



## RETAIL

Thornton is undergoing remarkable growth, establishing itself as a sought-after retail destination in the metro area. We expect sustained interest in the North I-25 corridor, increased recognition of South Thornton's I-25 frontage, and a shift in community retail activity along Quebec Street and into eastern Thornton.

### Opened in 2024

- Bengal Tiger Indian Restaurant
- Chubby Fish Sushi
- Denver Liquor Outlet
- Outlaw Wings
- Snarf's Sandwiches
- Snobahn
- The Picklr
- Tikka and Grill

### Coming Soon

- Billy Birch
- Chicken N Pickle
- Gordon Foods
- GQue Barbeque
- K1 Racing
- Malibu Jack's
- Musicbox Theater

## LOCAL BUSINESS

The City of Thornton's Alliance Business Assistance Center strives to support and strengthen small businesses within Thornton and its surrounding areas. All services, such as legal support, meeting space, one on one counseling, business workshops, financial grants (Thornton businesses only), on-site technology access including laptops, WiFi, and Zoom, are provided free of charge in both English and Spanish.

### Opened in 2024

- Bricks & Minifigs
- CA PHE Vietnamese Coffee & Banh Mi
- Casa del Vestido
- Churreria Dulce Luna
- Colorado Discount Nutrition
- Coquette Aesthetics & Med Spa
- Donut House
- El Lechon Kitchen
- KPOT Korean BBQ & Hot Pot
- Las Catrinas Market
- Sherwin Williams
- Spice Kitchen

### Alliance Business Assistance Center Interactions

- 503 counseling, technical, or legal assistance meetings held
- 31 workshops conducted, with 385 attendees
- 1017 attendees utilized our space across 113 private meetings
- 1,158 individuals participated in our 23 networking or ribbon-cutting events
- Conducted 603 business outreach visits

### *Business Grants Awarded*

- 2 grants available: *BIG & STAR*
- 24 grants disbursed
- \$388,385.51 city contribution





# OFFICE & INDUSTRIAL

In 2024, Thornton experienced remarkable primary job growth. The city facilitated 19 new or expanded primary employers, resulting in the announcement of over 501 jobs.

## Opened/Expanded in 2024

- Ace Thermal Systems
- Elevation Glass
- Forge Nano
- Frito Lay
- Hamon Infrastructure HQ
- Hydraquip
- Santa Monica Seafood
- Solid Power

- Synthetic Grass
- The Pro's Closet
- Vivacity Tech

## Coming Soon

- Corden Pharma
- Ferguson
- Innovate 25 Business Park
- TTI - Todd Technologies

<i>Employers Added</i>	12
<i>Jobs Added</i>	501
<i>Speculative Space Under Construction</i>	476,459 SF

# REDEVELOPMENT

**Thornton Shopping Center:** Northeast corner of 88th Avenue and Washington Street

- TDA obtained the property title through court order on April 23, 2024.
- Asbestos abatement and demolition were completed in June 2024.
- Colorado Department of Public Health & Environment approved the cleanup workplan on July 3, with ongoing quarterly monitoring, soil removal design, and vapor monitoring activities.
- Kansas State University (KSU) facilitated community redevelopment visioning meetings through EPA's TAB program on April 18, August 20, and October 24, including a design charrette and best-use analysis.
- Staff applied for a \$4M EPA Brownfields Cleanup Grant on November 14. Awards will be announced in spring 2025.
- Thornton Shopping Center was selected for the 2025 Rocky Mountain Real Estate Challenge, a graduate design competition between University of Denver and University of Colorado Boulder.
- Letters requesting vapor monitoring access were sent to 41 residences, two daycares, and three businesses on December 16.

**South Thornton Commercial Revitalization:**

- Supported undergrounding electrical lines for three South Thornton projects.
- Collaborated on a five-year plan for Washington Street improvements.
- Developed a 2025 commercial façade and landscaping grant to enhance aesthetics.

