

8850

HURON STREET
THORNTON, CO 80260

\$349,000 ~~\$449,000~~

SALE PRICE

54,667 SF

LAND SF



PRICE REDUCTION
LARGE DEVELOPMENT LOT



SITE

MIXED USE ZONING
POSSIBLE DRIVE THROUGH
MEMORY CARE DRAWINGS

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Unique Properties, Inc

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THE OFFERING



The Lippitt / Herman team is pleased to present the opportunity to purchase a 1.25-acre property at 8850 Huron St is situated in the City of Thornton. Its current zoning supports a variety of uses, including retail, office, car washes, restaurants, drive-through opportunities and congregate care facilities. The comprehensive plan designates this area as an Employment Center, aligning with its retail/commercial zoning and offering long-term development opportunities for the local community. With nearby residential developments, there is potential for rezoning to accommodate additional housing needs.

In 2021, the City of Thornton approved a site plan for a 32-bed Assisted Living and Memory Care facility. During the same year, approvals were granted for civil, architectural, and structural plans for a single-story, ranch-style building equipped with fire sprinklers. This design included a common fire wall dividing the Assisted Living and Memory Care areas, allowing for two distinct addresses and independent retail spaces. Although the 2021 permits have expired, we anticipate only minimal review and updates by the City of Thornton for any necessary code changes. The site is served by the Niver Creek master storm-water system to the north, with capacity calculations confirming it is sufficient for this development. All additional site work, including retaining walls, gas and electric design, and communication relocations, has been completed and can be provided upon request. Mechanical, electrical, plumbing, sprinkler, and alarm designs are also finalized for the current building setup.

Prospective buyers can either proceed with the existing designs or adapt them for specific commercial or retail uses. The two areas separated by a fire wall can be easily reconfigured for various retail needs. Given the specialized requirements for Assisted Living and Memory Care facilities, more cost effective alternative retail or commercial uses might avoid the need for multiple access points, water looping, and onsite fire hydrants. The property offers a wide range of possibilities for development.

The information contained herein has been obtained by sources that have been deemed reliable. While we have no doubts about the accuracy of the information, we do not accept responsibility for the accuracy and completeness contained herein.

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size (Acres):	1.255 Acres
Price / Acre:	\$278,088
Lot Size (Square Feet):	54,667 SF
Price / PSF:	\$6.38
Zoning:	CR-Community Retail
County	Adams
Taxes:	\$10,032.88 (2024)

PROPERTY OVERVIEW

8850 Huron Street is a 54,667 square foot piece of land located in Thornton, Colorado. The property is well located and sits on the hard corner and allows for great access and visibility. The property is located directly off of two main thoroughfares and provides easy access to the surrounding areas. In 2021, current ownership had a site plan approved for a 32 Bed - Assisted Living and Memory Care facility. Ownership went as far as obtaining permits for their project. While the permits have since expired, there may be a short process to resurrect the opportunity.

PROPERTY HIGHLIGHTS

- Plans Available for 32 Bed Assisted Living and Memory Care Facility.
- Permissive zoning: Retail, Office, Medical, and More! Please call for a list of the allowed uses.
- Large lot for development.
- Well located Mixed Use Land
- Easy access to 84th Avenue and I-25.
- Less than 20 minutes from Downtown Denver

ZONING USES

AGRICULTURAL USES	INSTITUTIONAL/COMMUNITY SERVICE USES
Community Garden	Cemeteries and mausoleums (SUP)
Crop Production	Church
INDUSTRIAL USES	Cultural arts facilities
Heavy equipment operator outdoor training site (SUP)	Day care facility
Mining (SUP)	Hospitals and Sanitariums (SUP)
Well sites or production sites	Limited fundraising events (L)
OFFICE USES	Nursing, convalescent homes and hospices
Financial institution with drive-in window (SUP)	Schools, public and private
Financial institution without drive-in window	LODGING USES
General office	Hotels and Motels campgrounds (SUP)
Medical clinic	TRANSPORTATION USES
RECREATION USES	Airports (SUP)
Community park, recreation center or golf course	Heliports (SUP)
Country club with private membership	Transit passenger shelter (SUP)
Neighborhood park or playground	UTILITY AND PUBLIC SERVICE USES
Private recreation center, club or area	Commercial radio and TV station (SUP)
RESIDENTIAL USES	Electric substation and gas regulator station (SUP)
None Allowed	Library
RETAIL AND PERSONAL SERVICES USES	Local utilities
Animal shelter with outside run (SUP)	Police and fire stations
Animal clinic without outside runs	Post office
Animal shelter without outside runs (SUP)	Telephone exchange without shops or offices
Auto rental	Utility or government installation other than listed (SUP)
Auto service center	WHOLESALE, DISTRIBUTION AND STORAGE USES
Bar, lounge or tavern	Recycling collection center (SUP)
Business school	WIRELESS TELECOMMUNICATION USES
Car Wash	Commercial radio or TV facility (SUP)
Catering service	Commercial satellite dish (SUP)
Clubs and lodges - nonprofit	Mobile telephone facility (SUP)
Commercial amusement - inside	Public safety telecommunication facility (SUP)
Dry cleaning, laundry store	ACCESSORY USES
Equipment rental (SUP)	Accessory outside display of merchandise
Furniture Stores	Accessory outside sales
General merchandise or food store 3,500 sq. ft. or less	Accessory outside storage
General merchandise or food store > 3,500 sq. ft.	Amateur telecommunication facility
Home improvement centers, lumber, brick or building materials	Attachment of telecommunication antennae to existing structure
Household equipment and appliance repair	Golf safety net (SUP)
Liquor store	Solar Collectors
Marijuana store	Swimming pool - private
Mortuary, funeral home	Television reception antenna
Motor vehicle fueling station	Wind energy conversion system
Nursery, garden shop, and plant sales	
Pawnshops	
Personal service use	
Restaurant with drive-in or drive-through (SUP)	
Restaurant without drive-in or drive-through	
Sexually oriented business (SUP)	
Taxidermist (SUP)	

SOURCE - <https://www.thorntonco.gov/business-development/long-term-plans-strategies/community-retail-cr-district>

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genOa
healthcare®

SITE

FOX DRIVE

HURON STREET

MOUNTAINLAND
PEDIATRICS

Huron
ANIMAL HOSPITAL

IRON
MOUNTAIN®

DaVita®

ROCKY MOUNTAIN™
CANCER CENTERS



88TH AVENUE



PECOS STREET



STEM
LAUNCH

NORTH MOR
ELEMENTARY
SCHOOL



THORTON PARKWAY

THORTON
HIGH SCHOOL



THORTON
MIDDLE SCHOOL



THORTON
ELEMENTARY
SCHOOL



THORTON PARKWAY

HURON STREET



SITE

88TH AVENUE

NORTH STAR
ELEMENTARY
SCHOOL



88TH AVENUE

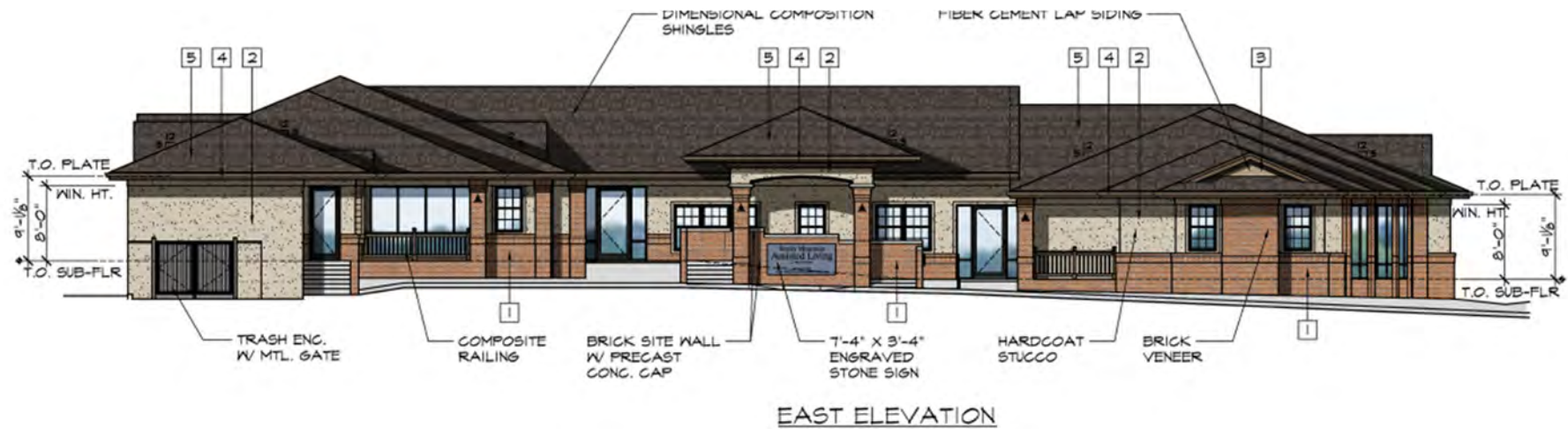
WASHINGTON STREET



84TH AVENUE

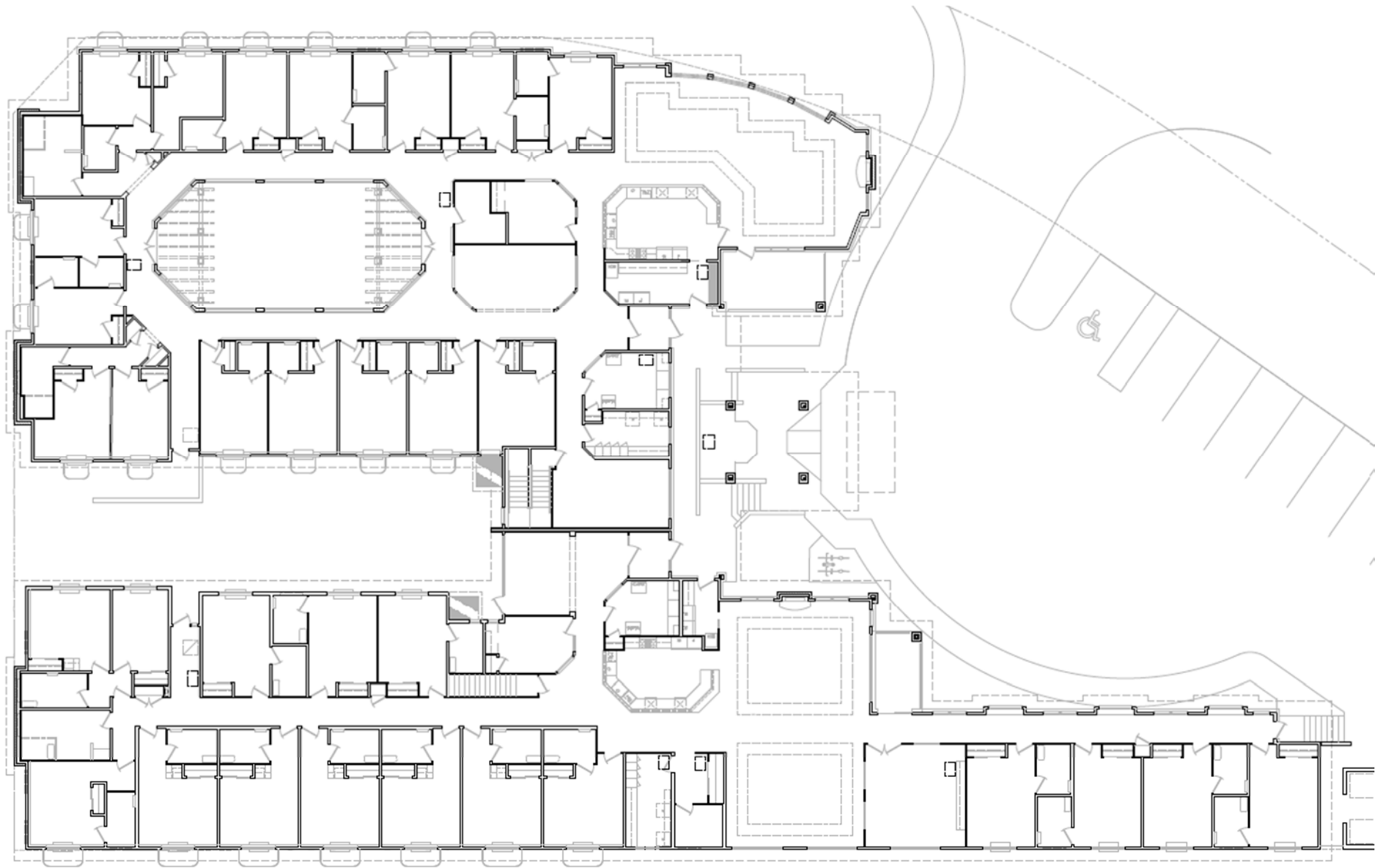


POTENTIAL ELEVATIONS



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POTENTIAL SITE DESIGN



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UNIQUE
PROPERTIES



DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2028 Projection	24,616	90,082	163,069
2023 Estimate	23,594	86,965	157,410
2010 Census	22,750	87,246	157,837
Growth 2023-2028	4.33%	3.58%	3.60%
Growth 2010-2023	3.71%	-0.32%	-0.27%
Median Age	33.10	34.40	35.70
Average Age	34.70	35.80	36.90
2023 Population by Race:			
White	9,362	37,775	77,589
Black	730	2,196	3,703
Am. Indian & Alaskan	650	2,690	4,741
Asian	844	3,158	6,164
Hawaiian & Pacific Island	4	18	31
Hispanic Origin	14,655	51,118	81,027
Other	12,004	41,127	65,183
U.S. Armed Forces:			
	7	28	89
Households:			
2028 Projection	8,839	31,021	57,699
2023 Estimate	8,469	29,911	55,647
2010 Census	8,178	29,925	55,744
Growth 2023-2028	4.37%	3.71%	3.69%
Growth 2010-2023	3.56%	-0.05%	-0.17%
Owner Occupied	4,112	17,812	34,674
Renter Occupied	4,357	12,100	20,972
2023 Avg Household Income	\$63,861	\$76,251	\$85,693
2023 Med Household Income	\$52,544	\$60,293	\$69,322

Radius	1 Mile	2 Mile	3 Mile
2023 Households by Household Inc:			
<\$25,000	1,740	4,545	7,345
\$25,000 - \$50,000	2,250	7,618	12,350
\$50,000 - \$75,000	1,981	6,033	10,211
\$75,000 - \$100,000	1,112	4,361	8,969
\$100,000 - \$125,000	617	3,094	6,332
\$125,000 - \$150,000	341	1,788	3,963
\$150,000 - \$200,000	245	1,401	3,577
\$200,000+	181	1,071	2,902
2023 Population by Education			
Some High School, No Diploma	3,640	12,297	19,406
High School Grad (Incl Equivalency)	4,965	18,843	32,136
Some College, No Degree	4,331	17,378	31,729
Associate Degree	1,618	5,641	9,072
Bachelor Degree	1,530	6,221	15,699
Advanced Degree	468	2,128	7,116
2023 Population by Occupation			
Real Estate & Finance	693	2,417	4,451
Professional & Management	4,027	15,432	32,872
Public Administration	450	1,670	3,113
Education & Health	1,793	6,954	13,474
Services	2,790	10,434	16,531
Information	216	667	1,604
Sales	2,332	9,160	17,976
Transportation	540	1,783	2,987
Retail	1,512	5,911	10,820
Wholesale	360	1,343	2,469
Manufacturing	781	3,092	6,487
Production	2,317	8,270	14,253
Construction	1,933	7,830	12,699
Utilities	1,034	3,452	6,013
Agriculture & Mining	171	617	964
Farming, Fishing, Forestry	58	208	331
Other Services	467	2,371	4,223



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