

**BERKSHIRE
HATHAWAY**
HOMESERVICES

COLORADO
REAL ESTATE

 COMMERCIAL ADVISORSSM

Commercial Land

8881 Huron St, Thornton, CO 80260

Exclusively Represented By:

PJ Magin

Broker // CO #EA100028175

303 921 7944

pjmagin@comcast.net

LAND SPACE FOR SALE

8881 Huron St

8881 Huron St, Thornton, CO 80260

FOR SALE

Property Summary



VIDEO

Property Description

Presenting a remarkable opportunity, this expansive, flat lot in Thornton, Colorado, is strategically zoned for commercial use and situated on a major thoroughfare. Its prime location offers close proximity to highway access and backs onto a high-density residential area, providing an ideal setting for retail investment. Approved for a range of businesses, including drive-through restaurants, casual dining, and retail stores, the property boasts versatile potential. Additionally, the negotiable ground lease terms and comprehensive list of approved uses, such as restaurants, banks, beauty/barber shops, and more, make this property an appealing choice for retail investors. With an easement on the north side providing convenient lot access, this property presents a compelling opportunity for retail development. Ground lease is also available.

Property Highlights

- Zoned PUD Commercial 2
- Allows for: Restaurant, Bank, Barbers, Beauty, Grocer, Deli, Meat/Bakery, Hardware, Home Appliance, Jewelry, Pharmacy, Drive Thru, and many more uses
- 132 Unit Apartment Complex behind parcel
- 70+ Unit Condo Complex across the street

Offering Summary

Sale Price:	\$900,000
Lot Size:	0.73 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	908	2,498	7,546
Total Population	2,456	6,898	20,819
Average HH Income	\$57,404	\$59,610	\$72,513

PJ Magin

Broker // CO #EA100028175
303 921 7944
pjmagin@comcast.net

Colorado Real Estate

11990 Grant St. #500
Northglenn, CO 80233
303.289.7009
<https://www.bhhs.com/colorado-real-...>

**BERKSHIRE
HATHAWAY**
HOMESERVICES

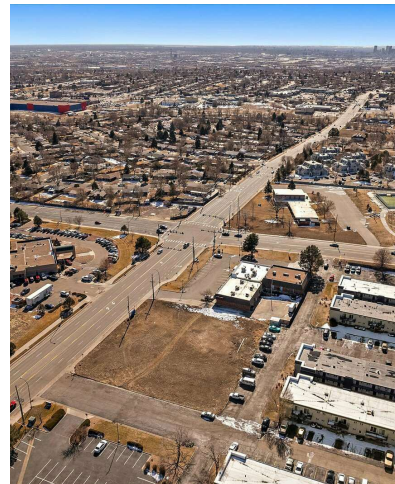
**COLORADO
REAL ESTATE**

8881 Huron St

8881 Huron St, Thornton, CO 80260

FOR SALE

Additional Photos



PJ Magin

Broker // CO #EA100028175

303 921 7944

pjmagin@comcast.net

Colorado Real Estate

11990 Grant St. #500

Northglenn, CO 80233

303.289.7009

<https://www.bhhs.com/colorado-real-...>

**BERKSHIRE
HATHAWAY**
HOMESERVICES

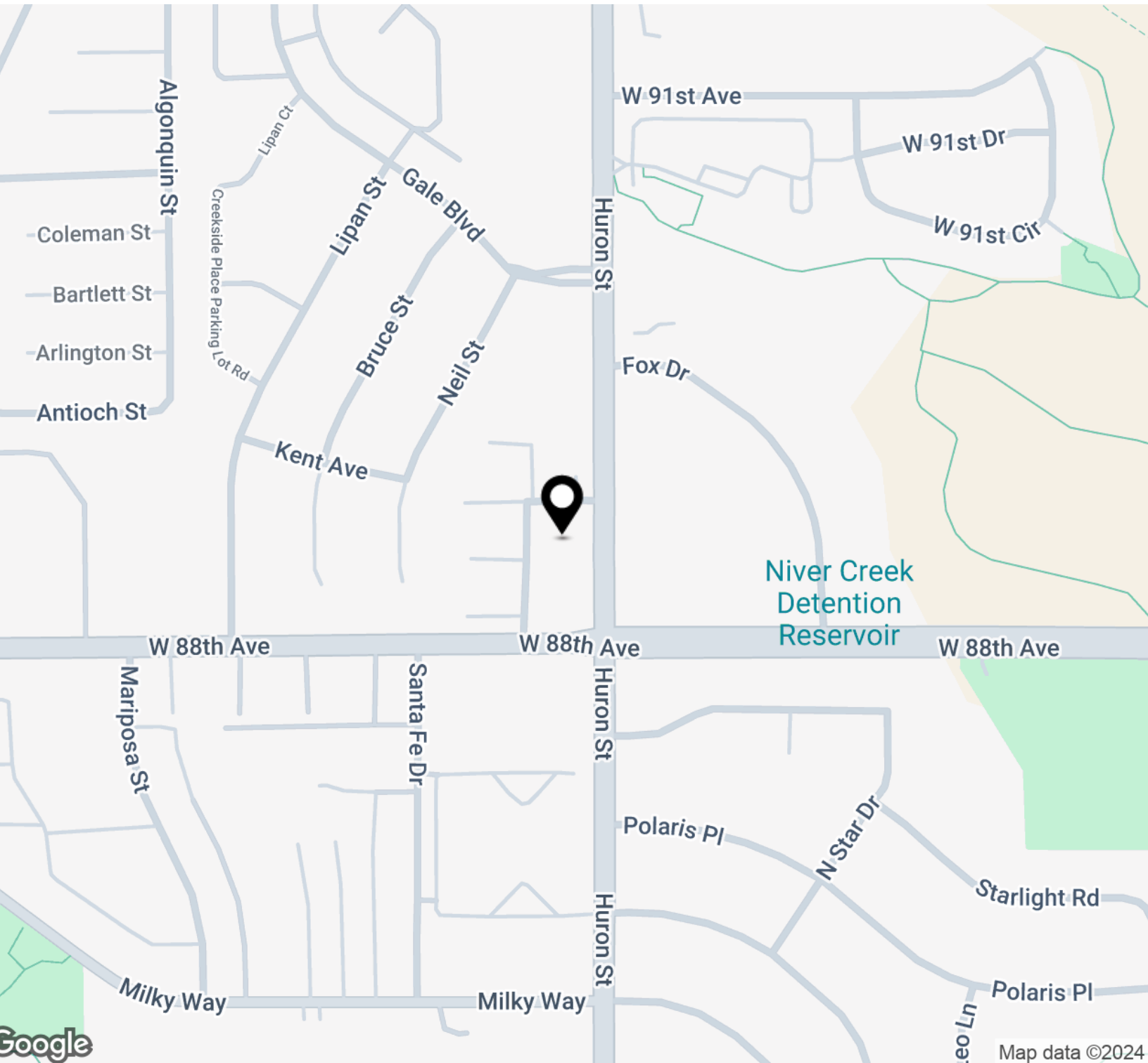
**COLORADO
REAL ESTATE**

8881 Huron St

8881 Huron St, Thornton, CO 80260

FOR SALE

Location Map



PJ Magin

Broker // CO #EA100028175

303 921 7944

pjmagin@comcast.net

Colorado Real Estate

11990 Grant St. #500

Northglenn, CO 80233

303.289.7009

<https://www.bhhs.com/colorado-real-...>

**BERKSHIRE
HATHAWAY**
HOMESERVICES

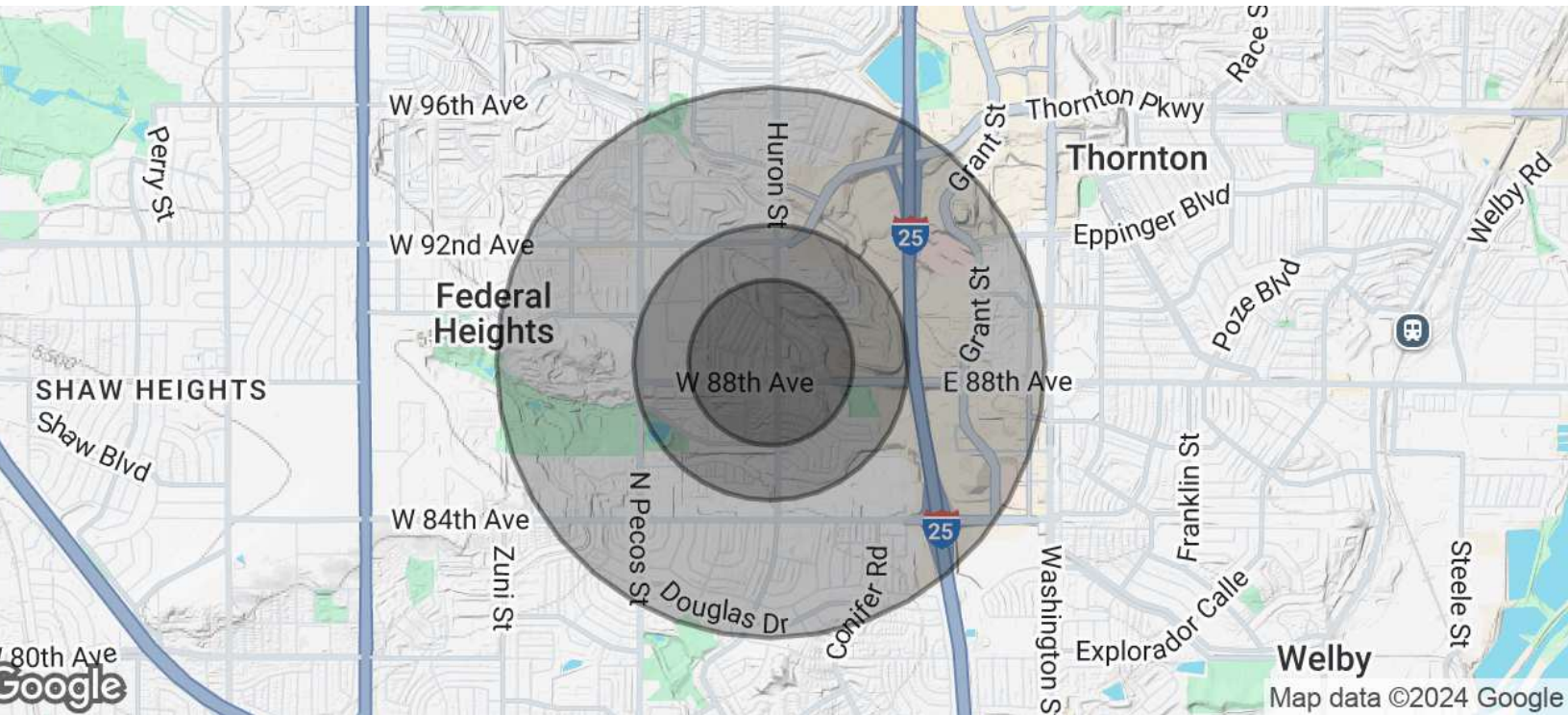
COLORADO
REAL ESTATE

8881 Huron St

8881 Huron St, Thornton, CO 80260

FOR SALE

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,456	6,898	20,819
Average Age	33	33	35
Average Age (Male)	32	32	34
Average Age (Female)	35	34	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	908	2,498	7,546
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$57,404	\$59,610	\$72,513
Average House Value	\$381,151	\$351,563	\$412,928

Demographics data derived from AlphaMap

PJ Magin

Broker // CO #EA100028175

303 921 7944

pjmagin@comcast.net

Colorado Real Estate

11990 Grant St. #500

Northglenn, CO 80233

303.289.7009

<https://www.bhhs.com/colorado-real-...>

**BERKSHIRE
HATHAWAY**
HOMESERVICES

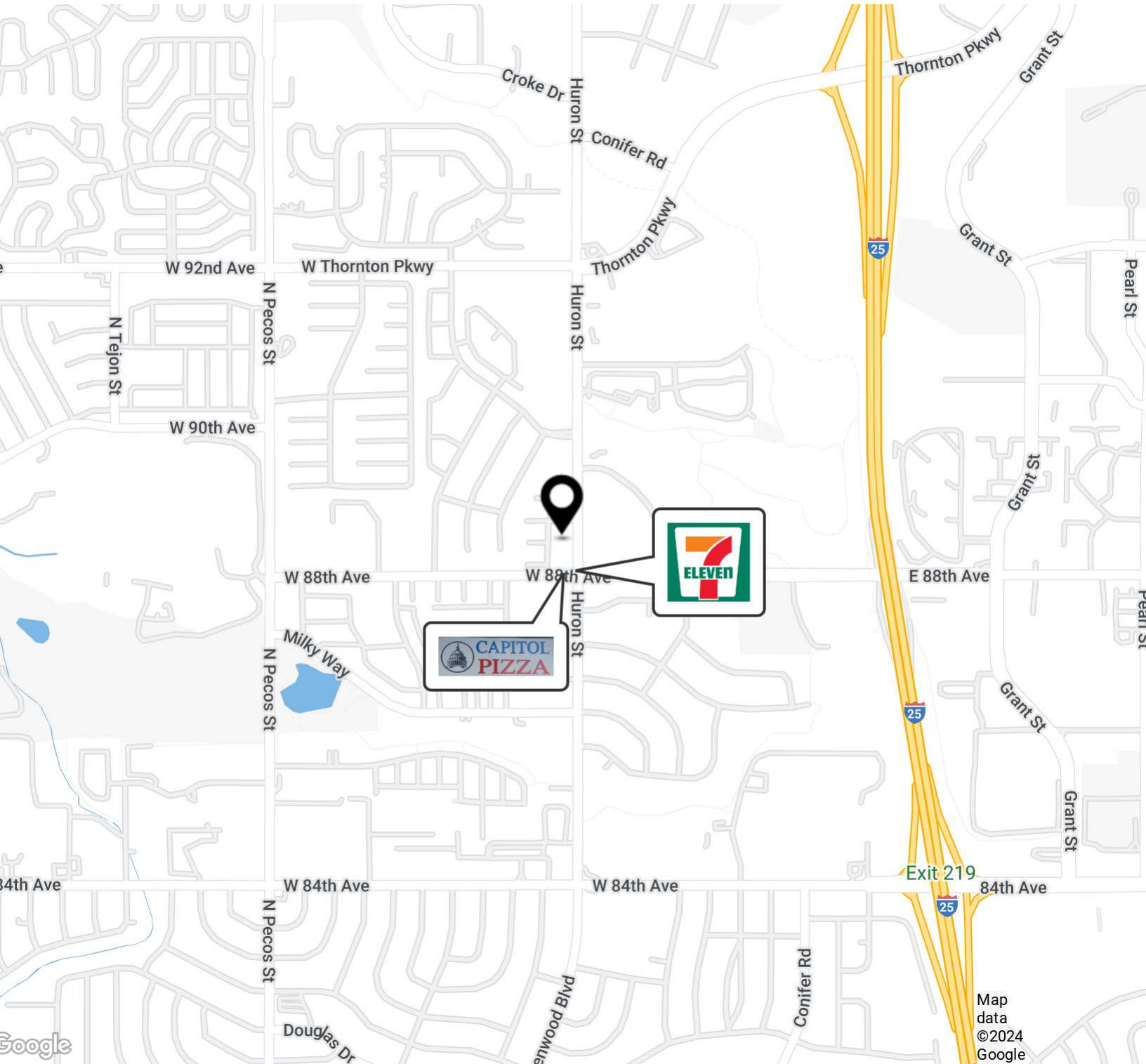
**COLORADO
REAL ESTATE**

8881 Huron St

8881 Huron St, Thornton, CO 80260

FOR SALE

Retailer Map



PJ Magin

Broker // CO #EA100028175

303 921 7944

pjmagin@comcast.net

Colorado Real Estate

11990 Grant St. #500

Northglenn, CO 80233

303.289.7009

<https://www.bhhs.com/colorado-real-...>

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**COLORADO
REAL ESTATE**