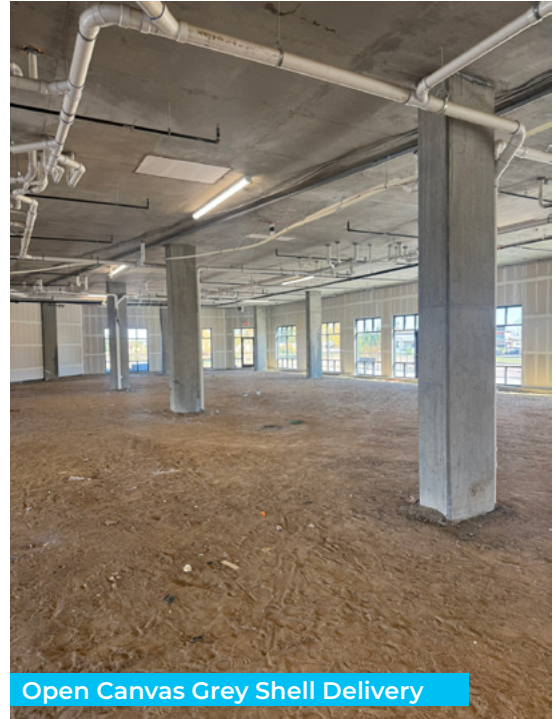
West Outdoor Patio



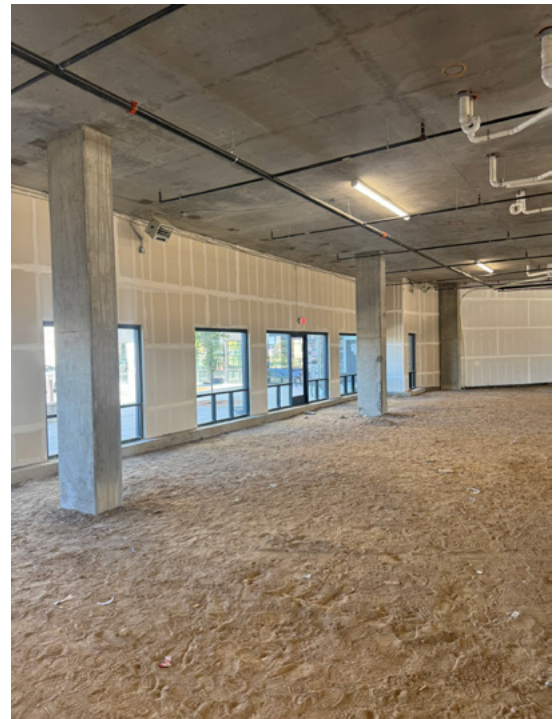
North Rear Facade



Northeast Rear Facade



Open Canvas Grey Shell Delivery



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