

AMBER CREEK

SWC 136th Avenue & Quebec Street | Thornton, CO 80602

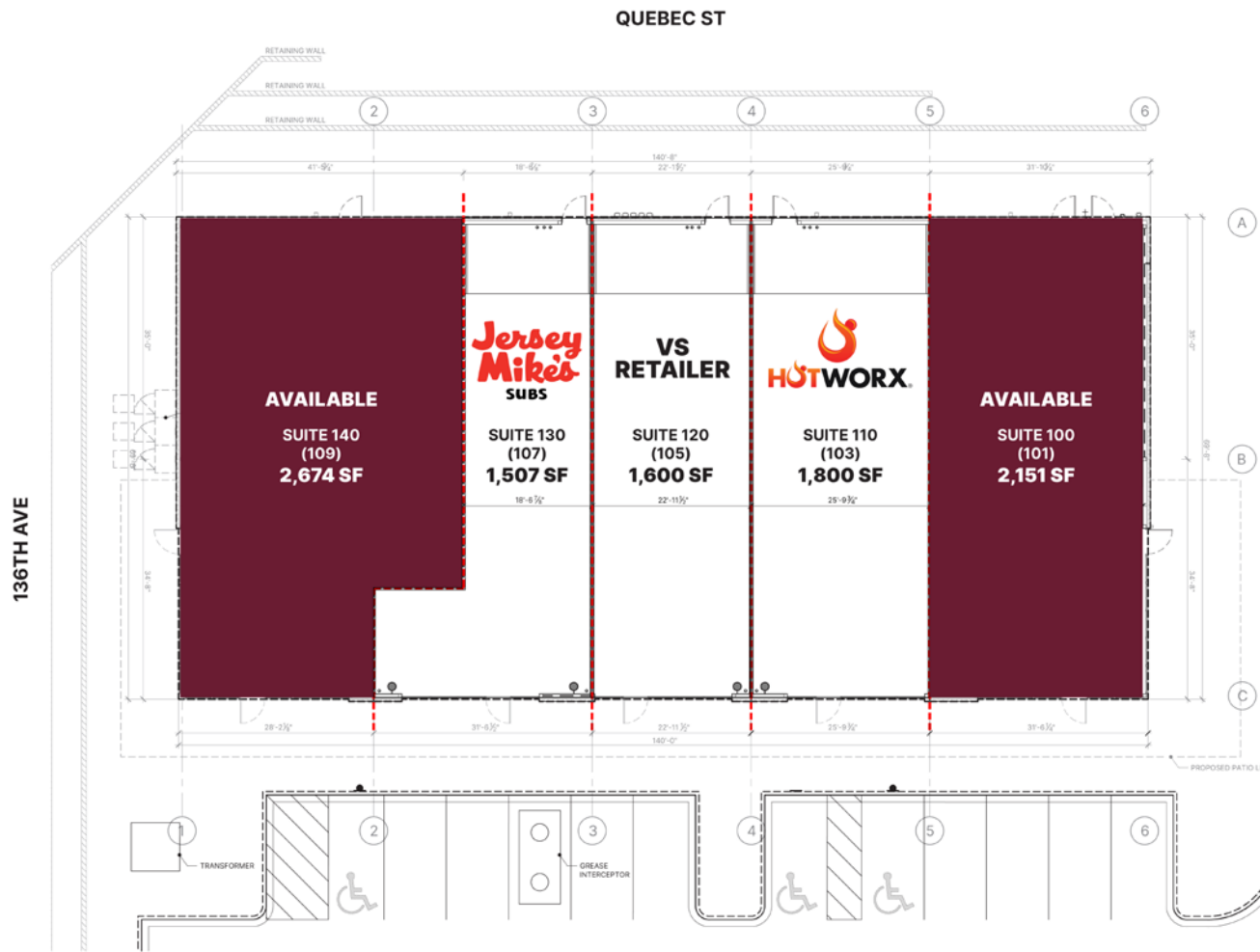


PROPERTY DETAILS

- New shop space available for lease in King Soopers anchored shopping center
- 2 end-cap spaces still available
- Delivery Q3 2025

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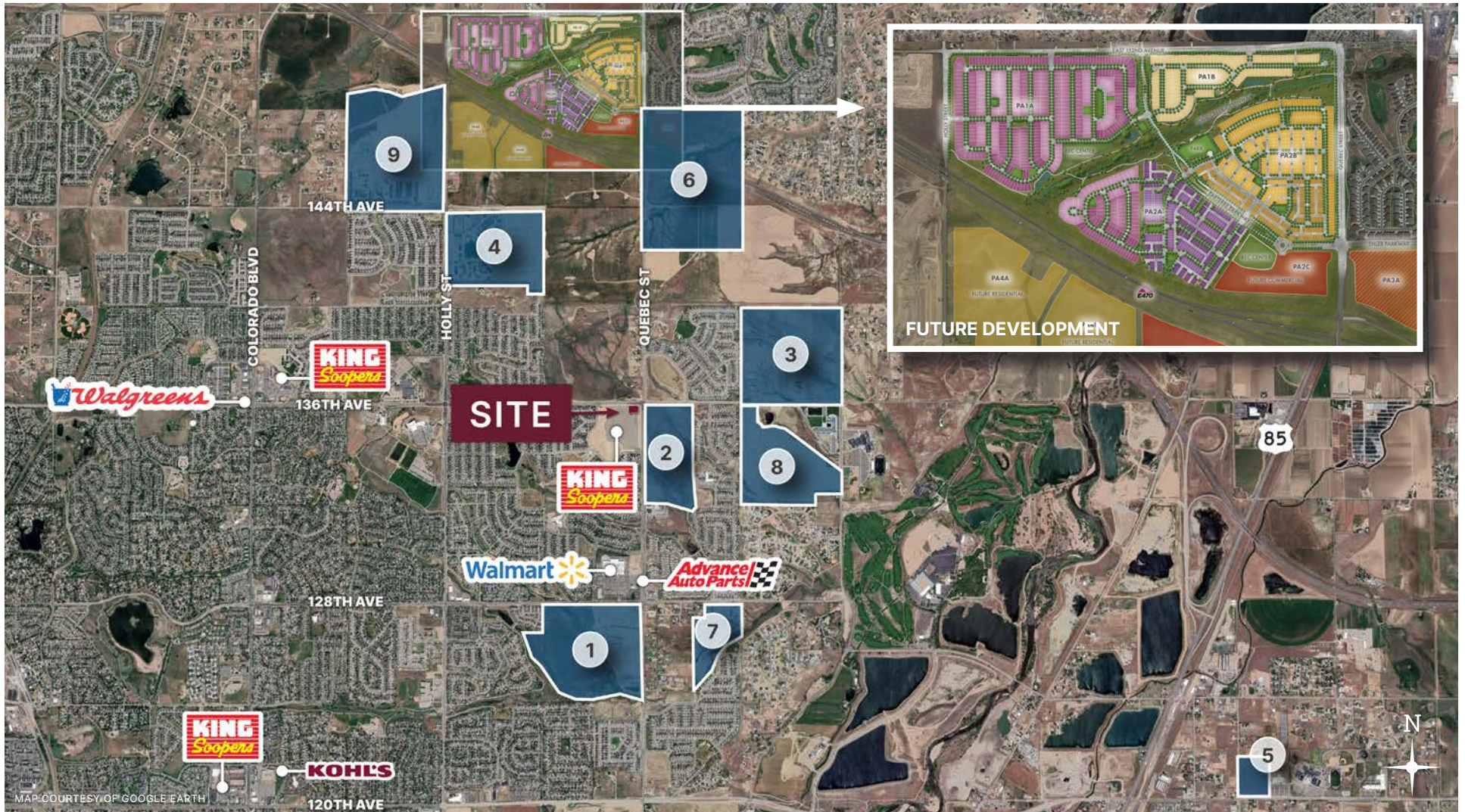
DEMOGRAPHICS



| | POPULATION | AVERAGE INCOME | DAYTIME POPULATION |
|--------|------------|----------------|--------------------|
| 1 Mile | 9,278 | \$187,561 | 1,079 |
| 3 Mile | 63,336 | \$169,070 | 6,631 |
| 5 Mile | 145,422 | \$145,960 | 33,738 |

TRAFFIC COUNTS

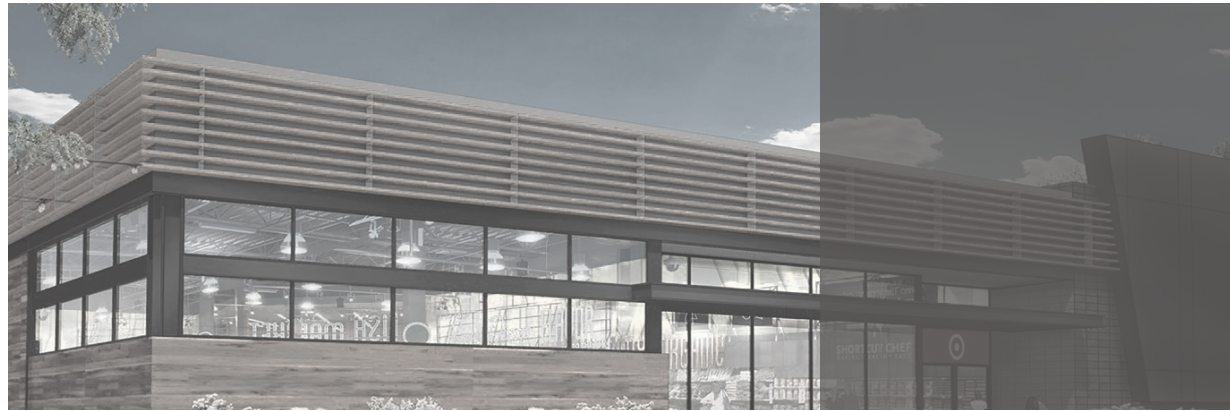
| | |
|------------------------------|--------|
| 136TH AVE EAST OF QUEBEC ST | 5,978 |
| 136TH AVE WEST OF QUEBEC ST | 11,566 |
| QUEBEC ST NORTH OF 136TH AVE | 9,075 |
| QUEBEC ST SOUTH OF 136TH AVE | 13,546 |



NEW HOUSING DEVELOPMENTS

| SUBDIVISION | TOTAL UNITS | BUILT AS OF 1Q 2021 | REMAINING |
|---------------------|-------------|---------------------|-----------|
| 1 CREEKSIDE VILLAGE | 264 | 0 | 264 |
| 2 LEE'S FARM | 408 | 0 | 408 |
| 3 MERRITT RANCH | 291 | 0 | 291 |
| 4 NORTH HILL | 363 | 167 | 196 |
| 5 ORCHARD GROVE | 150 | 0 | 150 |

| SUBDIVISION | TOTAL UNITS | BUILT AS OF 1Q 2021 | REMAINING |
|-------------------|--------------|---------------------|--------------|
| 6 PARTERRE | 3,269 | 0 | 3,269 |
| 7 RIVERDALE RANCH | 167 | 77 | 90 |
| 8 TIMBERLEAF | 252 | 0 | 252 |
| 9 WILLOW BEND | 499 | 146 | 353 |
| TOTAL | 5,663 | 390 | 5,273 |



About SullivanHayes

SullivanHayes Brokerage is Colorado's premier, full-service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978.

SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com



View
Agency
Disclosure

ALL INFORMATION TO BE INDEPENDENTLY VERIFIED

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