

THORNTON PRIMARY EMPLOYER REPORT

FIRST QUARTER 2025 (Q1 2025)



THORNTON
ECONOMIC DEVELOPMENT



NEW OR ON THE MOVE

Thornton saw extraordinary growth in our primary employer market in 2024. The following employers opened or announced plans to open in 2024.

Opened/Expanded in 2024:



Coming Soon:



ENTERPRISE ZONE

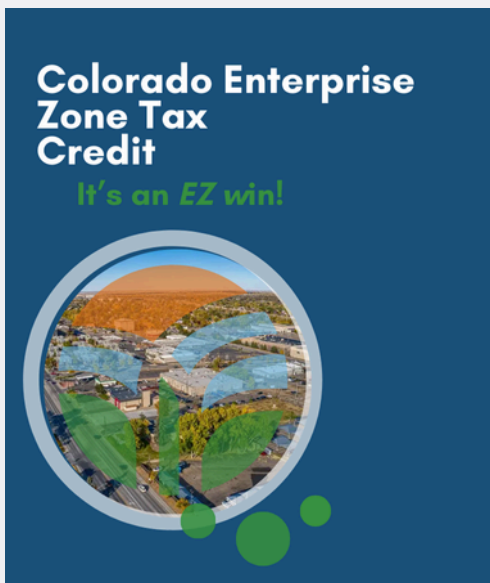
The Colorado Enterprise Zone (EZ) Program promotes a business-friendly environment by offering state income tax credits. Taxpayers investing in Enterprise Zones can earn credits on their Colorado income tax by planning and executing specific economic development activities. In some cases, these credits can be carried over for up to five years.

To take advantage of these credits, you must pre-certify each year. Get started and begin receiving tax credits by visiting oedit.colorado.gov/enterprise-zone-program—pre-certification takes less than 10 minutes!

For more information or assistance, contact Wendi Nafziger at wendi.nafziger@thorntonco.gov.

Enterprise Tax Credits May Include:

- **Investment Tax Credit:** Providing businesses with a tax credit of 3% for equipment purchases.
- **New Employee Credit:** A tax credit offering businesses \$1,100 per new job created.
- **Health Insurance:** Offers businesses \$1,000 per insured job. Available for the first two years in a State Enterprise Zone.
- **Job Training:** Companies implementing a qualified job-training program for their employees may claim an income tax credit of 12% of their eligible training costs.
- **Research and Development Tax Credit:** A tax credit of up to 3% for businesses, depending on the increase of a company's research and development expenditures within an Enterprise Zone during the previous two income tax years.



BUSINESS GRANTS

[Thornton Business Improvement Grant \(BIG\)](#)

The Business Improvement Grant (BIG), administered by the Office of Economic Development, is available to help fund business improvements that will result in the creation and retention of jobs, increased sales revenue, and increased capital investment in Thornton facilities. BIG is primarily a matching funds program. Once approved, the Planning, Development Engineering, and Building Divisions work with awardees to coordinate permits, inspections, and project requirements.

[South Thornton Attraction & Revitalization Grant \(STAR\)](#)

The STAR grant is a reimbursement grant designed to enhance and revitalize commercial areas in the South Thornton Development Area (South TDA)—defined as the portion of the TDA south of 104th Avenue. The grant aims to attract and support new and expanding businesses by assisting with building improvements, permitting and licensing costs, regulatory compliance, equipment purchases, and exterior or façade enhancements.



Before STAR Grant

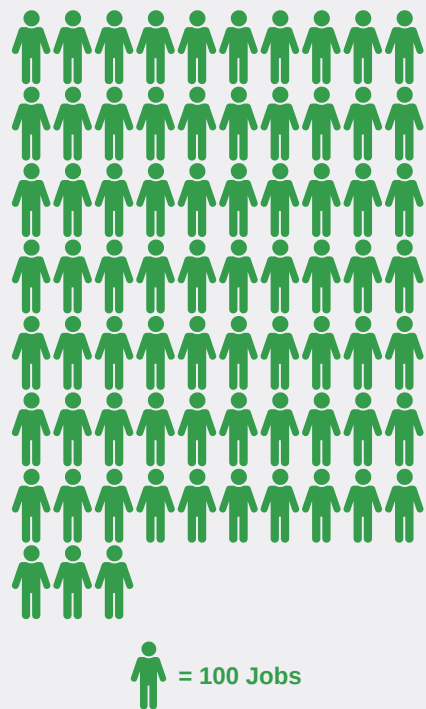


After STAR Grant

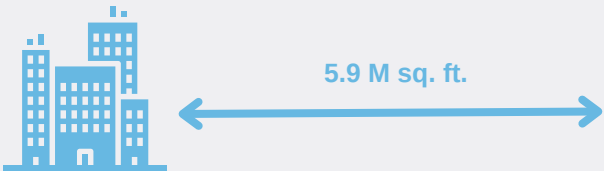
PRIMARY EMPLOYER IMPACT

Thornton has seen an almost 400% increase in the number of primary jobs over the last decade. They occupy more than 5.9 million square feet of commercial space and support over 7,300 jobs, strengthening the local workforce and economy.

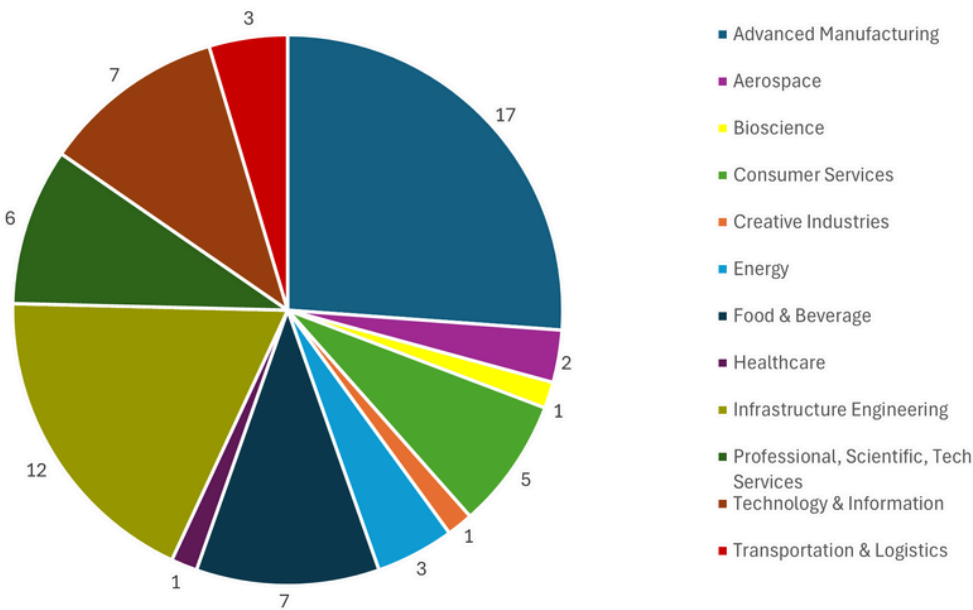
Primary Employers Represent Over 7,300 Jobs



Space Occupied by Primary Employers



Primary Industries by Sector





REAL ESTATE OPPORTUNITIES

Thornton offers a variety of real estate opportunities for new/expanding businesses. View the major business parks, offering move-in ready employment space to accommodate businesses of all sizes.

[North Washington Commerce Center](#)

[25 North Business Park](#)

[Innovate 25](#)

[25 Commerce Park](#)

[5280 Logistics Park](#)

THORNTON ECONOMIC DEVELOPMENT SERVICES

The Office of Economic Development's dedicated team is here to provide unwavering support to Thornton businesses and individuals seeking to establish or transfer their operations here. Our array of comprehensive services is designed to simplify your search and decision-making process, including:

- Property searches
- Incentives
- City process liaison
- Enterprise Zone assistance
- Issue resolution

For further assistance, contact Wendi Nafziger at wendi.nafziger@thorntonco.gov.



USEFUL LINKS

- [United Power](#)
- [Xcel Energy](#)
- [Colorado Office of Economic Development & Int'l Trade](#)
- [Metro Denver Economic Development Corporation](#)
- [City of Thornton Water](#)
- [City of Thornton Planning](#)
- [City of Thornton Building](#)