

# THORNTON DRIVE THRU

+ 1650 E 104TH AVE | THORNTON | COLORADO, 80233

## FOR LEASE

AVAILABLE



# QUICK OVERVIEW

## PROPERTY FACTS

Originally used as a warehouse and pickup for Walmart, this drive thru space is open ready for tenancy. The C-Store's walk in cooler and freezer are also accessible from the warehouse space, representing a huge cost savings for a potential user. The landlord is willing to offer a considerable Tenant Improvement Allowance to the right Tenant. Don't miss this great opportunity!



+ AVAILABLE  
END CAP W/ DRIVE-THRU

+ SQUARE FEET  
820-1,500 SF

+ LAND SIZE  
1.2345 AC

+ YEAR BUILT  
2016

+ PROP. TYPE  
RETAIL



# LOCAL

---

# TRAFFIC

---

## DEMOGRAPHICS

With over \$375 million in quality development that opened in 2018 along the I-25 corridor, the city of Thornton continues to experience unprecedented growth. Its central location at the center of Denver's transportation network lends all the amenities of the Metro area and a workforce of over 3 million to draw from. Ongoing infrastructure improvement projects ensure the city is ready for further development now and in the future. ([www.businessinthornton.com](http://www.businessinthornton.com))

### + TRAFFIC COUNTS

E 104th Ave @ Broadstone: 40,925 VPD



#### HOUSEHOLDS

2 Mile: 27,187  
5 Miles: 112,637  
10 Miles: 335,373



#### AVG HH INCOME

2 Mile: \$78,752  
5 Miles: \$87,986  
10 Miles: \$98,760



#### MEDIAN AGE

2 Mile: 34  
5 Miles: 34.3  
10 Miles: 35.3



#### POPULATION

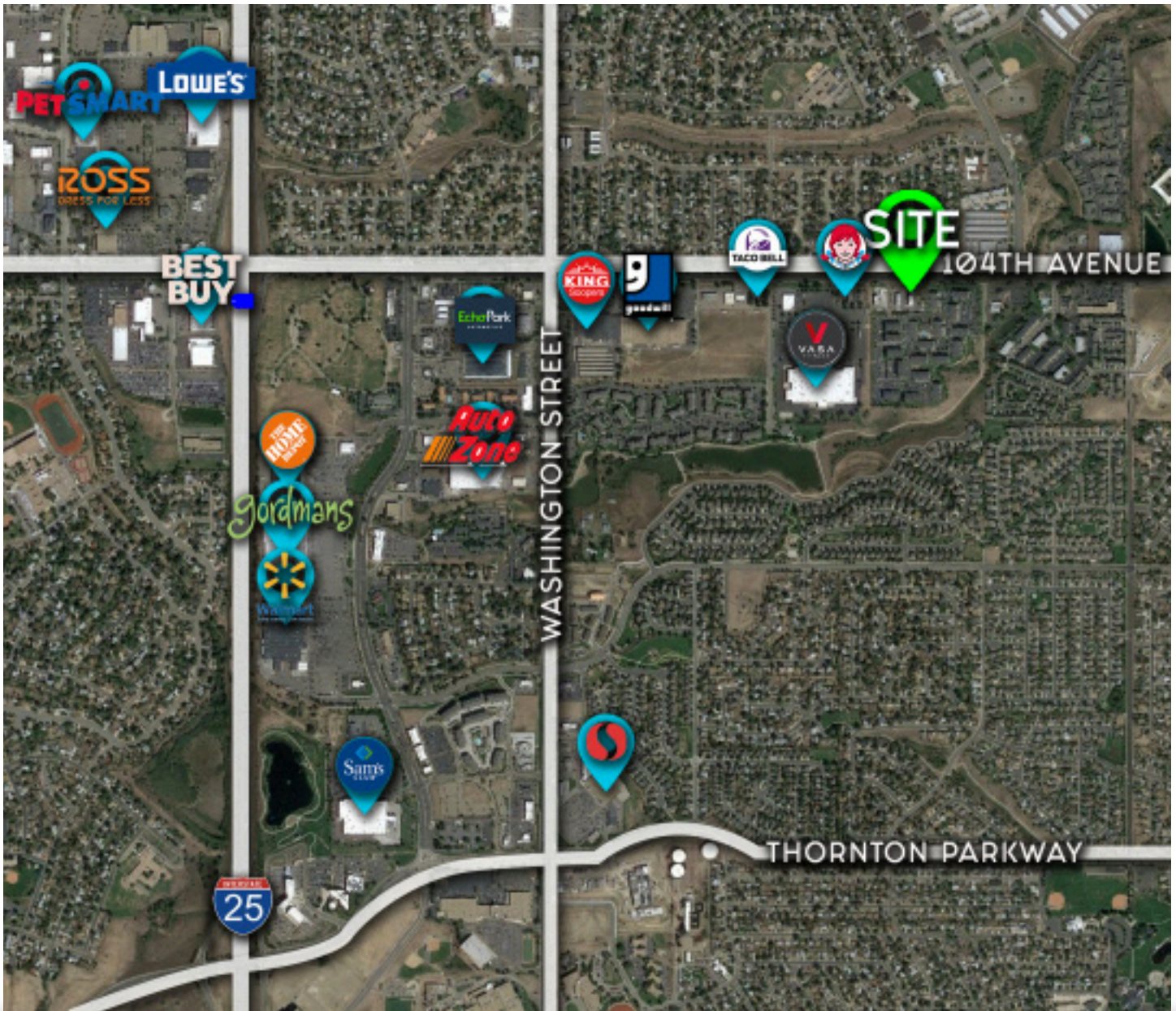
2 Mile: 75,417  
5 Miles: 317,919  
10 Miles: 867,548



MAP &

# AERIAL

COMPETITION



LISTED BY BRC REAL ESTATE:

+ JASON KEITH  
303.718.9249 | jason.keith@brcrealestate.com

