

Thornton Commercial Land

10350 Colorado Blvd | Thornton, CO

**FOR SALE OR
GROUND LEASE**



PROPERTY HIGHLIGHTS

- ±1 Acre
- Adams County Parcel - 0172118000032
- Zoning: General Commercial
- 28,000 VPD on Colorado Blvd
- 26,000 VPD on 104th Ave
- Shadow Anchored by Safeway
- Rare Infill Opportunity in Mature Area
- Within HUD QCT

PURCHASE PRICE:

\$1,065,000

LEASE RATE:

\$125,000/YEAR



Atuoma (A.I.) Ezeh

Owner/Agent
ai@andersoncrg.com

(801) 509-3686

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

Households

2022 6,640 42,757 100,268

Population

2022 18,722 121,178 280,995

Income

2022 \$91,394 \$87,403 \$88,688



Nearby:



equity
COLORADO REAL ESTATE

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