

**RETAIL
FOR
LEASE**

GRANT COURT

NEC GRANT STREET & 98TH AVE.
THORNTON, CO

1314SF AVAILABLE BARBER SHOP BUILDOUT EXISTING

- NNN's: 2020 \$9.72; 2021 \$10.30; 2022 \$10.41; 2023 \$10.70
- 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/Barbershop
- Retail
- Medical/Wellness Use
- Medical Supplies

2019 DEMOGRAPHICS:

Population	166,112
Households	58,518
Avg HH income	\$77,833
Employee Population	38,773

Source: REGis 2019 (3-mile radius)



Monument Signage Available

FOR INFORMATION CONTACT:

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 9894 Grant St. 1,600 SF	AVAILABLE 9890 Grant St. 1,314 SF	 9886 Grant St. 1,300 SF	Treasured Teeth Pediatric Dentist 9880 Grant 2,698 SF	 Ice Cream 9874 Grant 1,183 SF	NAIL SALON Sky Nails 9870 Grant St. 1,479 SF	PHO Five Spices & Pho 9866 Grant St. 1,400 SF	 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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