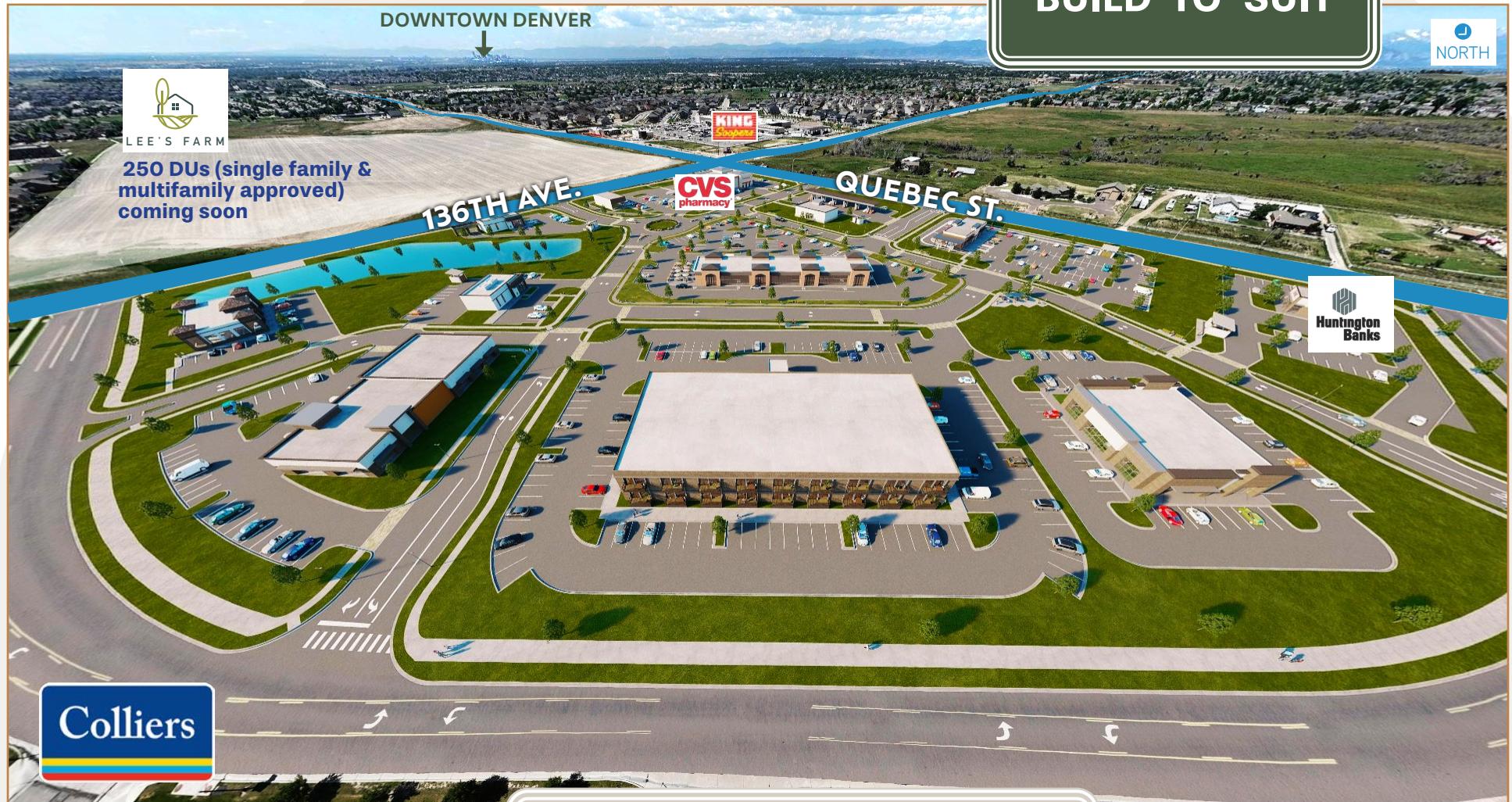


THE HIGHLANDS @ THORNTON

NEC 136th Ave. & Quebec St. | Thornton, CO 80602

PRIME RETAIL LAND
FOR
GROUND LEASE
OR
BUILD-TO-SUIT



JAY LANDT
303.283.4569
jay.landt@colliers.com

LISA VELA
303.565.3788
lisa.vela@colliers.com



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 THE NET LEASE GROUP
TMCA TM CROWLEY
& ASSOCIATES

@ SITE PLAN

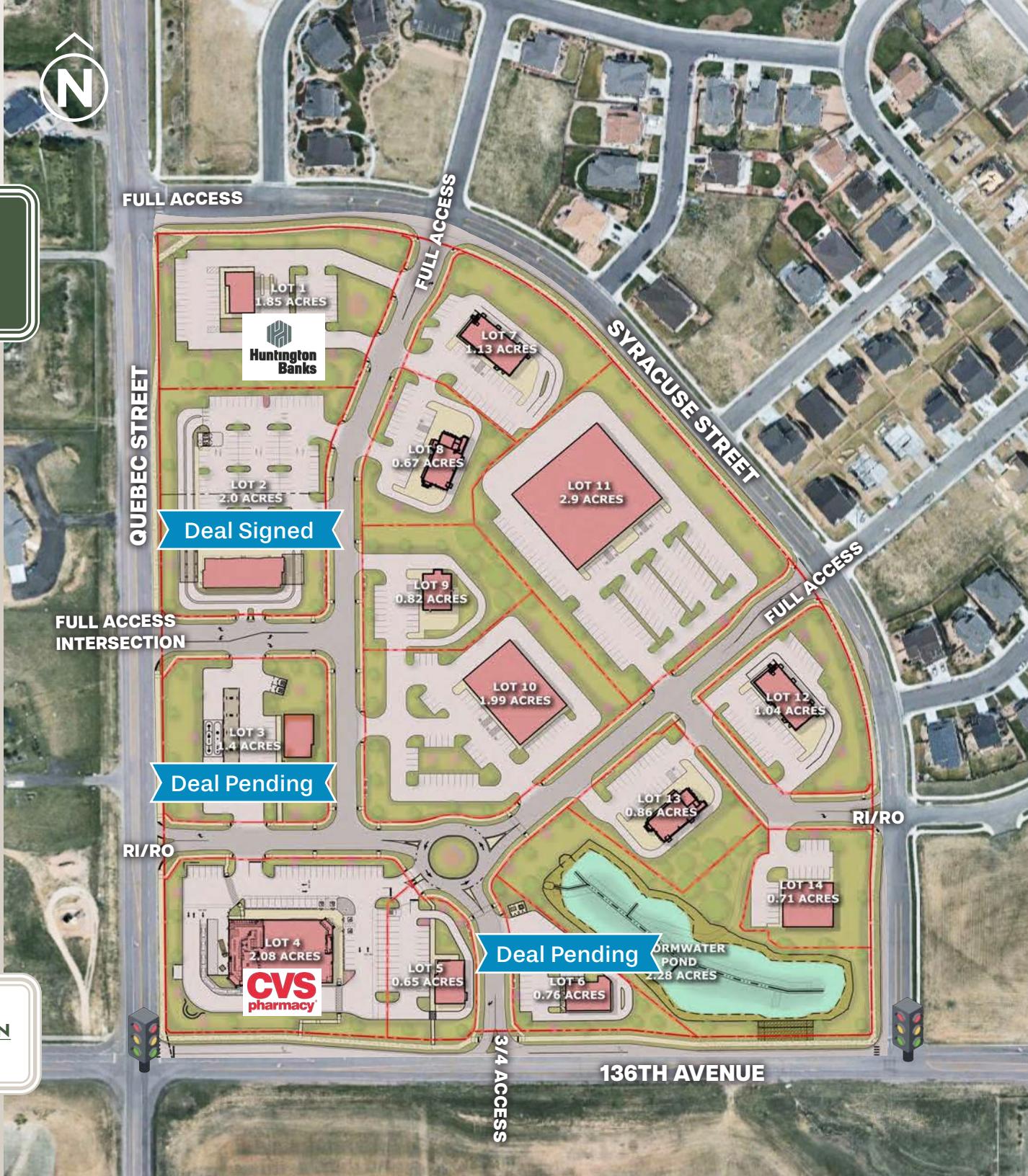
PRICING: CONTACT BROKERS
TOTAL AVAILABLE: 0.65 & UP AC

LOT SIZES

- Lot 1: Huntington Banks
- Lot 2: Deal Signed!
- Lot 3: Deal Pending
- Lot 4: CVS
- Lot 5: 0.65 AC
- Lot 6: Deal Pending
- Lot 7: 1.13 AC
- Lot 8: 0.67 AC
- Lot 9: 0.82 AC
- Lot 10: 1.99 AC
- Lot 11: 2.9 AC
- Lot 12: 1.04 AC
- Lot 13: 0.86 AC
- Lot 14: 0.71 AC



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@ PROJECT DETAILS



PROJECT TIMELINE

- Thornton Master Plan & CSP Approval: APRIL 2022 ✓
- Land Closing: MAY 2022 ✓
- Site Work Start: Q4 2023 ✓
- Lots ready for delivery: Q3 2025

HIGHLIGHTS

- King Soopers on opposite corner is NOW OPEN!
- High growth area — approximately 3,000 SFDU's under construction and an additional 3,000 proposed
- High household incomes — Over \$157k in a 1-mile radius
- New exit off E-470 and Quebec now open

PROPERTY INFORMATION

Price: Contact Broker

Multiple Parcels

0.65 AC and up



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@ THE NEIGHBORHOOD



ANYTHINK NATURE LIBRARY



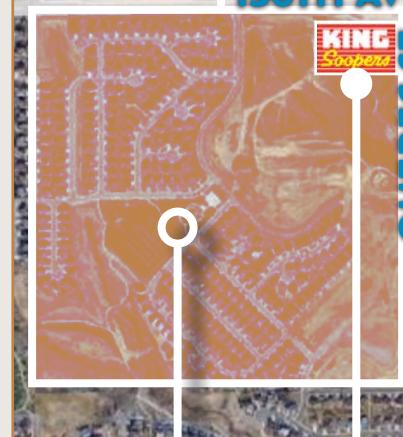
136TH AVE.

QUEBEC HIGHLANDS
198 SFDU'S



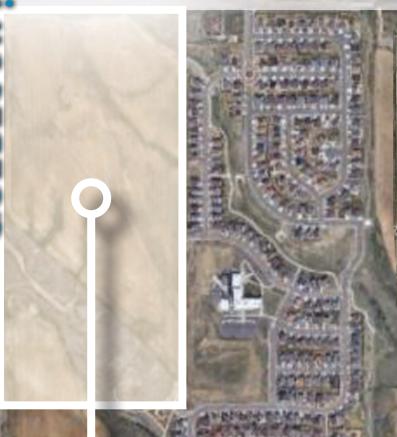
AMBER CREEK
METROPOLITAN DISTRICT

KING SOOPERS MARKETPLACE & AMBER CREEK
332 SFDU'S + 102 TOWNHOMES UNDER CONSTRUCTION



KING
Soopers

QUEBEC ST.



LEE'S FARM

LEE'S FARM
250 SFDU'S

@ AREA DEVELOPMENT



NOTABLE DEVELOPMENTS

- ① **Talon Pointe:** 361 SFDU's under construction
- ② **Heritage Todd Creek:** 1,290 SFDU's under construction
- ③a **Parterre:** +/- 4,100 SFDU's at buildout
Under construction — Phase I
- ③b **Proposed Phase II**
liveparterre.com
- ④ **Holly Hills Estates:** 362 SFDU's under construction
- ⑤ **Bellflower:** 73 SFDU's approved
- ⑥ **Merritt Ranch:** 291 SFDU's zoned
- ⑦ **Amber Creek:** 332 SFDU's — completed
102 Townhomes under construction
- ⑧ **Lee's Farm:** 250 DU's (single family & multifamily approved)
- ⑨ **Timberleaf:** 252 SFDU's under construction
- ⑩ **Gleneagle Estates:** 63 SFDU's under construction
- ⑪ **Creekside Village:** 264 SFDU's under construction
- ⑫ **Riverdale Ranch:** 168 SFDU's under construction

Yellow — Approved

Blue — Under construction

DEMOGRAPHICS - 2025 ESTIMATES

	1 Mile	3 Mile	5 Mile
Population:	7,958	61,323	144,702
Average HH Income:	\$175,209	\$167,695	\$144,044
Daytime Population:	4,861	37,620	104,764

The city of Thornton's population is expected to increase from approximately 145,000 to 250,000 – a 73% jump in the next five years. Thornton is well-prepared for this growth, having invested hundreds of millions of dollars in infrastructure.

TRAFFIC COUNTS - 2024 ESTIMATES

136th Ave. West of Quebec St.: 12,799 VPD



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[GROUNDBREAKING VIDEO](#)



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