

RETAIL BUILDING FOR LEASE

9674 Washington St, Thornton, CO 80229



OVERVIEW

We're proudly offering a high visibility retail space for lease in the Lambertson Lakes Shopping Center at Washington St and 97th Ave in the rapidly expanding Thornton Retail Market. This is a great location for a small user looking for high visibility and a lot of foot traffic. This space is well suited for a variety of retail uses and is exceptionally well maintained. Located in a busy shopping center that is anchored by Safeway. The neighboring tenant mix includes Chipotle, The Egg & I, Panda Garden Chinese, The UPS Store, Boost Mobile and more.

Call now to setup a showing.

HIGHLIGHTS

- 1,167 SF
- High Traffic Shopping Center
- Floor to Ceiling Windows
- Zoned Retail



Lease Rate:

\$20.00 SF/YR
(+ \$10.00 NNN)



Available SF:

1,167 SF



Lot Size:

1.40 Acres



Zoning:

Retail



Building Size:

19,492 SF

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Brandon Langiewicz

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9674 Washington St, Denver, Colorado, 80229 (Ring of 3 miles)

DEMOGRAPHICS



161,812
Population



Median Age



Average
Household Size

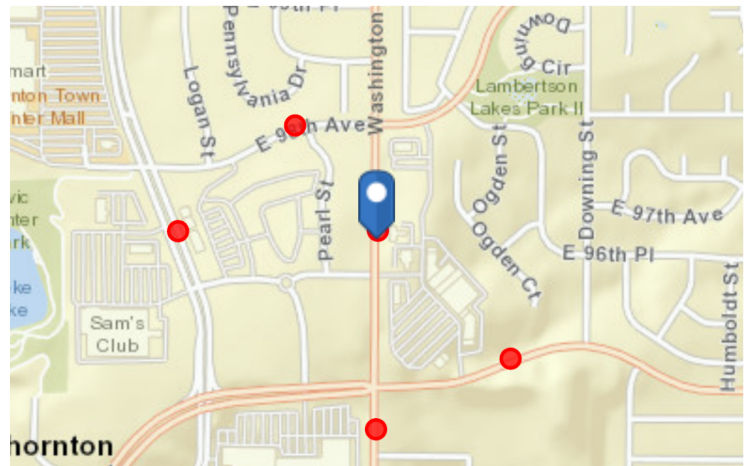


\$55,129

Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
E 97th Ave	27,267	0.0
Pearl St	5,701	0.2
Downing St	12,296	0.2
Hoffman Way	40,500	0.2
E 97th Ave	14,831	0.2



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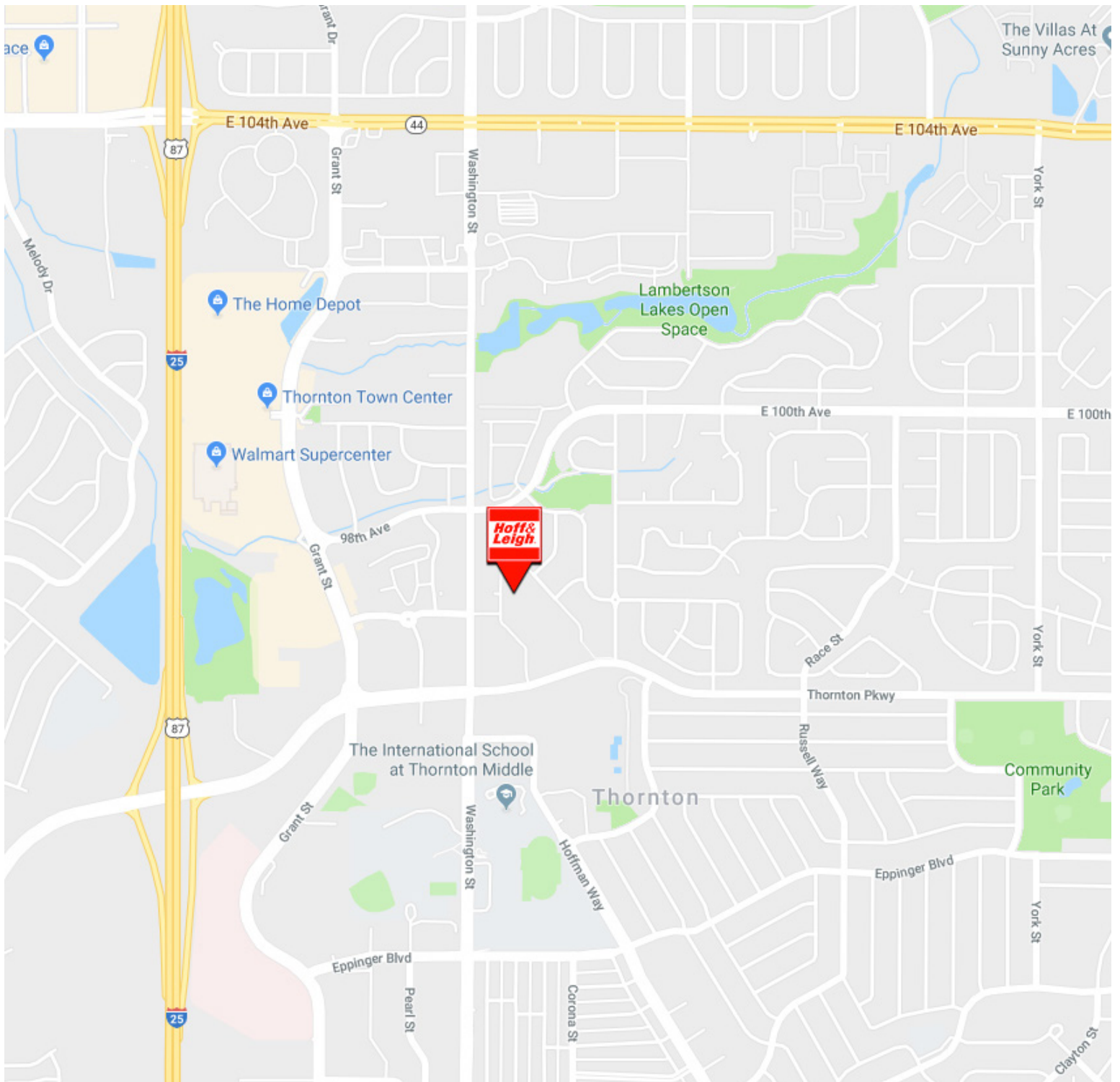
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