

2022 YEAR IN REVIEW



RETAIL

Thornton has reached an important phase in its development – becoming a sought-after retail location in Metro Denver. Over the next few years, expect to see our city continue to bring in regional retailers and restaurants to fill in the rapidly developing I-25 corridor, along with community-based amenities for Thornton's eastern neighborhoods.

Opened in 2022

- In N Out Burger
- Raising Cane's
- Ziggy's Coffee (2nd Location)
- Skunked
- Optimum Golf
- Bopp Kitchen
- Baskin Robbins
- Starbucks (128th & Quebec)
- My Salon Suites
- Premier Members Credit Union
- Tropical Smoothie Cafe

Coming Soon

- King Soopers Marketplace
- Living Spaces
- IC Brewhouse
- Runway19 Coffee House
- Dutch Bros (2nd & 3rd Locations)
- Woodspring Suites
- Ugg

LOCAL BUSINESS

Opened in 2022

- Barberia Latina
- Amplify Aesthetics
- Get Your Beauty On
- Neveria y Chuchulucos
- Geico Local Office
- Marie's Taqueria (2nd Location)
- Tiendita de mi Tierra
- Tee Hee Boba
- Glacier Car & Dog Wash
- KB Business
- Palma Insurance
- Tad Salons
- VaporX
- Image Reverse Body Sculpting

Alliance Business Assistance Center

- **783** people served
- **1962** customer interactions for services
- **400** counseling/technical assistance meetings
- **44** workshops facilitated with **394** attendees
- **753** attended **71** private meetings/use of space
- **415** attended our networking events

Business Grants

- **23** grants awarded
- **\$273,054** City contribution
- **\$248,381** private contribution



REDEVELOPMENT

- Thornton's primary redevelopment focus for 2022 was to gain control of the Thornton Shopping Center, which was granted by Adams County District Court in November. Thornton Development Authority invested \$49,630 into environmental expenses related to acquisition of the property through eminent domain, and allocated \$3,311,854 to begin relocating tenants, abate asbestos, demolish buildings, and begin environmental remediation in 2023. Another \$2.5 million was allocated for deposit with Adams County Courts pending the ultimate valuation hearing.
- Assisted Panda Express' redevelopment of the former AAA Propane site at 85th Avenue and Washington Street by securing utility undergrounding funds from Xcel Energy.
- The Gateway District development Request for Proposals (RFP) was paused pending a decision on the upcoming performing arts center ballot initiative.
- Continued cleanup of the dry-cleaning chemical "source area" at Plaza Las Americas (750 E 88th Avenue).
- Finalized new Eastlake Grain Elevator redevelopment RFP for early 2023 publication.



OFFICE & INDUSTRIAL

2022 was a great year for primary job growth. Thornton added four new primary employers, which added more than 175 jobs.

<i>Employers Added</i>	4
<i>Jobs Added</i>	175
<i>Office/Industrial Space Absorbed</i>	158,000 SF
<i>Speculative Space Under Construction</i>	1,250,000 SF
<i>Speculative Space Announced in Future Phases</i>	2,500,000 SF

Opened in 2022

- Sashco
- Air Squared Manufacturing
- Solid Power
- North Washington Commerce Center – Phase 2

Coming Soon

- Meati Foods
- 25 N Business Park – Phase 2
- Innovate 25 Business Campus
- 25 Commerce Park

