

12040

QUEBEC ST

THORNTON, CO 80602

SALE PRICE
\$2,200,000



REDEVELOPMENT SITE

3.57 AC



GARRETTE SNYDER

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 **UNIQUE**
PROPERTIES

TCN
MOUNTAIN CAPITAL

400 S. Broadway | Denver, CO 80209
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PROPERTY HIGHLIGHTS

Address	12040 Quebec Street
City, State, Zip	Thornton, CO 80602
Sale Price	\$2,200,000
Price Per SF	\$12.68/ SF
Lot Size	3.57 AC (155,662 SF)
Zoning	A-2
Taxes (2024)	\$4,421
Number of Lots	1

PROPERTY DESCRIPTION

Located at the signalized intersection of 120th Ave and Quebec St, this 3.57-acre parcel offers outstanding visibility, strong traffic counts, and direct access to one of Thornton's fastest-growing corridors. With confirmed acreage exceeding public records and frontage on two major arterials, the site is perfectly positioned for commercial development.

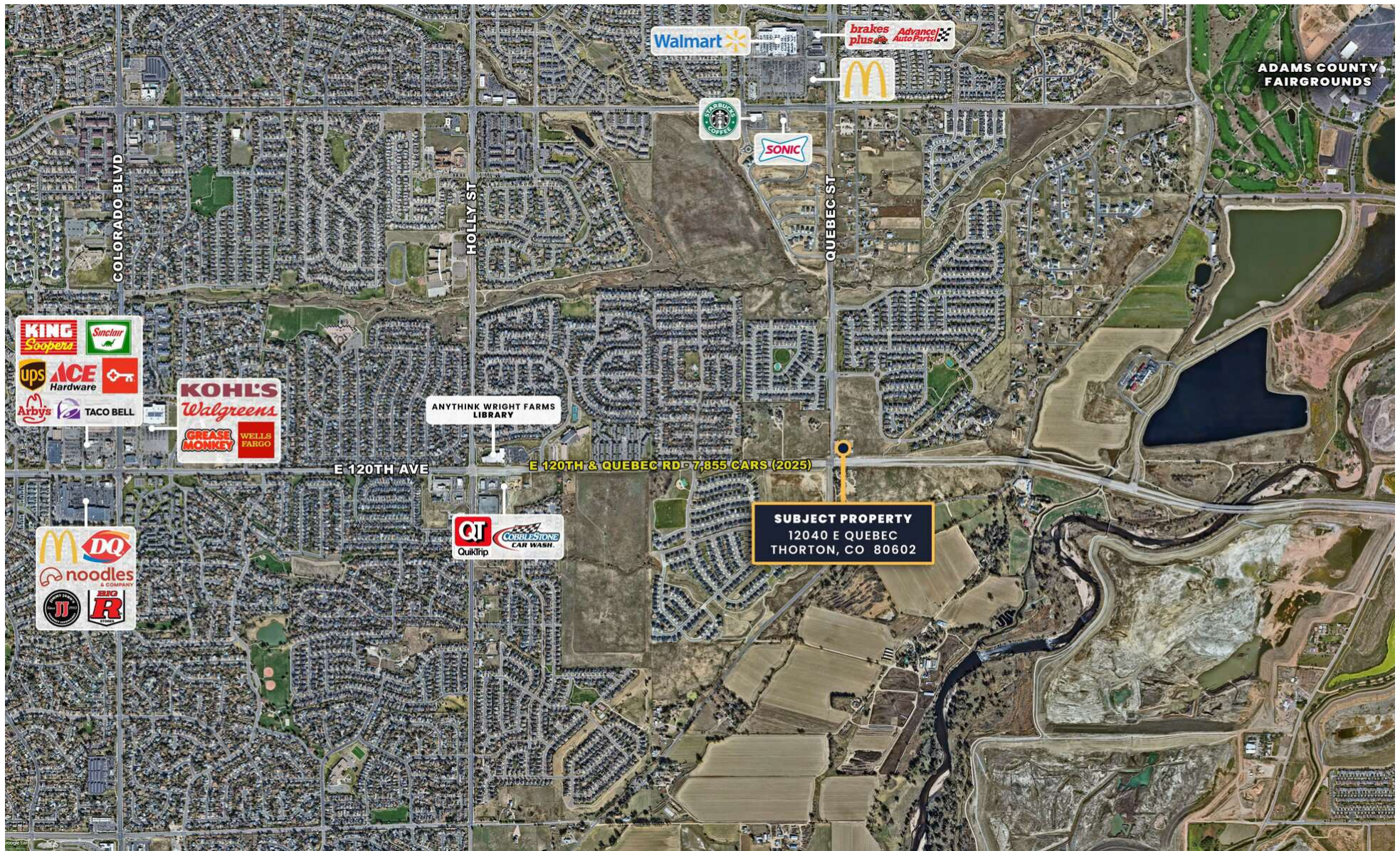
Currently self-sustaining and operating independently, the property is ready for annexation into the City of Thornton, unlocking access to city infrastructure and services. Low holding costs, proximity to RTD commuter rail, and a 27-minute drive to Denver International Airport make this an ideal candidate for retail, drive-thru, medical, or flex office use.

Opportunities like this, clean land, corner visibility, and upside in a major growth market are increasingly rare. This is the kind of ground-up site investors and developers move quickly on.

- E 120th Ave & Quebec Rd: 7,855 VPD (2025)
- Strategic Location Near Transit and Denver Metro.
- Just 7 minutes from two RTD commuter rail stations and 27 minutes to Denver International Airport, the site provides strong connectivity for both local and regional customers.
- With exceptionally low property taxes in 2024, this site offers a cost-efficient holding period during entitlements or annexation.



LOCATION MAP

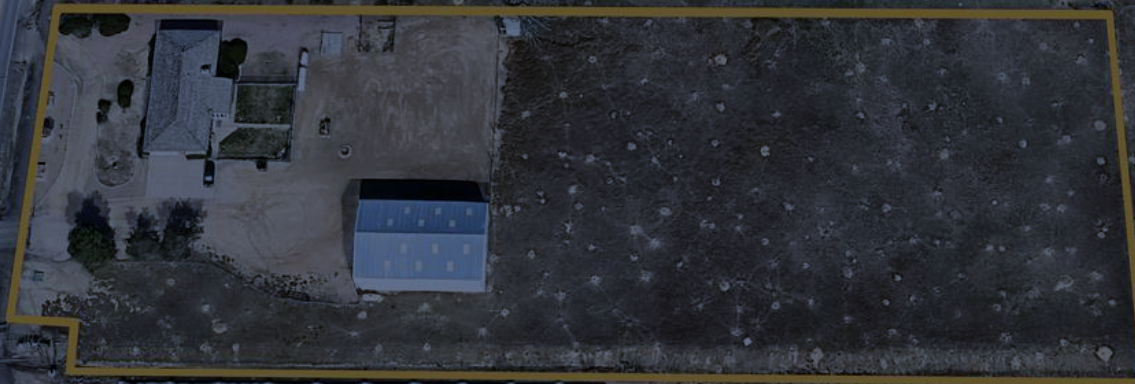


SITE AERIAL



DEVELOPMENT OVERVIEW





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