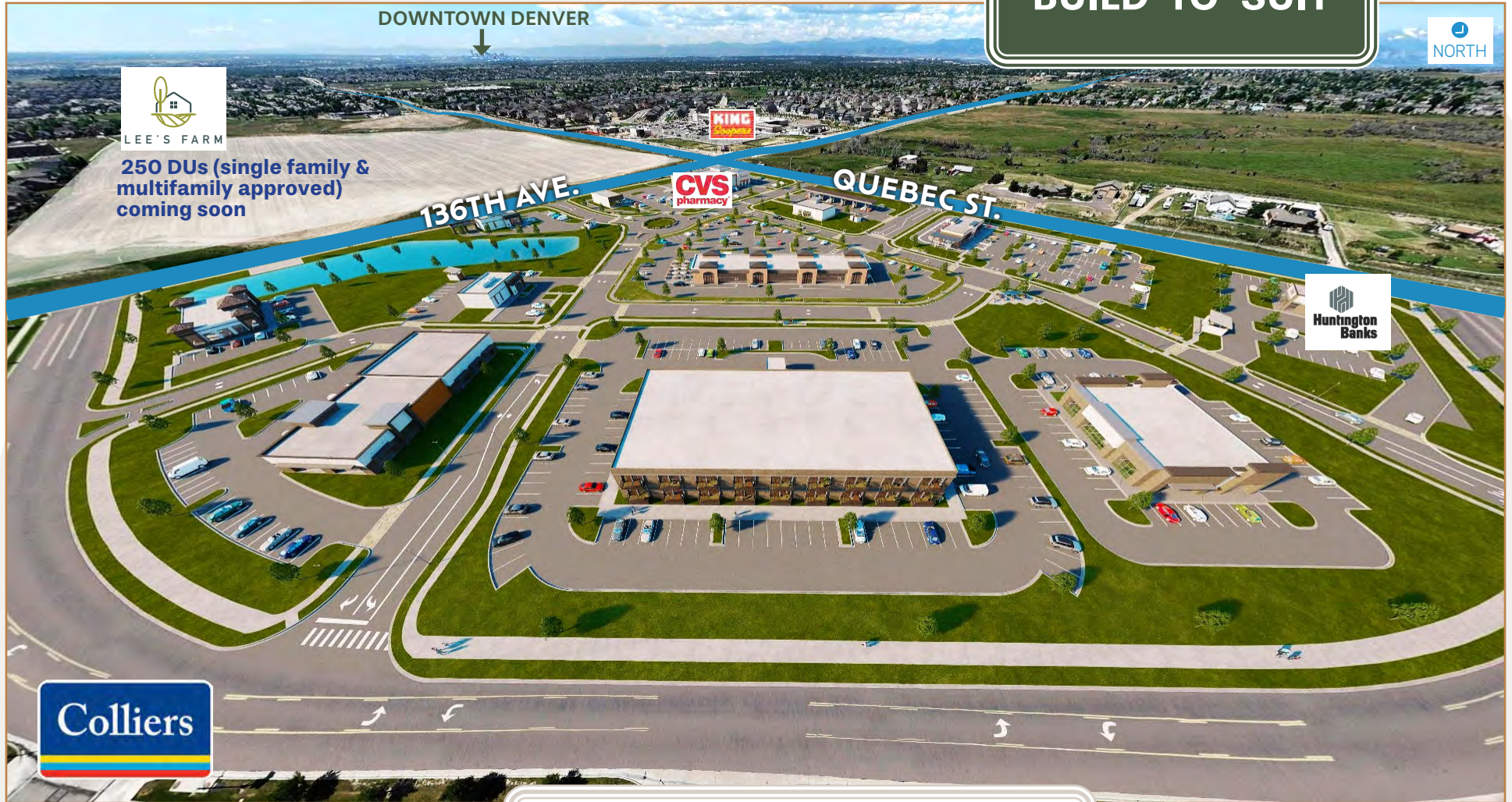


# THE HIGHLANDS @ THORNTON

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

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



250 DUs (single family & multifamily approved) coming soon

DOWNTOWN DENVER



JAY LANDT  
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[CLICK TO VIEW WEBSITE](#)

NLG THE NET LEASE GROUP

TMCA & ASSOCIATES  
TM CROWLEY & ASSOCIATES



# @ SITE PLAN



**PRICING: CONTACT BROKERS**  
**TOTAL AVAILABLE: 0.65 & UP AC**

## LOT SIZES

- Lot 1:       Huntington Banks
- Lot 2–3:   Deal Pending
- Lot 4:       Deal Pending
- Lot 5:       **CVS**
- Lot 6:       Deal Pending
- Lot 7:       0.76 AC
- Lot 8:       2.10 AC
- Lot 9–11:   2.45 AC
- Lot 12:      1.88 AC
- Lot 13:      2.95 AC
- Lot 14:      0.66 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: Q2 2025

## PROPERTY INFORMATION

Price: Contact Broker

Multiple Parcels

0.65 AC and up

## 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



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# @ THE NEIGHBORHOOD

ANYTHINK NATURE LIBRARY



QUEBEC HIGHLANDS  
198 SFDU'S



136TH AVE.

QUEBEC ST.

AMBER CREEK  
METROPOLITAN DISTRICT



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

LEE'S FARM



LEE'S FARM  
250 SFDU'S



# @ AREA DEVELOPMENT



## NOTABLE DEVELOPMENTS

- 1 **Talon Pointe: 361 SFDU's approved**
- 2 **Heritage Todd Creek: 1,290 SFDU's under construction**
- Parterre: +/- 4,100 SFDU's at buildout**
- 3a **Under construction — Phase I**
- 3b **Proposed Phase II**  
[liveparterre.com](http://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**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	7,305	60,739	143,825
Average HH Income:	\$157,808	\$144,565	\$127,292
Daytime Population:	4,149	35,631	100,684

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.



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GROUNDBREAKING VIDEO



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