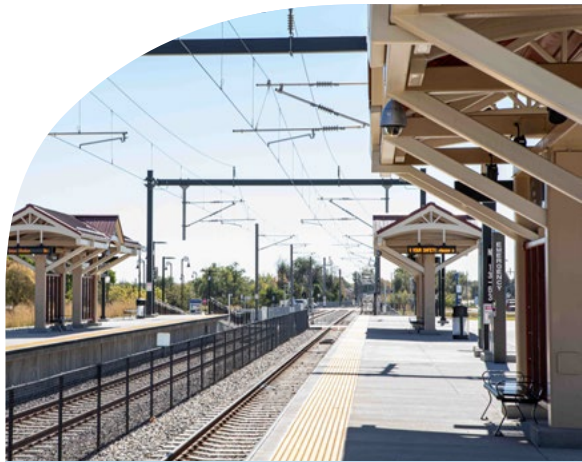




Development Opportunities



THORNTON
ECONOMIC DEVELOPMENT



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Regional Draw (within 45 min drive time)

| | |
|--------------------------------|-----------|
| Population | 3,423,391 |
| Households | 1,358,612 |
| Average Household Income | \$128,786 |
| Average Home Value | \$620,962 |
| Daytime Population | 3,476,364 |
| College Degrees | 57.4% |



Living Spaces (open now)

Recent Thornton Announcements/Expansions

| | |
|-----------------|----------------------|
| Forge Nano | Candlelight Theater |
| In N Out Burger | Chicken N Pickle |
| Living Spaces | Frito Lay |
| Outlaw Wings | Gordon Foods |
| Snobahn | K1 Racing |
| Solid Power | Santa Monica Seafood |



Sashco (open now)

Northern Trade Area (population: 199,919)

| | |
|--------------------------------|-----------|
| Households | 70,307 |
| Average Household Income | \$145,697 |
| Average Home Value | \$577,333 |
| Hispanic Population | 24.4% |
| Employees | 53,014 |
| Daytime Population | 156,305 |
| College Degrees | 55.4% |



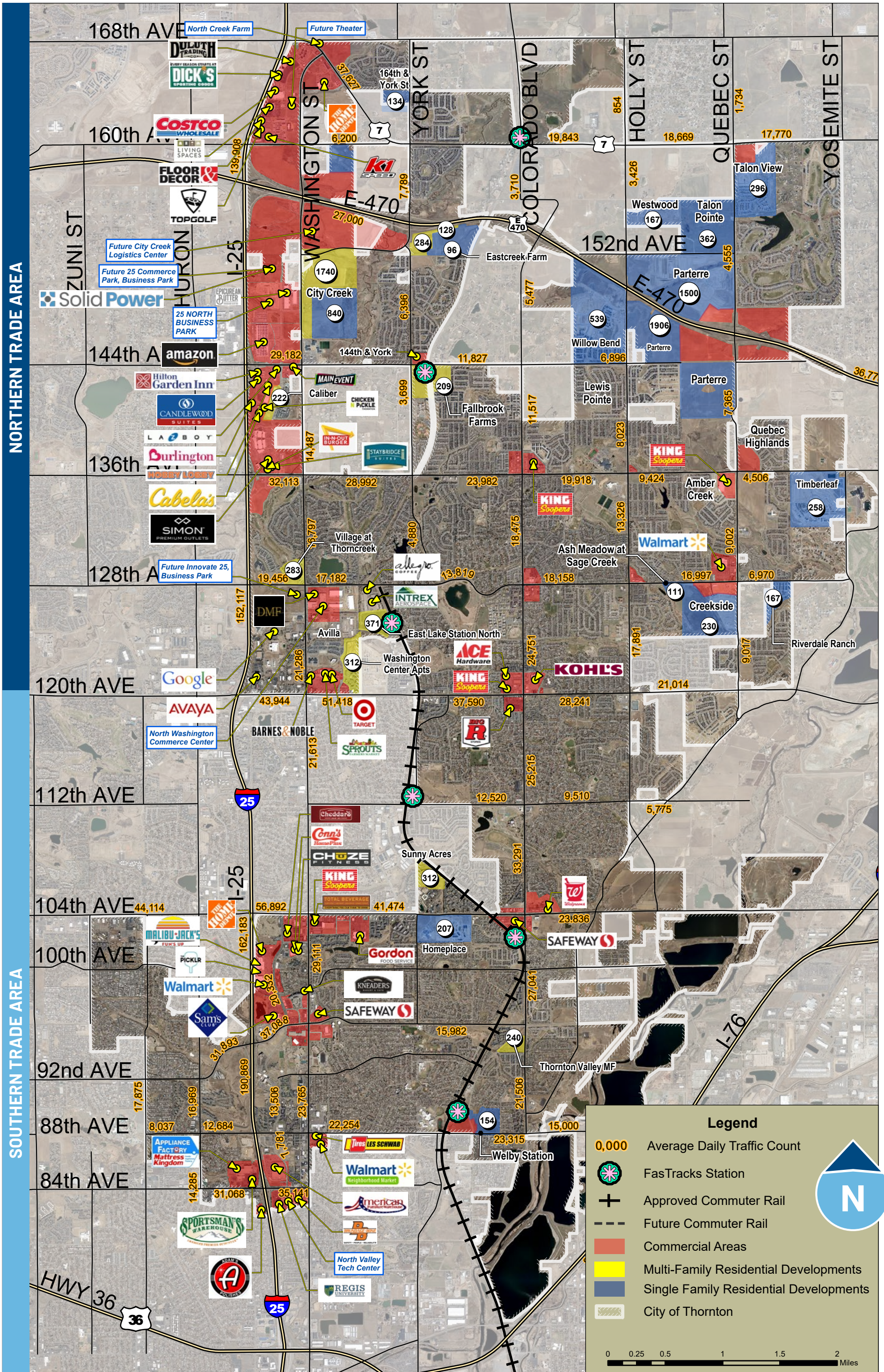
Chicken N Pickle (coming soon)

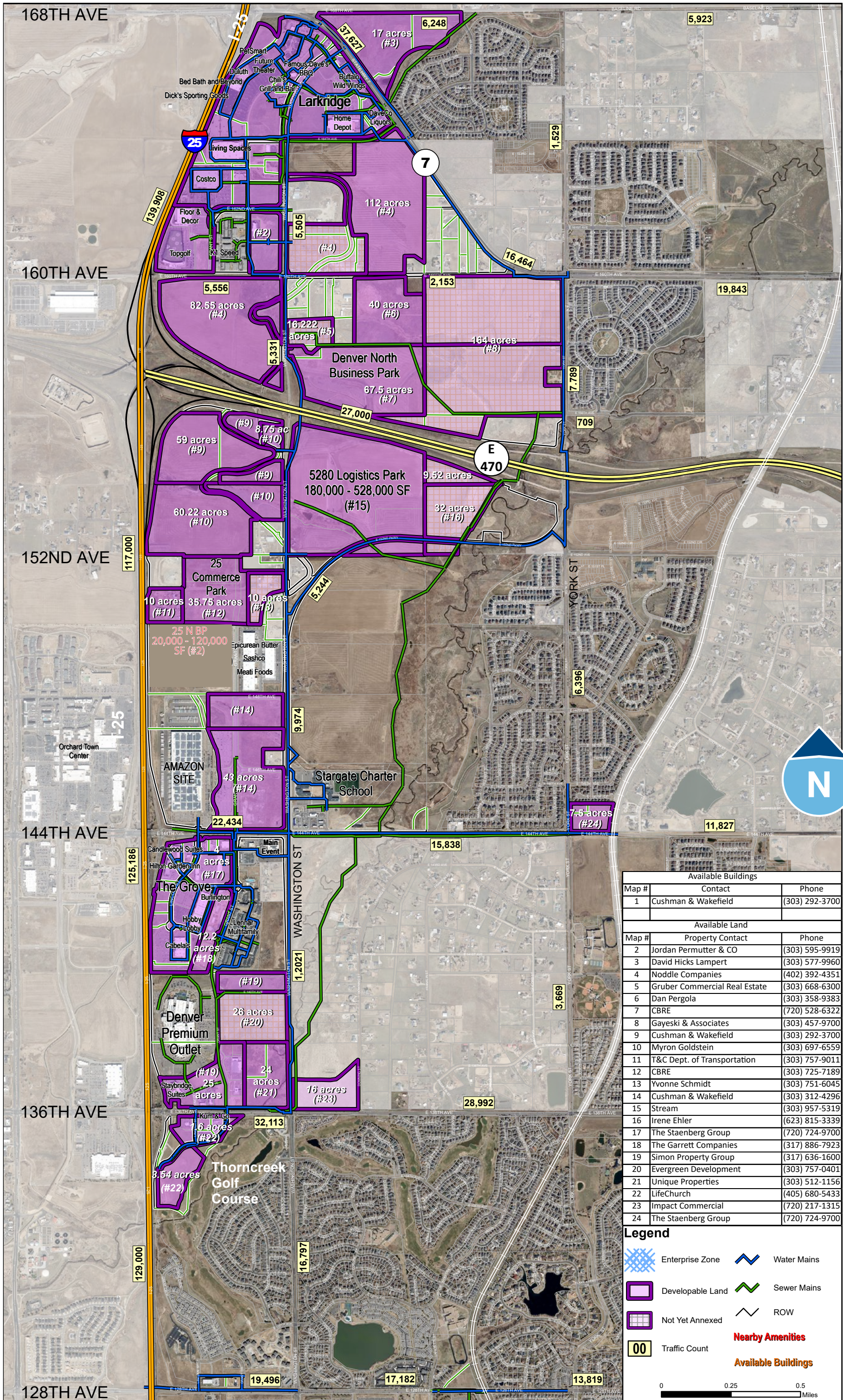
Southern Trade Area (population: 220,037)

| | |
|--------------------------------|-----------|
| Households | 78,024 |
| Average Household Income | \$97,972 |
| Average Home Value | \$442,228 |
| Hispanic Population | 46.1% |
| Employees | 56,197 |
| Daytime Population | 165,275 |
| College Degrees | 35.6% |



North Washington Business Park





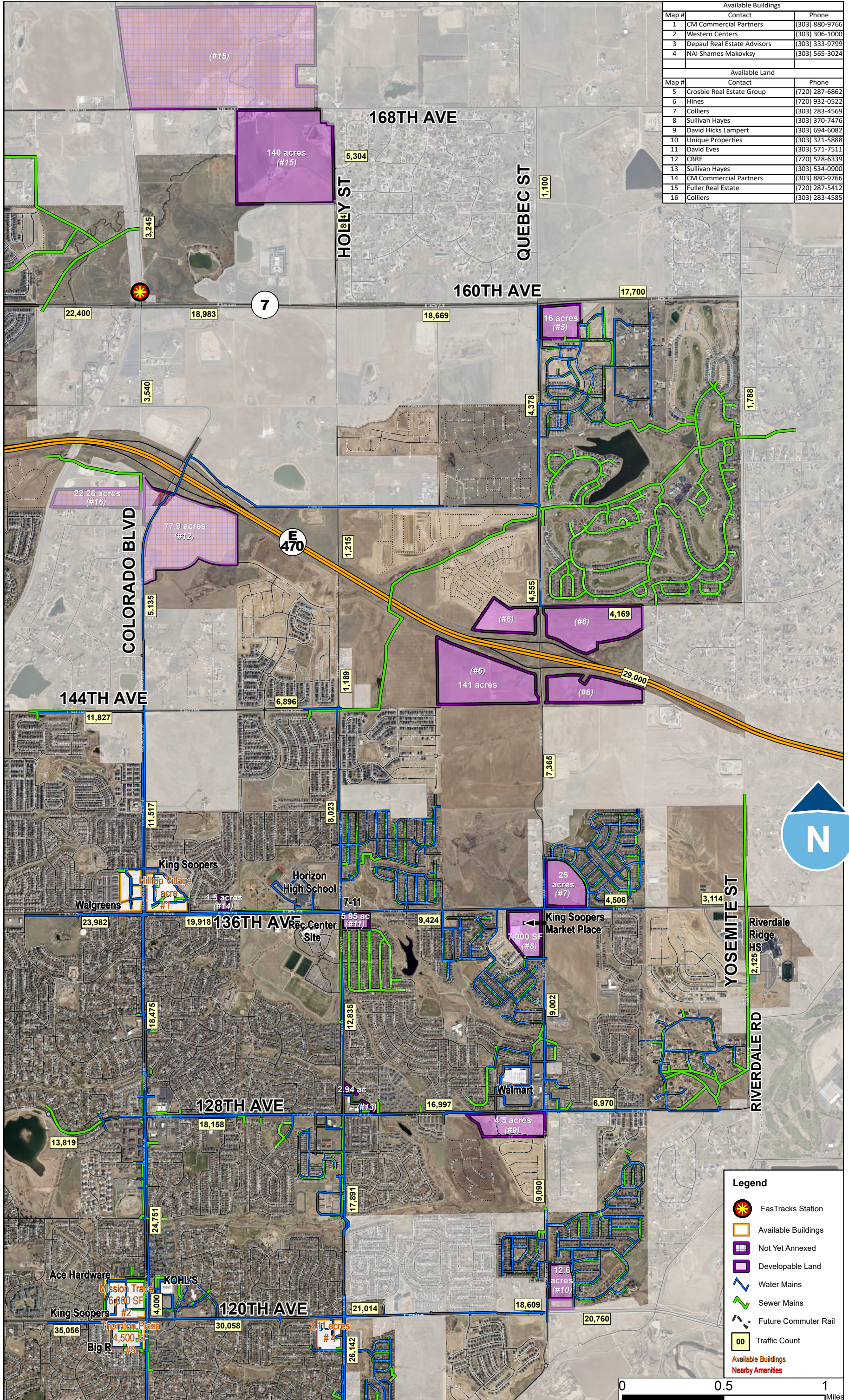
| Available Buildings | | |
|---------------------|---------------------|----------------|
| Map # | Contact | Phone |
| 1 | Cushman & Wakefield | (303) 292-3700 |

| Available Land | | |
|----------------|-------------------------------|----------------|
| Map # | Property Contact | Phone |
| 2 | Jordan Permuter & CO | (303) 595-9919 |
| 3 | David Hicks Lampert | (303) 577-9960 |
| 4 | Noddle Companies | (402) 392-4351 |
| 5 | Gruber Commercial Real Estate | (303) 668-6300 |
| 6 | Dan Pergola | (303) 358-9383 |
| 7 | CBRE | (720) 528-6322 |
| 8 | Gayeski & Associates | (303) 457-9700 |
| 9 | Cushman & Wakefield | (303) 292-3700 |
| 10 | Myron Goldstein | (303) 697-6559 |
| 11 | T&C Dept. of Transportation | (303) 757-9011 |
| 12 | CBRE | (303) 725-7189 |
| 13 | Yvonne Schmidt | (303) 751-6045 |
| 14 | Cushman & Wakefield | (303) 312-4296 |
| 15 | Stream | (303) 957-5319 |
| 16 | Irene Ehler | (623) 815-3339 |
| 17 | The Staenberg Group | (720) 724-9700 |
| 18 | The Garrett Companies | (317) 886-7923 |
| 19 | Simon Property Group | (317) 636-1600 |
| 20 | Evergreen Development | (303) 757-0401 |
| 21 | Unique Properties | (303) 512-1156 |
| 22 | LifeChurch | (405) 680-5433 |
| 23 | Impact Commercial | (720) 217-1315 |
| 24 | The Staenberg Group | (720) 724-9700 |

Legend

- Enterprise Zone
- Developable Land
- Not Yet Annexed
- Traffic Count
- Water Mains
- Sewer Mains
- ROW
- Nearby Amenities**
- Available Buildings**

0 0.25 0.5 Miles



| Available Buildings | | |
|---------------------|-----------------------------|----------------|
| Map # | Contact | Phone |
| 1 | CM Commercial Partners | (303) 880-9766 |
| 2 | Western Centers | (303) 306-1000 |
| 3 | Depaul Real Estate Advisors | (303) 333-9799 |
| 4 | NAI Shames Makovsky | (303) 565-3024 |
| Available Land | | |
| Map # | Contact | Phone |
| 5 | Crosbie Real Estate Group | (720) 287-6862 |
| 6 | Hines | (720) 932-0522 |
| 7 | Colliers | (303) 283-4569 |
| 8 | Sullivan Hayes | (303) 370-7476 |
| 9 | David Hicks Lampert | (303) 694-6082 |
| 10 | Unique Properties | (303) 321-5888 |
| 11 | David Eves | (303) 571-7511 |
| 12 | CBRE | (720) 528-6339 |
| 13 | Sullivan Hayes | (303) 534-0900 |
| 14 | CM Commercial Partners | (303) 880-9766 |
| 15 | Fuller Real Estate | (720) 287-5412 |
| 16 | Colliers | (303) 283-4585 |

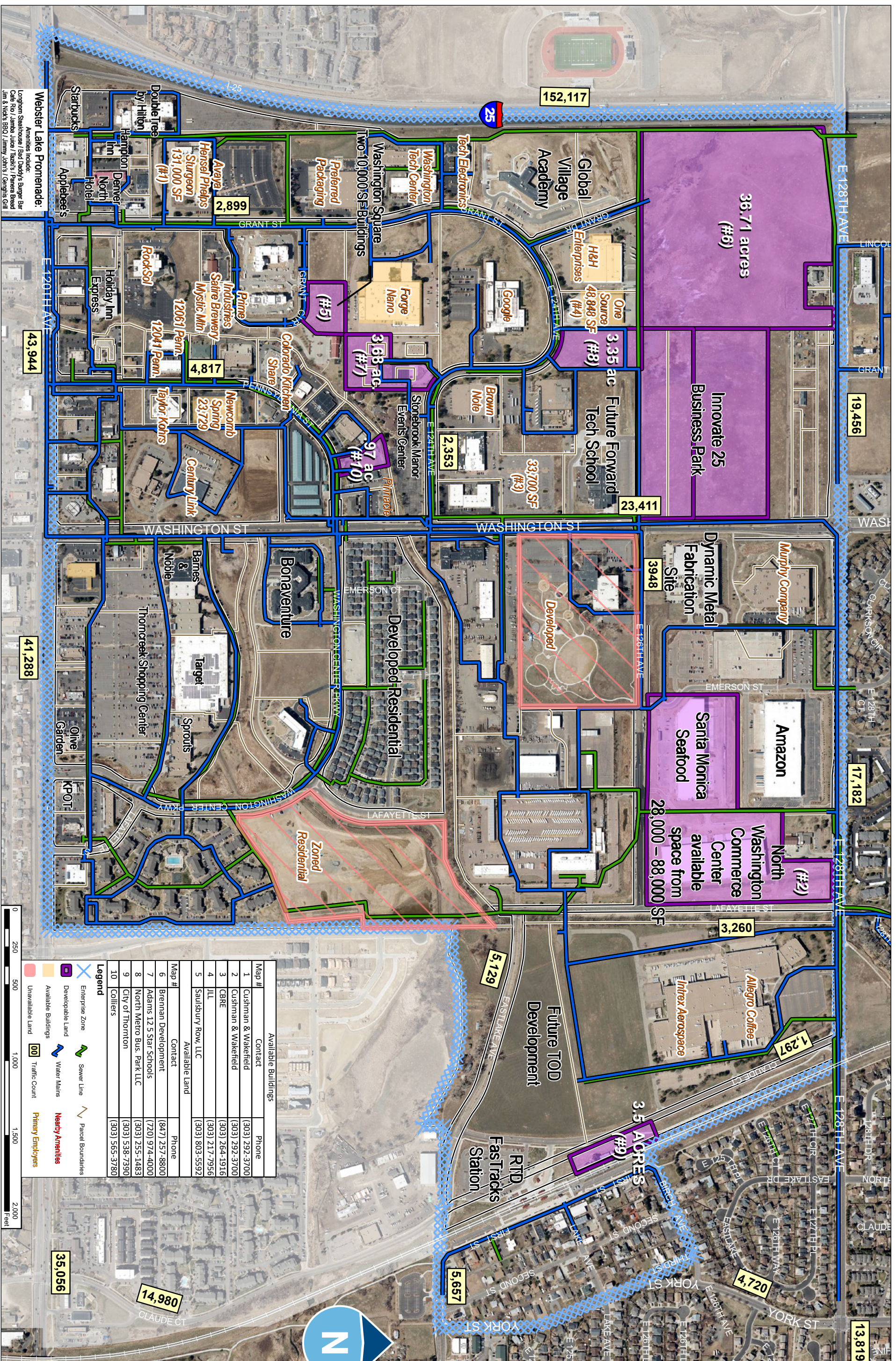
Legend

- FasTracks Station
- Available Buildings
- Not Yet Annexed
- Developable Land
- Water Mains
- Sewer Mains
- Future Commuter Rail
- Traffic Count

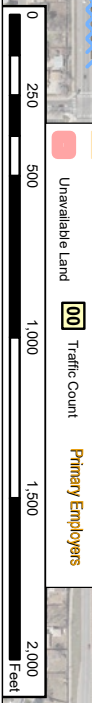
Available Buildings
Nearby Amenities

0 0.5 1 Miles

Central Thornton BUSINESS DISTRICT MAP



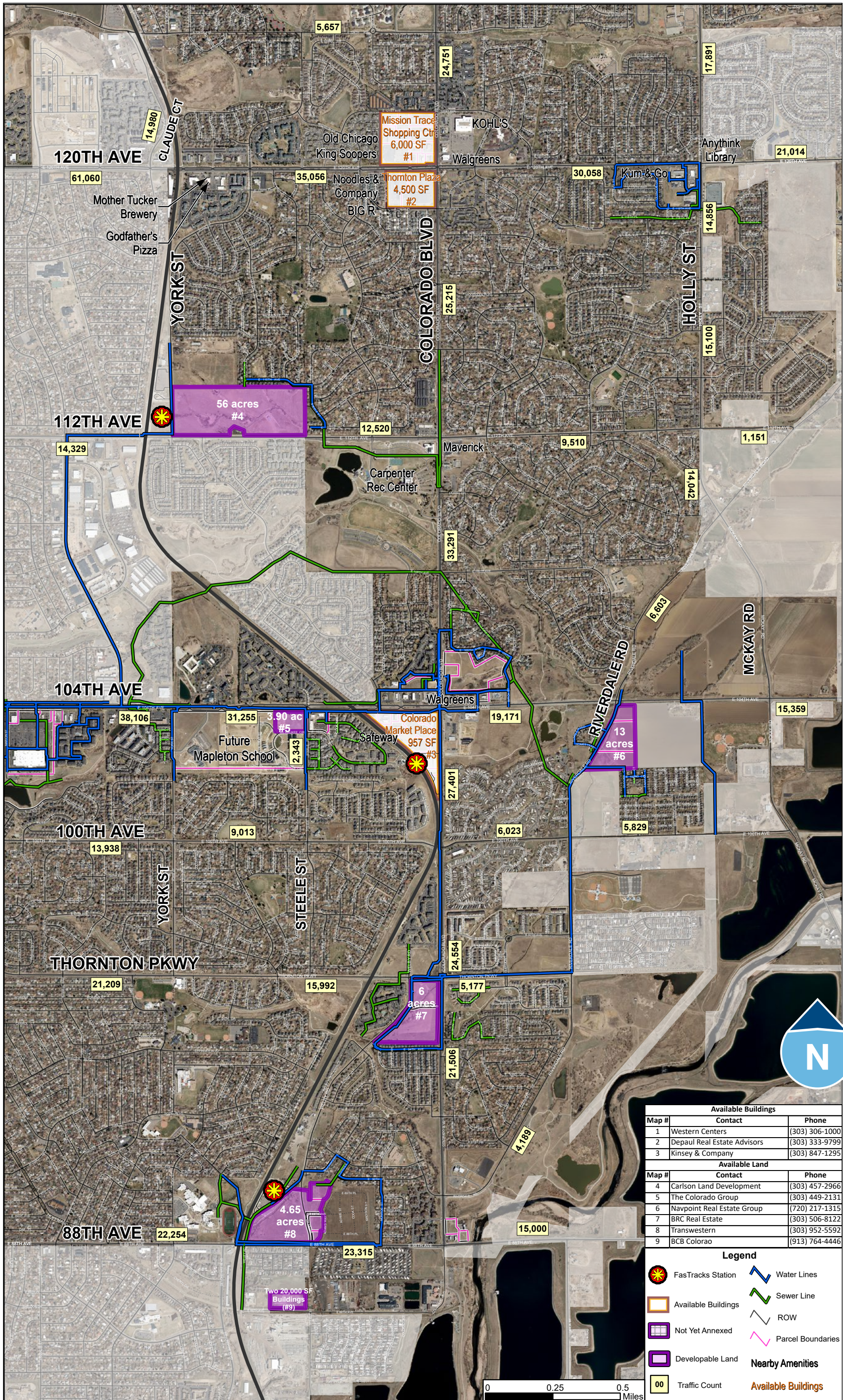
Webster Lake Promenade:
Amenities include:
Longhorn Steakhouse / Bad Daddy's Burger Bar
Cafe Rio / Jamba Juice / Tazaki's / Pizzeria Bread
Jim & Nick's BBQ / Jimmy John's / Cempita Grill



| Map # | Contact | Phone |
|-------|---------------------|----------------|
| 1 | Cushman & Wakefield | (303) 292-3700 |
| 2 | Cushman & Wakefield | (303) 292-3700 |
| 3 | CBRE | (303) 264-1916 |
| 4 | JLL | (303) 217-7956 |
| 5 | Sauisbury Row, LLC | (303) 803-5592 |

| Map # | Available Land | Phone |
|-------|---------------------------|----------------|
| 6 | Brennan Development | (847) 257-8800 |
| 7 | Adams 12.5 Star Schools | (720) 974-4000 |
| 8 | North Metro Bus. Park LLC | (303) 255-1483 |
| 9 | City of Thornton | (303) 538-7390 |
| 10 | Colliers | (303) 565-3780 |

- Legend**
- X Enterprise Zone
 - X Developable Land
 - X Available Buildings
 - X Available Land
 - X Unavailable Land
 - Sewer Line
 - Water Mains
 - Traffic Count
 - Parcel Boundaries
 - Nearby Amenities
 - Primary Employers



| Available Buildings | | |
|---------------------|-----------------------------|----------------|
| Map # | Contact | Phone |
| 1 | Western Centers | (303) 306-1000 |
| 2 | Depaul Real Estate Advisors | (303) 333-9799 |
| 3 | Kinsey & Company | (303) 847-1295 |

| Available Land | | |
|----------------|----------------------------|----------------|
| Map # | Contact | Phone |
| 4 | Carlson Land Development | (303) 457-2966 |
| 5 | The Colorado Group | (303) 449-2131 |
| 6 | Navpoint Real Estate Group | (720) 217-1315 |
| 7 | BRC Real Estate | (303) 506-8122 |
| 8 | Transwestern | (303) 952-5592 |
| 9 | BCB Colorado | (913) 764-4446 |

Legend

- FasTracks Station
- Available Buildings
- Not Yet Annexed
- Developable Land
- Traffic Count
- Water Lines
- Sewer Line
- ROW
- Parcel Boundaries
- Nearby Amenities**
- Available Buildings



THORNTON
ECONOMIC DEVELOPMENT

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