

SALE/GROUND LEASE/BUILD-TO-SUIT



SWC 120th Avenue & Holly Street

Thornton, CO | 80241

Property Highlights

- Pad Ready 0.88 Acres for Sale, Ground Lease or Build-to-Suit
- Excellent Visibility from Holly Street
- 31,000 cars per day on Holly Street
- Zoning: Community Retail

Site Plan

Option 1 - Patio



Option 2 - Drive Thru



Trade Area



DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
POPULATION	18,986	104,930	207,485
AVERAGE HH INCOME	\$140,284	\$137,348	\$131,186
# OF HOUSEHOLDS	6,296	36,323	72,903
DAYTIME POPULATION	1,172	13,625	63,509
BUSINESSES	119	1,419	4,874

SOURCE: ESRI 2024

TRAFFIC COUNTS

120TH AVE EAST OF HOLLY ST	19,380 (2021)
120TH AVE WEST OF HOLLY ST	22,253 (2021)
HOLLY ST NORTH OF 120TH AVE	31,022 (2021)
HOLLY ST SOUTH OF 120TH AVE	13,337 (2021)

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