

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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8850 Huron Street, Thornton, CO 80260

## Exclusive Agents

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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 stormwater 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	
Community park, recreation center or golf course		Airports (SUP)	
Country club with private membership		Heliports (SUP)	
Neighborhood park or playground		Transit passenger shelter (SUP)	
Private recreation center, club or area		UTILITY AND PUBLIC SERVICE USES	
None Allowed		Commercial radio and TV station (SUP)	
RESIDENTIAL USES		Electric substation and gas regulator station (SUP)	
Animal shelter with outside run (SUP)		Library	
Animal clinic without outside runs		Local utilities	
Animal shelter without outside runs (SUP)		Police and fire stations	
Auto rental		Post office	
Auto service center		Telephone exchange without shops or offices	
Bar, lounge or tavern		Utility or government installation other than listed (SUP)	
Business school		WHOLESALE, DISTRIBUTION AND STORAGE USES	
Car Wash		Recycling collection center (SUP)	
Catering service		WIRELESS TELECOMMUNICATION USES	
Clubs and lodges - nonprofit		Commercial radio or TV facility (SUP)	
Commercial amusement - inside		Commercial satellite dish (SUP)	
Dry cleaning, laundry store		Mobile telephone facility (SUP)	
Equipment rental (SUP)		Public safety telecommunication facility (SUP)	
Furniture Stores		ACCESSORY USES	
General merchandise or food store 3,500 sq. ft. or less		Accessory outside display of merchandise	
General merchandise or food store > 3,500 sq. ft.		Accessory outside sales	
Home improvement centers, lumber, brick or building materials		Accessory outside storage	
Household equipment and appliance repair		Amateur telecommunication facility	
Liquor store		Attachment of telecommunication antennae to existing structure	
Marijuana store		Golf safety net (SUP)	
Mortuary, funeral home		Solar Collectors	
Motor vehicle fueling station		Swimming pool - private	
Nursery, garden shop, and plant sales		Television reception antenna	
Pawnshops		Wind energy conversion system	
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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SITE

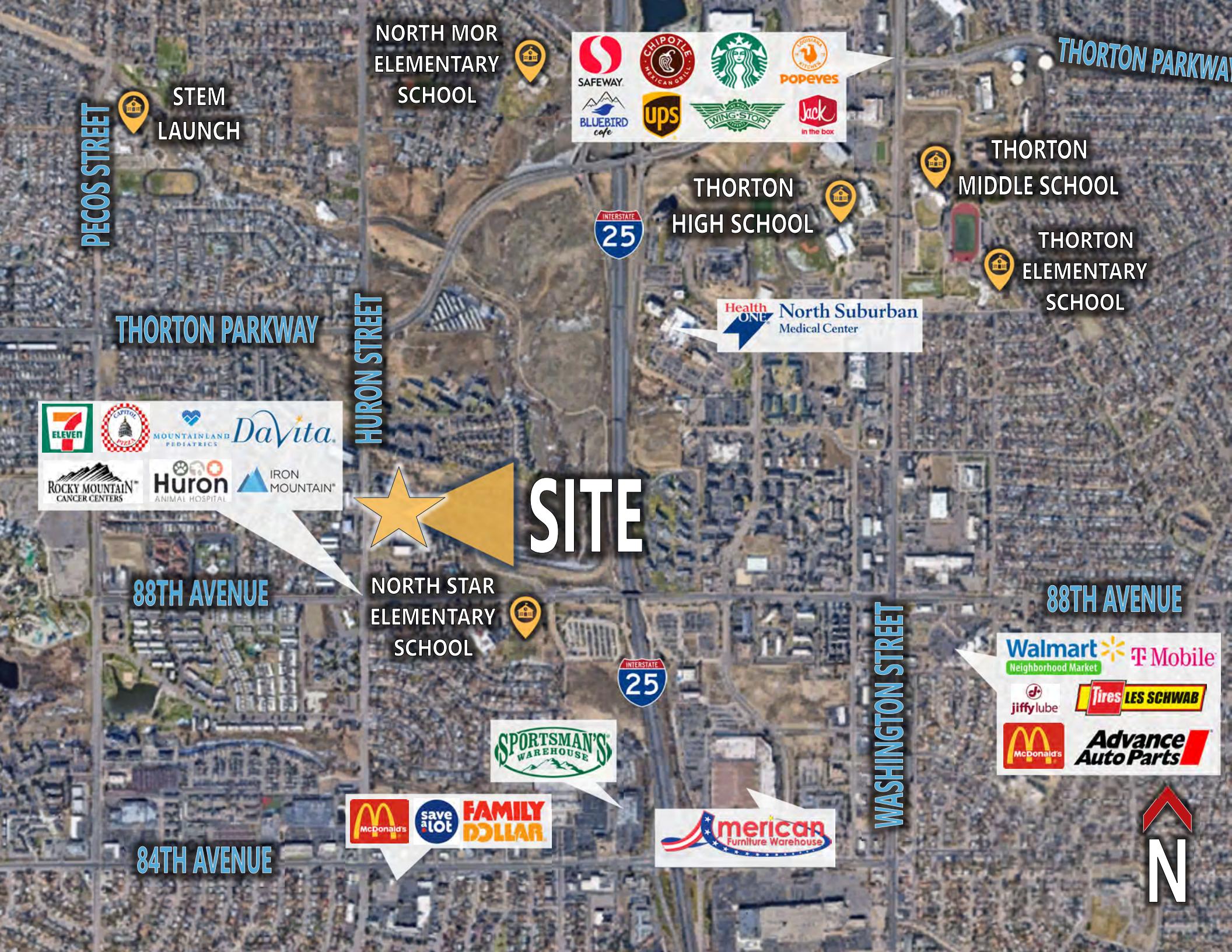
HURON STREET

FOX DRIVE



88TH AVENUE

N



PECOS STREET

STEM  
LAUNCH

THORTON PARKWAY

NORTH MOR  
ELEMENTARY  
SCHOOL



THORTON  
HIGH SCHOOL



THORTON PARKWAY

THORTON  
MIDDLE SCHOOL

THORTON  
ELEMENTARY  
SCHOOL

Health ONE North Suburban Medical Center

HURON STREET



88TH AVENUE

NORTH STAR  
ELEMENTARY  
SCHOOL



SITE

INTERSTATE  
25

INTERSTATE  
25

84TH AVENUE



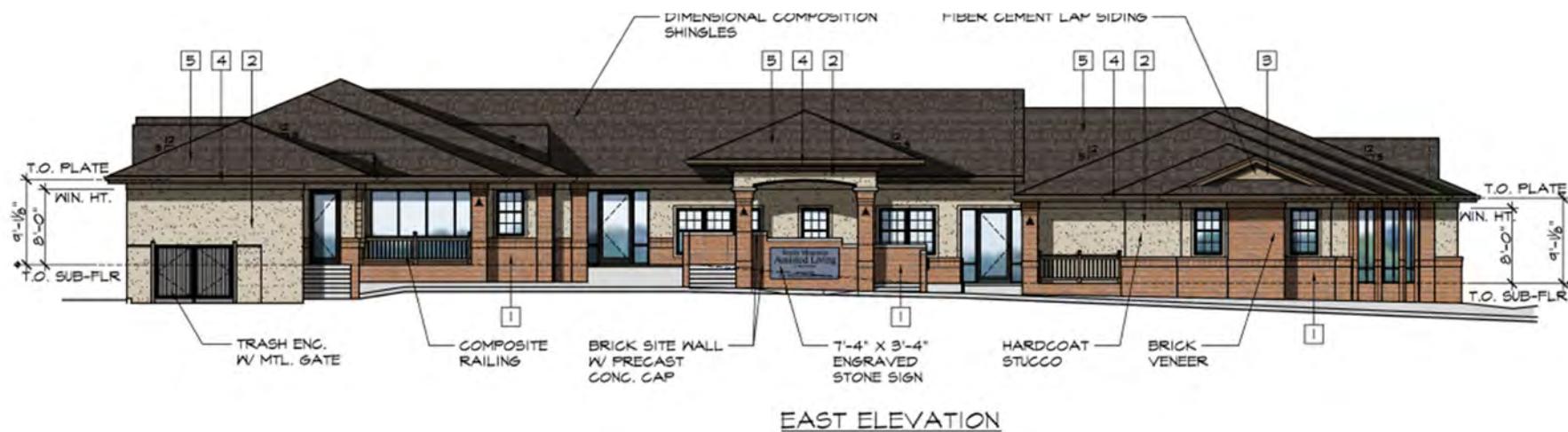
WASHINGTON STREET

88TH AVENUE



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## POTENTIAL ELEVATIONS



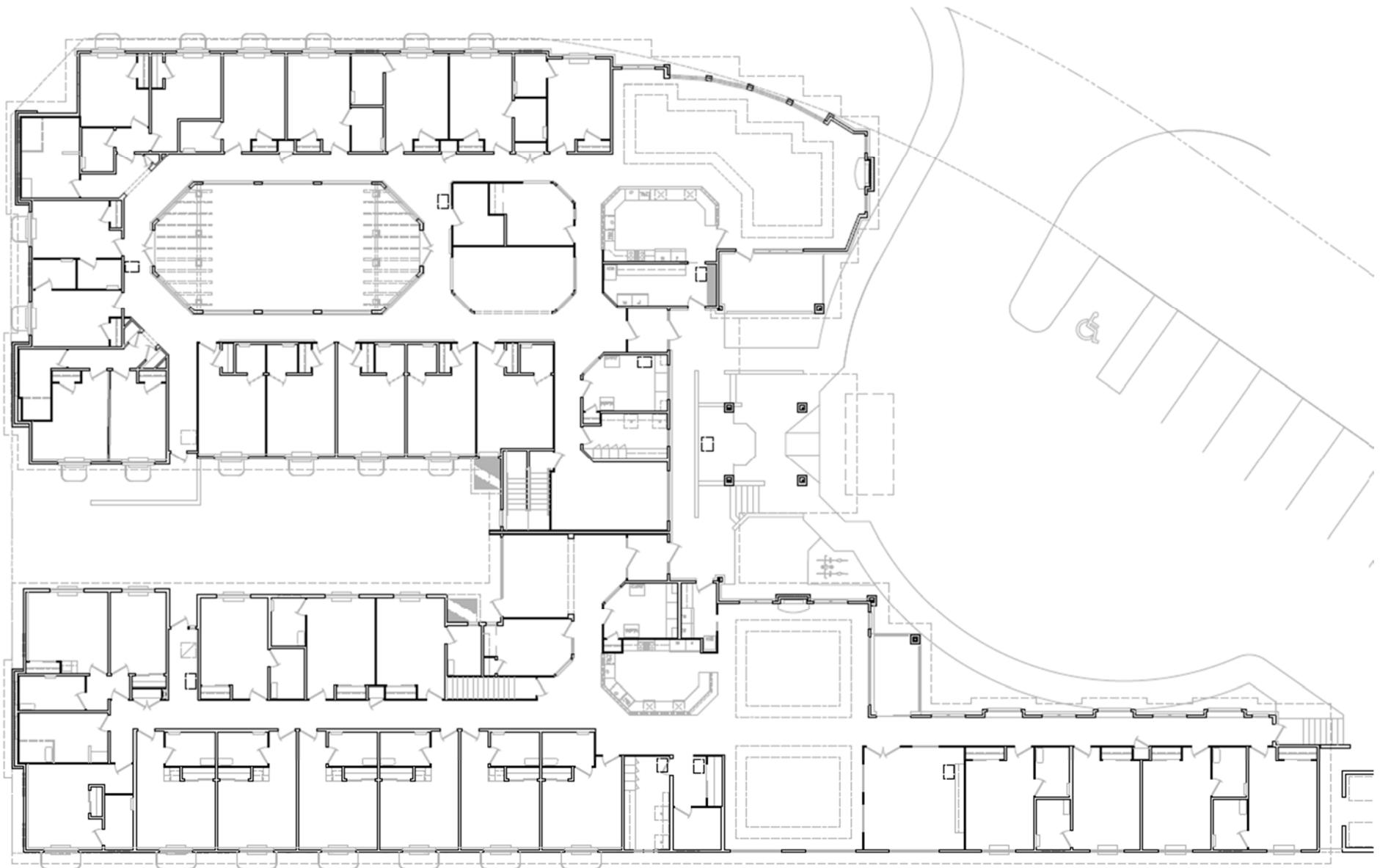
EAST ELEVATION



NORTH ELEVATION

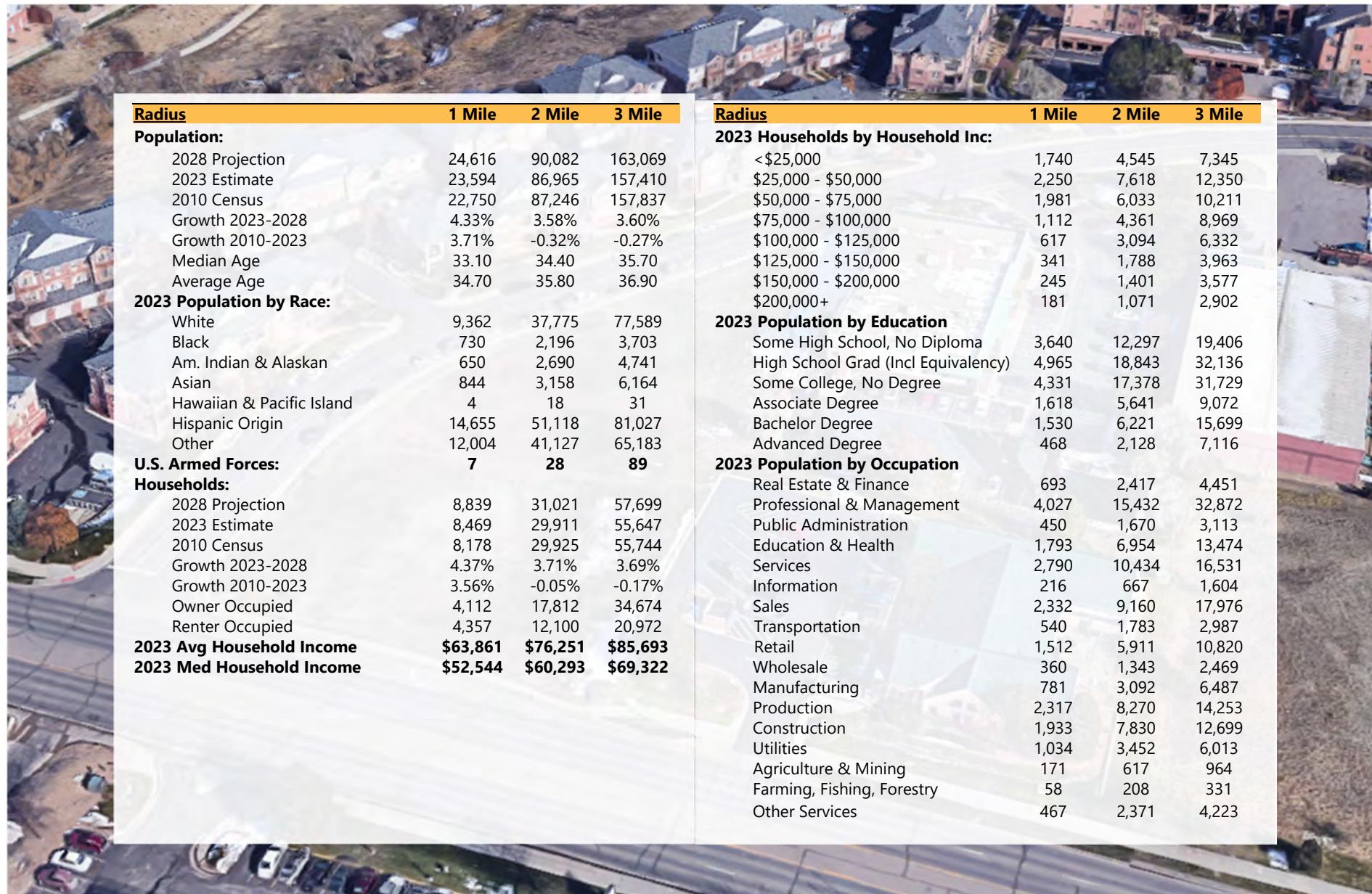
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## POTENTIAL SITE DESIGN



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## DEMOGRAPHICS



Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile				
<b>Population:</b>											
2028 Projection											
24,616	90,082	163,069		<\$25,000	1,740	4,545	7,345				
2023 Estimate	23,594	86,965	157,410	\$25,000 - \$50,000	2,250	7,618	12,350				
2010 Census	22,750	87,246	157,837	\$50,000 - \$75,000	1,981	6,033	10,211				
Growth 2023-2028	4.33%	3.58%	3.60%	\$75,000 - \$100,000	1,112	4,361	8,969				
Growth 2010-2023	3.71%	-0.32%	-0.27%	\$100,000 - \$125,000	617	3,094	6,332				
Median Age	33.10	34.40	35.70	\$125,000 - \$150,000	341	1,788	3,963				
Average Age	34.70	35.80	36.90	\$150,000 - \$200,000	245	1,401	3,577				
<b>2023 Population by Race:</b>											
White	9,362	37,775	77,589	\$200,000+	181	1,071	2,902				
Black	730	2,196	3,703	<b>2023 Population by Education</b>							
Am. Indian & Alaskan	650	2,690	4,741	Some High School, No Diploma	3,640	12,297	19,406				
Asian	844	3,158	6,164	High School Grad (Incl Equivalency)	4,965	18,843	32,136				
Hawaiian & Pacific Island	4	18	31	Some College, No Degree	4,331	17,378	31,729				
Hispanic Origin	14,655	51,118	81,027	Associate Degree	1,618	5,641	9,072				
Other	12,004	41,127	65,183	Bachelor Degree	1,530	6,221	15,699				
<b>U.S. Armed Forces:</b>	<b>7</b>	<b>28</b>	<b>89</b>	Advanced Degree	468	2,128	7,116				
<b>Households:</b>											
2028 Projection	8,839	31,021	57,699	<b>2023 Population by Occupation</b>							
2023 Estimate	8,469	29,911	55,647	Real Estate & Finance	693	2,417	4,451				
2010 Census	8,178	29,925	55,744	Professional & Management	4,027	15,432	32,872				
Growth 2023-2028	4.37%	3.71%	3.69%	Public Administration	450	1,670	3,113				
Growth 2010-2023	3.56%	-0.05%	-0.17%	Education & Health	1,793	6,954	13,474				
Owner Occupied	4,112	17,812	34,674	Services	2,790	10,434	16,531				
Renter Occupied	4,357	12,100	20,972	Information	216	667	1,604				
<b>2023 Avg Household Income</b>	<b>\$63,861</b>	<b>\$76,251</b>	<b>\$85,693</b>	Sales	2,332	9,160	17,976				
<b>2023 Med Household Income</b>	<b>\$52,544</b>	<b>\$60,293</b>	<b>\$69,322</b>	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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