



Land FOR SALE

THORNTON, CO 80260

FOR SALE

**792-796 W Switzer
Lane**

MICHAEL MARTIN

Managing Director

mjmartin@cherrycreekcommercial.com

EA40006749, Colorado



TABLE OF CONTENTS

MICHAEL MARTIN

MANAGING DIRECTOR

C: (303) 808-8951

mjmartin@cherrycreekcommercial.c

EA40006749, Colorado

| | |
|-----------------------|----|
| Disclaimer | 3 |
| Aerial Map | 4 |
| Property Summary | 5 |
| Property Description | 6 |
| Property Photos | 7 |
| assessor plat map | 9 |
| Location Maps | 10 |
| Regional Map | 11 |
| Business Map | 12 |
| Demographics | 13 |
| Detailed Demographics | 14 |
| Sale Comparables | 16 |
| Professional Bio | 20 |
| Recent Transactions | 21 |

All materials and information received or derived from Cherry Creek Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Cherry Creek Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Cherry Creek Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

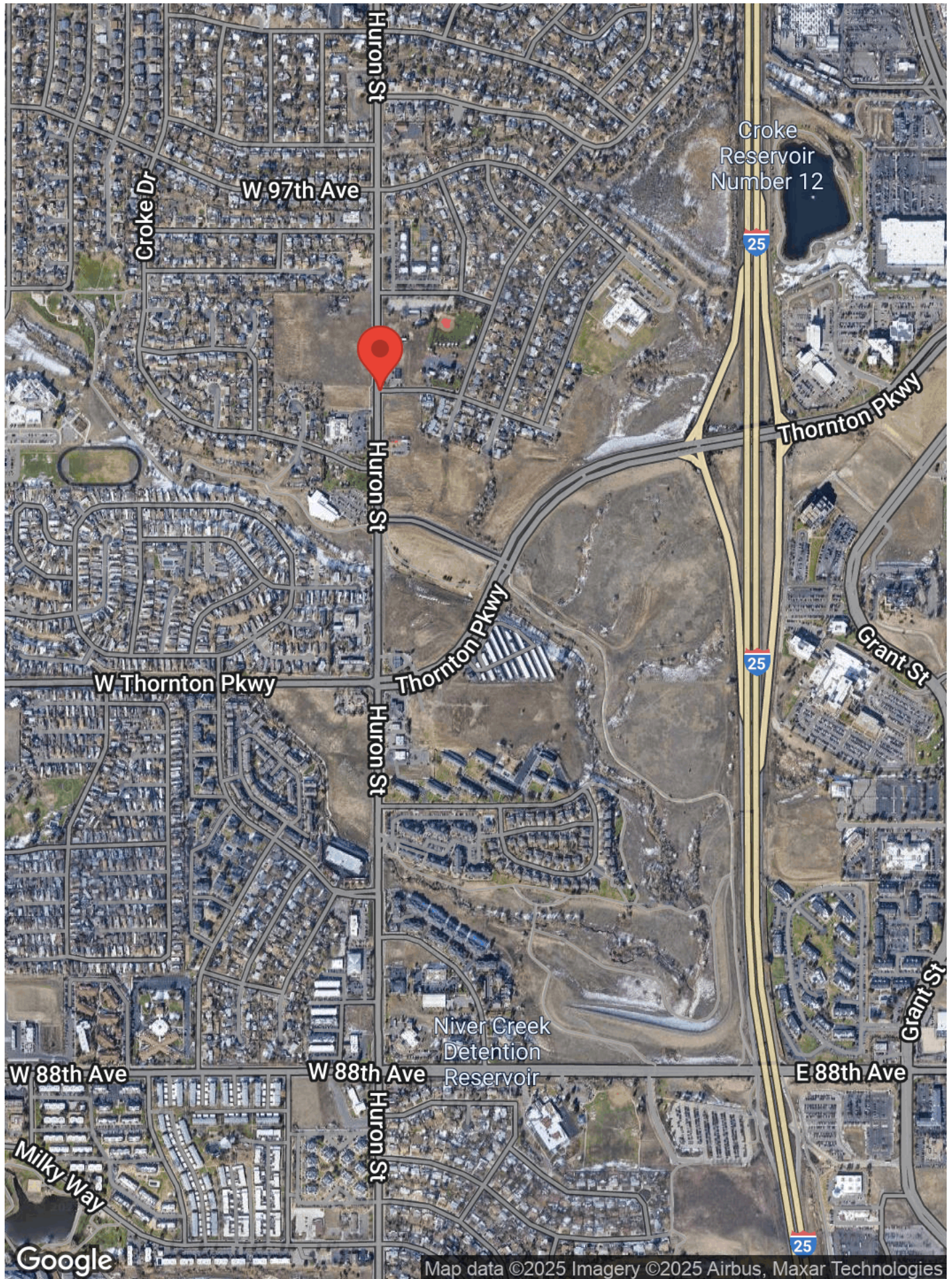
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Cherry Creek Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Cherry Creek Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Cherry Creek Commercial in compliance with all applicable fair housing and equal opportunity laws.

AERIAL MAP

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

04



PROPERTY SUMMARY

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

05



Property Summary

| | |
|-----------|-----------------------------------|
| Lot Size: | 0.84 Acres |
| Price: | \$395,000 |
| Zoning: | NS-Neighborhood Service Distri |

Property Overview

These two commercially-zoned parcels at the southeast corner of North Huron Street and south side of Switzer Lane have many potential uses. Potential assemblage with surrounding sites to the south. Commercial water taps available per City of Thornton. Restrictions or limited availability of residential water taps.

Location Overview

The location on the east side of North Huron Street and south side of Switzer Lane is literally minutes to I-25, Highway 36, Downtown Denver, Northglenn and Thornton and Westminster shops, restaurants and entertainment. Located near local restaurants and shopping including Northglenn Town Center, Denver Premium Outlets, and much more. Medical uses lie to the west, a convenience store to the north, retail store to the south, and residential single-family to the east.



Site and Uses-Zoning Overview

This commercially-zoned parcel on the east side of North Huron Street and south side of Switzer Lane has many potential uses. The NS-Neighborhood Service zoning per Thornton purpose "The Neighborhood Service District is intended to meet the need for small-scale commercial development to serve the convenience shopping and office needs of nearby residents". The intention appears to be for retail-commercial uses, not residential nor industrial, but see Thornton City Planning to determine exact allowed uses. Churches, day care facilities, schools, nursing homes (and assisted living), banks, offices, medical clinic, general retail, private clubs, animal clinic without outside run, bar/lounge/tavern, dry cleaning/laundry, personal services, restaurants, and some temporary uses all appear permitted or special uses by review.

PROPERTY PHOTOS

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

07

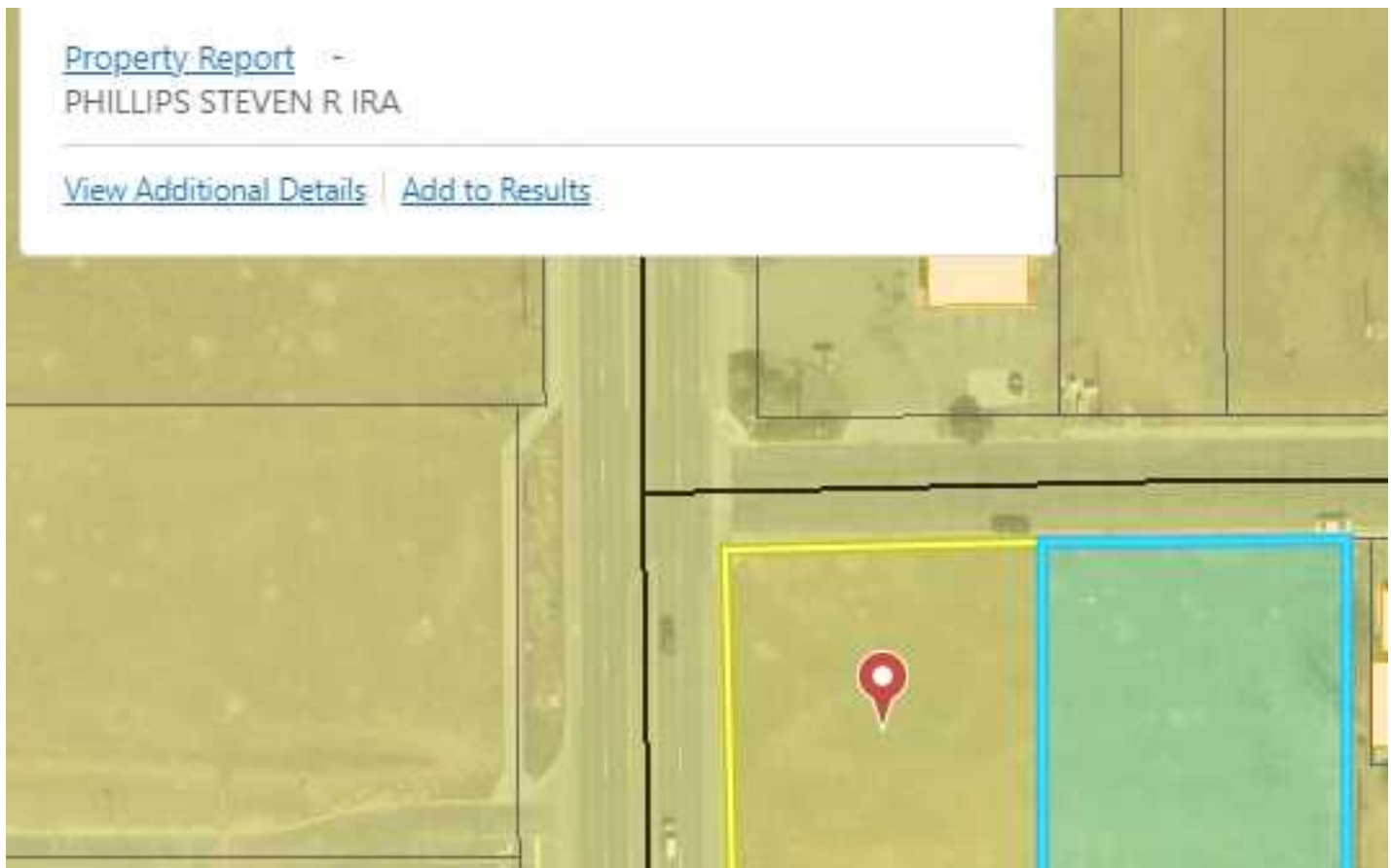
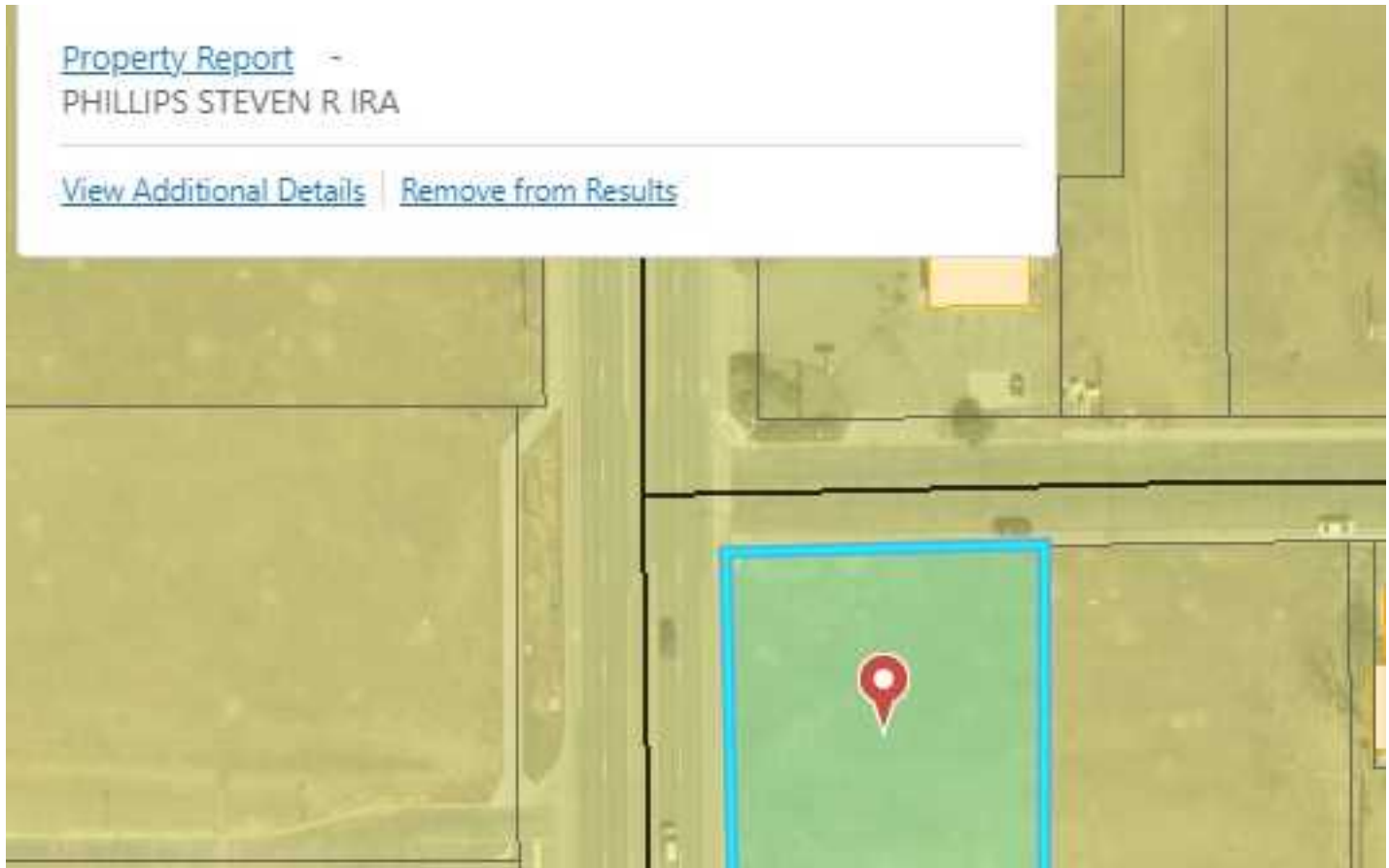


PROPERTY PHOTOS

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

08

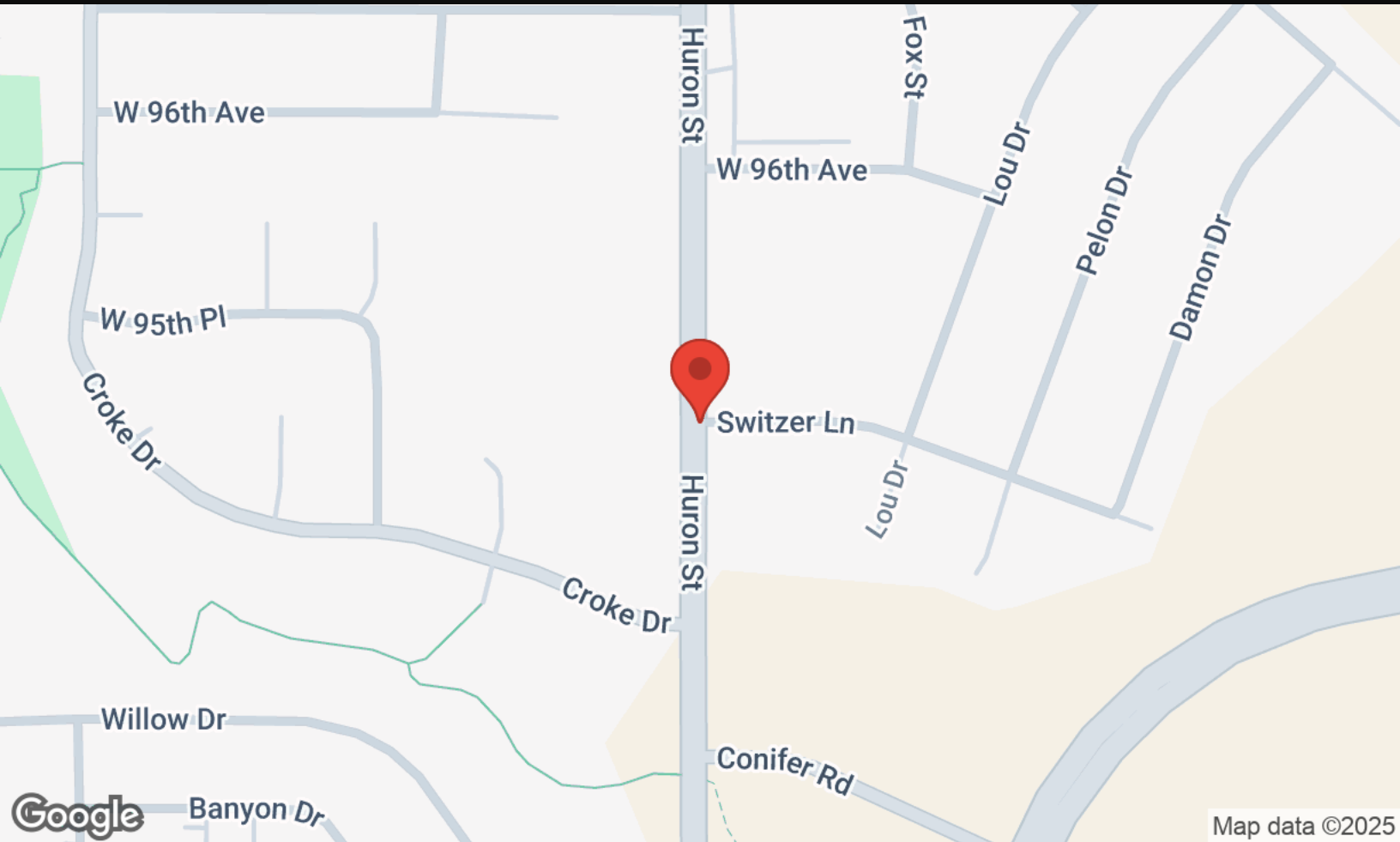




LOCATION MAPS

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

10

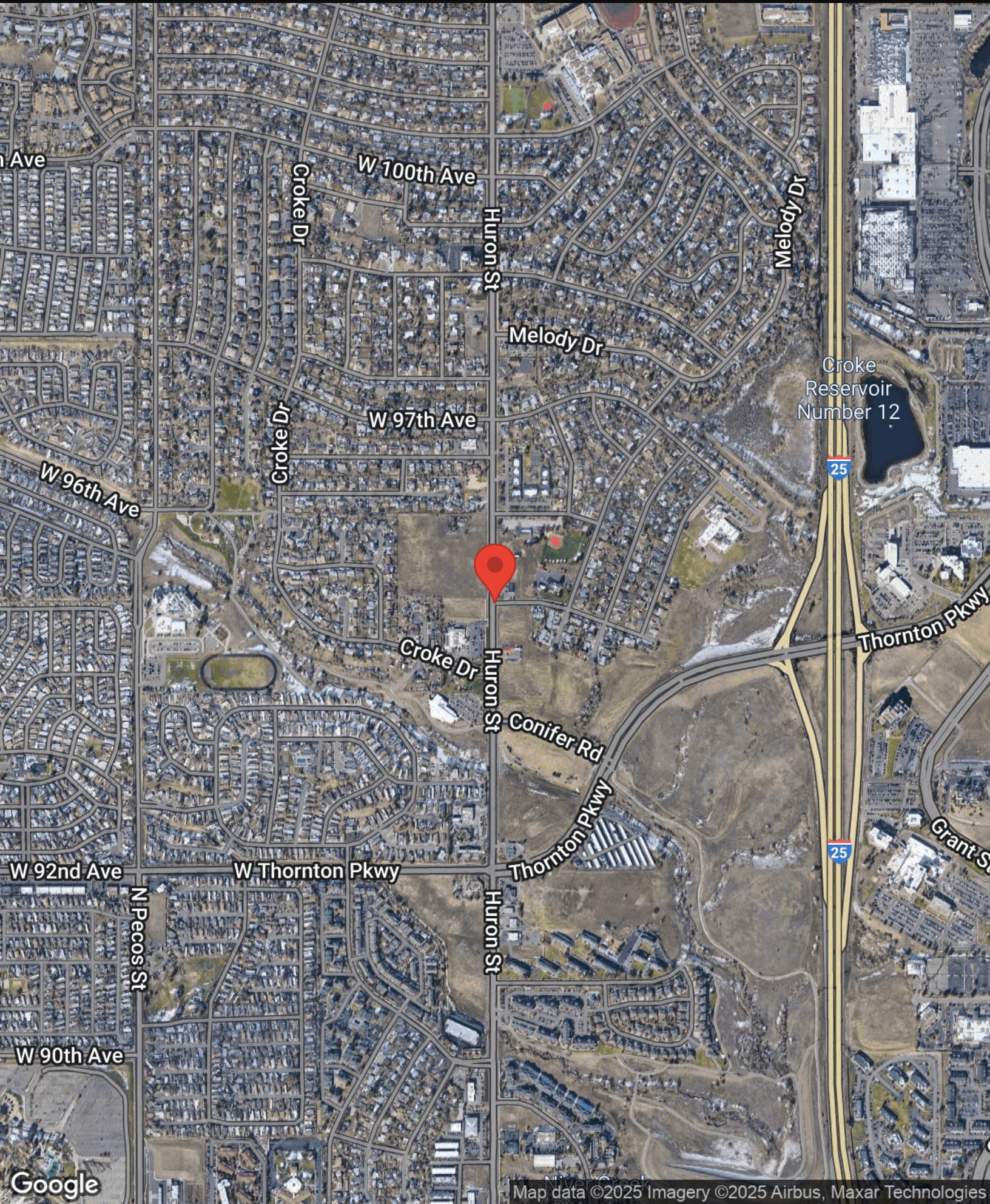


REGIONAL MAP

792-796 W Switzer Lane

796 Switzer Lane | Thornton, CO 80260

11



BUSINESS MAP

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

12



Thornton Fire Department Station 2



National Jewish Health Northern Hematology-Oncology

Quality Awning

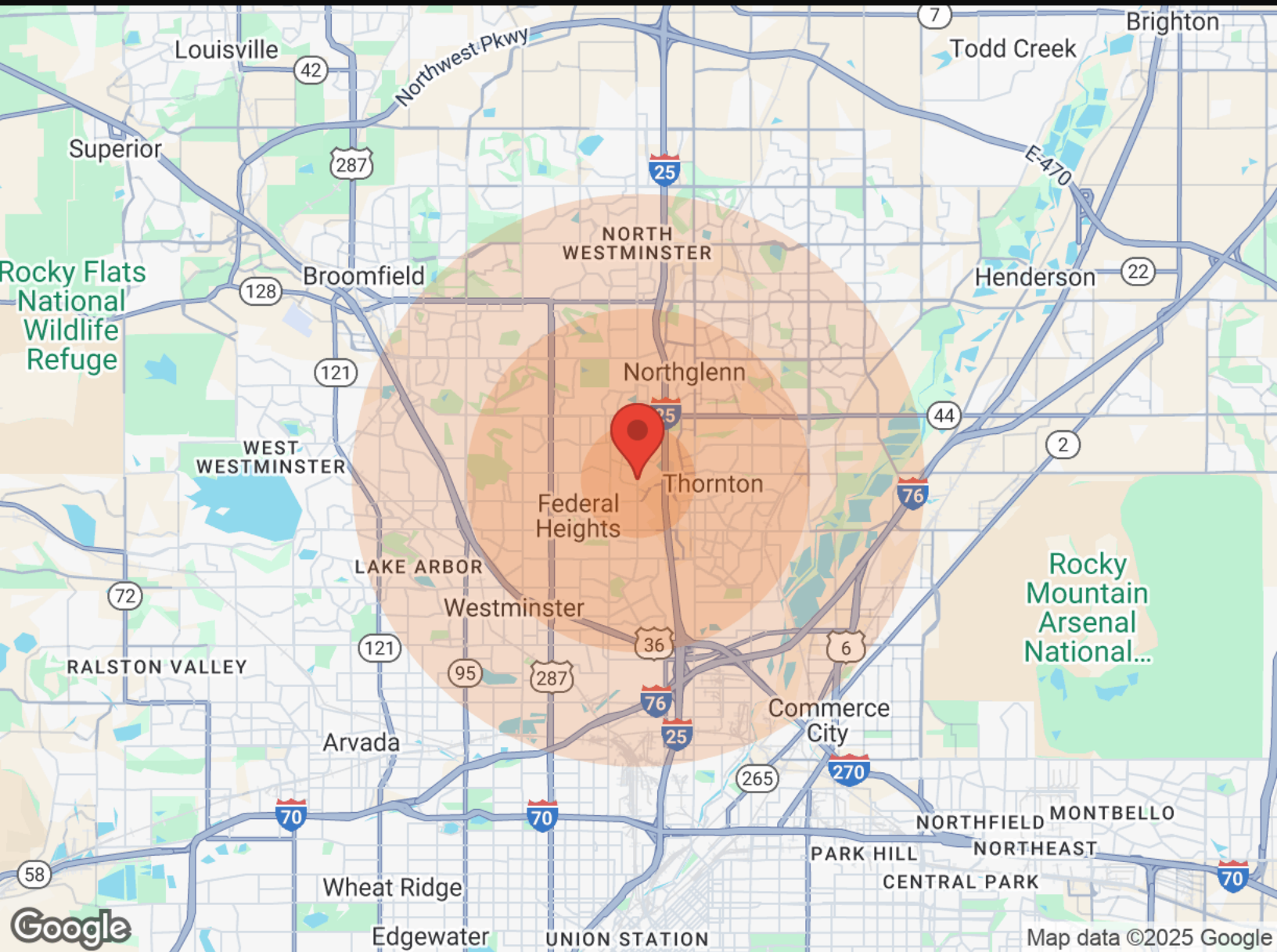


Anythink Huron Street

DEMOGRAPHICS

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

13



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 9,848 | 84,588 | 166,508 |
| Female | 9,458 | 85,024 | 167,452 |
| Total Population | 19,306 | 169,612 | 333,960 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 4,927 | 40,281 | 76,071 |
| Ages 15-24 | 2,638 | 22,372 | 44,421 |
| Ages 25-54 | 7,772 | 68,711 | 135,260 |
| Ages 55-64 | 1,742 | 17,782 | 37,235 |
| Ages 65+ | 2,227 | 20,466 | 40,973 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 13,431 | 125,614 | 261,688 |
| Black | 237 | 1,820 | 3,045 |
| Am In/AK Nat | 102 | 902 | 1,377 |
| Hawaiian | 1 | 18 | 28 |
| Hispanic | 10,577 | 77,599 | 123,039 |
| Multi-Racial | 10,722 | 74,318 | 117,260 |

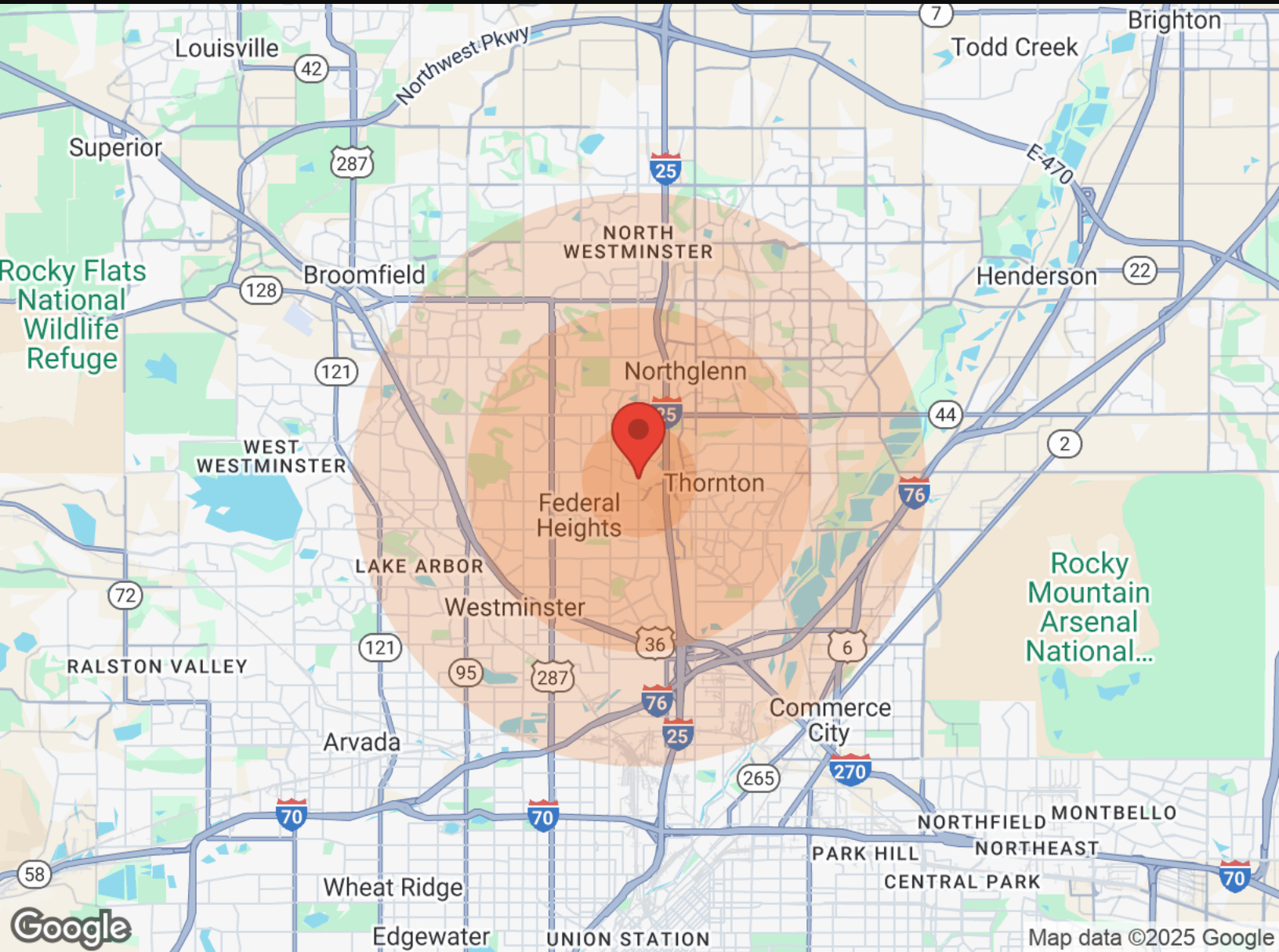
| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$44,060 | \$46,314 | \$51,833 |
| < \$15,000 | 1,162 | 6,618 | 11,389 |
| \$15,000-\$24,999 | 1,279 | 7,642 | 12,664 |
| \$25,000-\$34,999 | 750 | 7,389 | 13,053 |
| \$35,000-\$49,999 | 1,242 | 10,567 | 19,540 |
| \$50,000-\$74,999 | 1,600 | 13,744 | 26,696 |
| \$75,000-\$99,999 | 649 | 7,695 | 17,169 |
| \$100,000-\$149,999 | 406 | 5,707 | 15,920 |
| \$150,000-\$199,999 | 45 | 1,449 | 4,417 |
| > \$200,000 | 9 | 1,023 | 2,430 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 7,925 | 67,724 | 133,275 |
| Occupied | 7,434 | 63,899 | 126,443 |
| Owner Occupied | 4,145 | 38,436 | 79,884 |
| Renter Occupied | 3,289 | 25,463 | 46,559 |
| Vacant | 491 | 3,825 | 6,832 |

DETAILED DEMOGRAPHICS

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

14

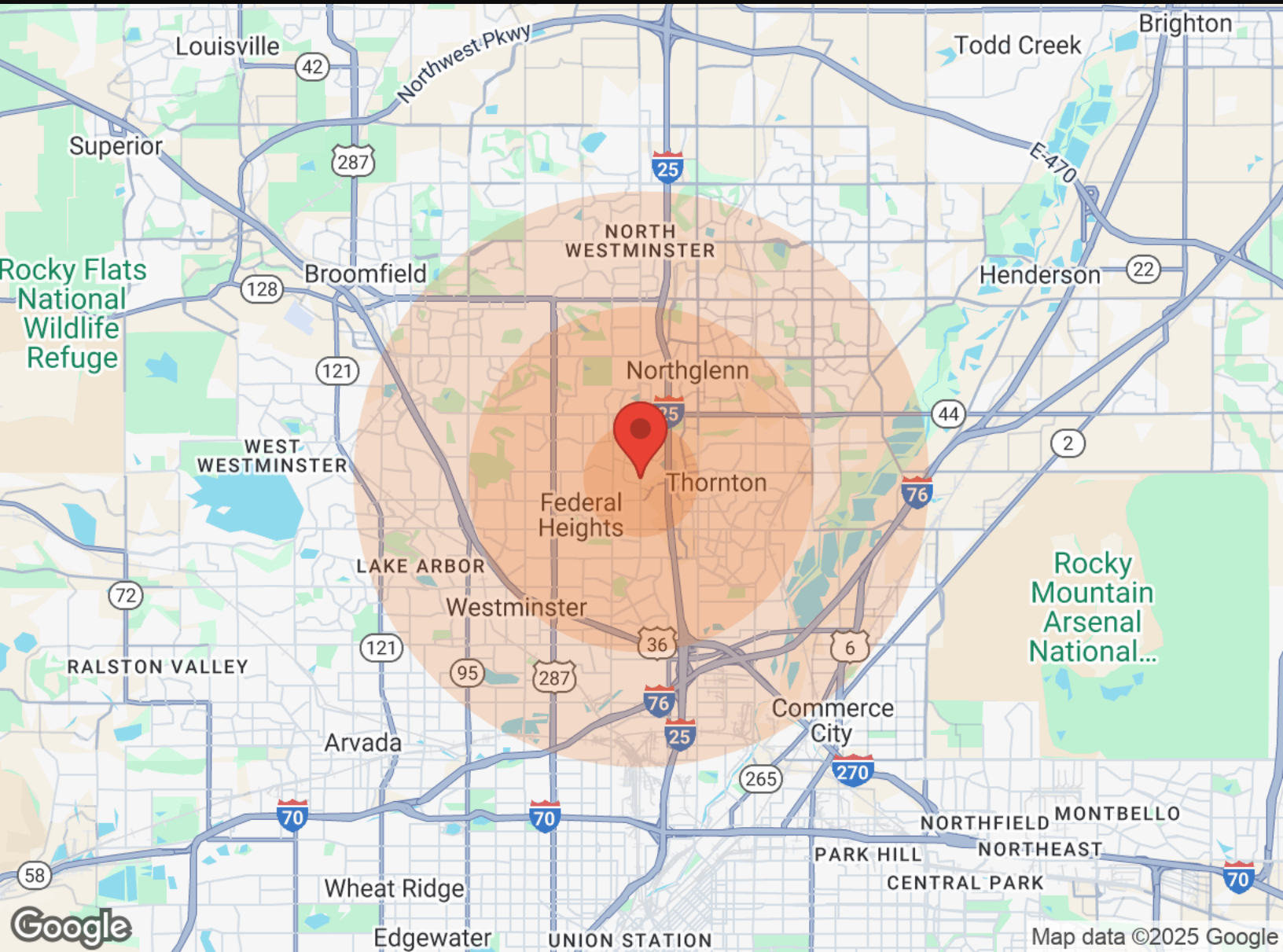


| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 9,848 | 84,588 | 166,508 |
| Female | 9,458 | 85,024 | 167,452 |
| Total Population | 19,306 | 169,612 | 333,960 |
| Housing | 1 Mile | 3 Miles | 5 Miles |
| Total Units | 7,925 | 67,724 | 133,275 |
| Occupied | 7,434 | 63,899 | 126,443 |
| Owner Occupied | 4,145 | 38,436 | 79,884 |
| Renter Occupied | 3,289 | 25,463 | 46,559 |
| Vacant | 491 | 3,825 | 6,832 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| White | 13,431 | 125,614 | 261,688 |
| Black | 237 | 1,820 | 3,045 |
| Am In/AK Nat | 102 | 902 | 1,377 |
| Hawaiian | 1 | 18 | 28 |
| Hispanic | 10,577 | 77,599 | 123,039 |
| Multi-Racial | 10,722 | 74,318 | 117,260 |

DETAILED DEMOGRAPHICS

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

15



| Age | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|---------------------|----------|----------|----------|
| Ages 0-4 | 1,608 | 12,991 | 23,850 | Median | \$44,060 | \$46,314 | \$51,833 |
| Ages 5-9 | 1,794 | 14,732 | 27,778 | < \$10,000 | 608 | 3,541 | 6,092 |
| Ages 10-14 | 1,525 | 12,558 | 24,443 | \$10,000-\$14,999 | 554 | 3,077 | 5,297 |
| Ages 15-19 | 1,323 | 11,228 | 22,432 | \$15,000-\$19,999 | 774 | 3,584 | 6,089 |
| Ages 20-24 | 1,315 | 11,144 | 21,989 | \$20,000-\$24,999 | 505 | 4,058 | 6,575 |
| Ages 25-29 | 1,349 | 11,291 | 21,860 | \$25,000-\$29,999 | 336 | 3,474 | 6,094 |
| Ages 30-34 | 1,357 | 11,418 | 21,965 | \$30,000-\$34,999 | 414 | 3,915 | 6,959 |
| Ages 35-39 | 1,378 | 11,597 | 22,442 | \$35,000-\$39,999 | 434 | 3,564 | 6,479 |
| Ages 40-44 | 1,311 | 11,736 | 23,107 | \$40,000-\$44,999 | 407 | 3,859 | 6,933 |
| Ages 45-49 | 1,267 | 11,821 | 23,632 | \$45,000-\$49,999 | 401 | 3,144 | 6,128 |
| Ages 50-54 | 1,110 | 10,848 | 22,254 | \$50,000-\$60,000 | 586 | 6,194 | 11,646 |
| Ages 55-59 | 941 | 9,649 | 20,204 | \$60,000-\$74,000 | 1,014 | 7,550 | 15,050 |
| Ages 60-64 | 801 | 8,133 | 17,031 | \$75,000-\$99,999 | 649 | 7,695 | 17,169 |
| Ages 65-69 | 657 | 6,449 | 13,430 | \$100,000-\$124,999 | 283 | 3,917 | 10,715 |
| Ages 70-74 | 508 | 4,934 | 9,968 | \$125,000-\$149,999 | 123 | 1,790 | 5,205 |
| Ages 74-79 | 373 | 3,573 | 7,026 | \$150,000-\$199,999 | 45 | 1,449 | 4,417 |
| Ages 80-84 | 275 | 2,415 | 4,576 | > \$200,000 | 9 | 1,023 | 2,430 |
| Ages 85+ | 414 | 3,095 | 5,973 | | | | |

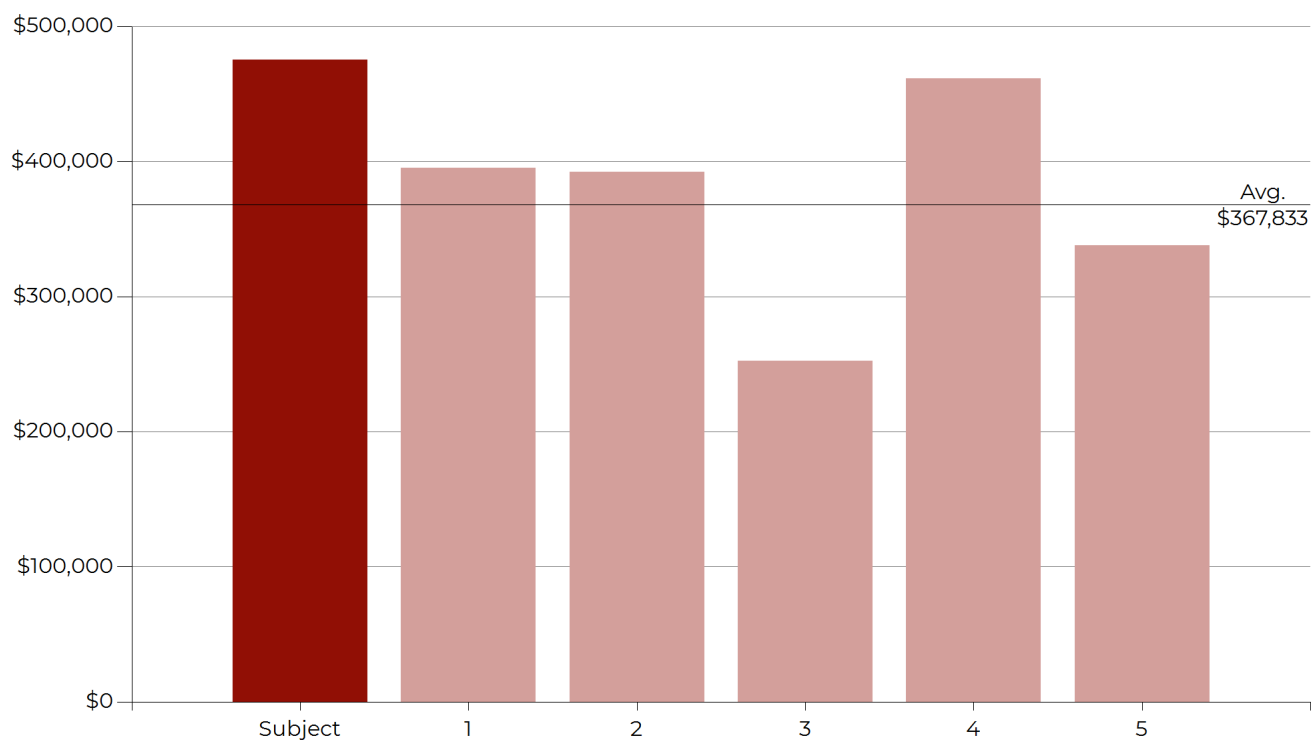
SALE COMPARABLES

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

Price per SF



Price per Acre



SALE COMPARABLES

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

17

S



| | |
|------------|-----------|
| Sale Price | \$399,000 |
| Acres | 0.840 |
| Price/Acre | \$475,000 |

792-796 W Switzer Lane

796 Switzer Lane, Thornton, CO 80260

1



| | |
|-------------|-----------|
| Sale Price | \$63,500 |
| Lot Size | 7,000 |
| Price/SF | \$9.07 |
| Sale Date | 9/30/2022 |
| Days-On-Mkt | 116 |

residential lot

8977 Cypress Drive, Thornton, CO 80229

Notes

Adams County Schedule #R0054586. Electric, gas, water and sewer TAPS are NOT at the property but available (Call the City of Thornton for details). Lot 11 is the first lot closest to the last house on Cypress. Original asking price was \$89,000.

2



| | |
|------------|------------|
| Sale Price | \$63,000 |
| Lot Size | 7,000 |
| Price/SF | \$9.00 |
| Sale Date | 10/21/2022 |

residential lot

8997 Cypress Drive, Thornton, CO 80229

Notes

Listing ID: 9927021 original asking price \$75,000 Adams County Schedule Number R0054586. Zoning change to multi-family 3 Duplex 6 sides, asking price was \$66,000.

SALE COMPARABLES

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

18

3



| | |
|-------------|-----------|
| Sale Price | \$255,000 |
| Lot Size | 43,996 |
| Price/SF | \$5.80 |
| Sale Date | 5/9/2022 |
| Days-On-Mkt | 75 |

vacant commercial land

900 Milky Way, Thornton, CO 80260

Notes

364 feet frontage on Milky Way. CR Zoning Thornton

4



| | |
|-------------|-----------|
| Sale Price | \$900,000 |
| Lot Size | 84,942 |
| Price/SF | \$10.60 |
| Sale Date | 2/2/2024 |
| Days-On-Mkt | 999 |

proposed Panda Express

8441 Washington Street, Thornton, CO 80229

Notes

proposed Panda Express Thornton planning #PLDP202200131, asking price was \$1M for the land

5



| | |
|------------|-----------|
| Sale Price | \$365,000 |
| Acres | 1.080 |
| Price/Acre | \$337,963 |
| Sale Date | 9/20/2024 |

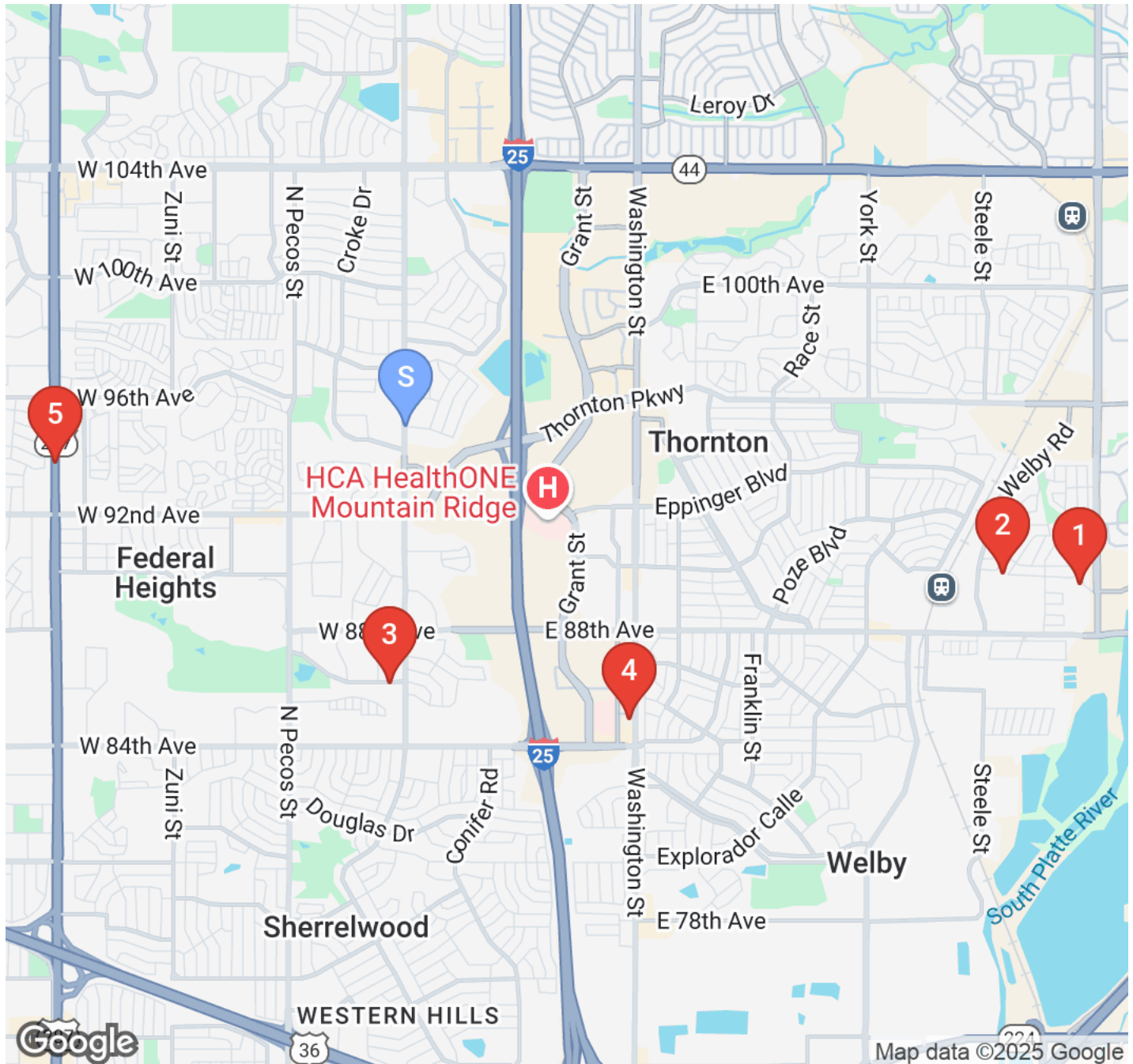
9378 N Federal Blvd land

9378 North Federal Boulevard, Westminster, CO 80260

SALE COMPARABLES

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

19



S 792-796 W Switzer Lane
796 Switzer Lane
Thornton, CO, 80260
\$399,000

3 vacant commercial land
900 Milky Way
Thornton, CO, 80260
\$255,000

1 residential lot
8977 Cypress Drive
Thornton, CO, 80229
\$63,500

4 proposed Panda Express
8441 Washington Street
Thornton, CO, 80229
\$900,000

2 residential lot
8977 Cypress Drive
Thornton, CO, 80229
\$63,000

5 9378 N Federal Blvd land
9378 North Federal
Westminster, CO, 80260
\$365,000



MICHAEL MARTIN

Managing Director
C: (303) 808-8951
mjmartin@cherrycreekcommercial.com
EA40006749, Colorado

Cherry Creek Commercial
250 Fillmore Street, Suite 150 Denver, CO 80206

Mike Martin has 38 years total real estate experience. Mike started his own brokerage firm, Cherry Creek Commercial, in 2016. Mike was an MAI commercial appraiser for 25 years before doing his first commercial brokerage transaction in 2009. Mike has completed over \$60M in commercial real estate sales, leases and buyer representations, in nearly all commercial property types, including industrial, office, flex, retail, multifamily, senior housing, hotel, restaurant, and land transactions.

RECENT TRANSACTIONS

792-796 W Switzer Lane
796 Switzer Lane | Thornton, CO 80260

21

| | | |
|---------------------------|-----------------|-----------|
| Land | Sale Price: | \$290,000 |
| 9900 West Stanford Avenue | Cap Rate: | N/A |
| Denver, CO | Price per Unit: | \$0 |
| 0 Units | | |



| | | |
|---------------------------|----------------|--------------|
| Health Care | Sale Price: | \$15,250,000 |
| 13501 North Bryant Avenue | Cap Rate: | N/A |
| Oklahoma City, OK | Price per RSF: | \$179.33 |
| 85,041 RSF | Year Built: | 2014 |



| | | |
|--------------------------|-----------------|-------------|
| Land | Sale Price: | \$2,330,500 |
| 22620 East Quincy Avenue | Cap Rate: | N/A |
| Aurora, CO | Price per Unit: | \$13,709 |
| 170 Units | Year Built: | 2022 |



| | | |
|----------------------------|----------------|-------------|
| Health Care | Sale Price: | \$2,000,000 |
| 9495 and 9515 W. 49th Ave. | Cap Rate: | N/A |
| Wheat Ridge, CO | Price per RSF: | \$218.05 |
| 9,172 RSF | Year Built: | 2000 |



| | | |
|----------------------------|----------------|-----------|
| Health Care | Sale Price: | \$960,000 |
| 6875 North Windview Circle | Cap Rate: | 11.00% |
| Parker, CO | Price per RSF: | \$216.17 |
| 4,441 RSF | Year Built: | 1973 |

