

**RETAIL  
FOR  
LEASE**

**GRANT COURT  
NEC GRANT STREET & 98TH AVE.  
THORNTON, CO**

- SPACE AVAILABLE TOTAL 1,314 SQUARE FEET
- NNN expenses: 2020 was \$9.72/sf; 2021 was \$10.21/sf; 2022 est. \$10.38/sf
- Exposure to significant commercial and residential traffic
- 6.15 parking spaces/1,000sf; adjacent to RTD bus stop
- Shadow anchored by Sam's Club, Walmart & Home Depot
- City of Thornton municipal offices, North Suburban Medical Center & Thornton High School are nearby
- Strong retail corridor with close proximity to high-density residential communities



**IDEAL USES:**

- Hair Salon
- Retail
- Medical/Wellness Use
- Medical Supplies

{	<b>2019 DEMOGRAPHICS:</b>	}	
	Population .....		166,112
	Households .....		58,518
	Avg HH income .....		\$77,833
	Employee Population .....	38,773	
	Source: REGis 2019 (3-mile radius)		

**OVERVIEW:**

Thornton is a diverse community with a strong commitment to quality of life and environmental issues. The Denver metropolitan area in which Thornton is located consistently ranks as one of the most desirable areas to live in the United States. The community's location, 10 miles north of downtown Denver and adjacent to Interstate 25, provides high visibility for business while still allowing easy access to various transportation routes.

**LOCATION:**

This prime location is conveniently accessible for commercial and residential traffic. Situated one block west of I-25, the center is adjacent to multiple big box retailers. Access is provided to the center via a 3/4 turn & a right-in/right-out.






Monument Signage Available

**FOR INFORMATION CONTACT:**

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 <b>at&amp;t</b> 9894 Grant St. 1,600 SF	<b>AVAILABLE</b> 9890 Grant St. 1,314 SF	 <b>people ready</b> <small>A TRUEBLUE COMPANY</small> 9886 Grant St. 1,300 SF	<b>Treasured Teeth</b> Pediatric Dentist 9880 Grant 2,698 SF	<b>UNDER LOI</b> 9874 Grant 1,183 SF	<b>NAIL SALON</b> Sky Nails 9870 Grant St. 1,479 SF	<b>PHO</b> Pho 4 Mua Vietnamese 9866 Grant St. 1,400 SF	 <b>POLLO RICO</b> <small>¡El más Rico!</small> Rico Pollo 9862 Grant St. 1,540 SF
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**TRAFFIC COUNTS:**

Grant Street	19,995 VPD
E 98th Ave	6,396 VPD
Thornton Parkway	40,003 VPD

(Source: REGis 2019)





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