

# Creekside

INNOVATION PARK

SWC of 148th Ave & Washington  
Thornton, CO 80023



## Class A Industrial Park

New Construction | Two Buildings Totaling 251,859 SF



# Where Access Meets Opportunity

Immediate Access to  
I-25 and E-470



Strategically located at the southwest corner of 148th Avenue and Washington Street, Creekside Innovation Park is set to transform the north I-25 submarket. Located in Thornton, CO—one of the regions fastest growing areas—the park offers unparalleled connectivity to nearby retail hubs and expanding residential communities.

Purposefully designed to accommodate a variety of industrial uses, Creekside Innovation Park delivers the flexibility and accessibility businesses need to thrive in this booming north I-25 submarket.



Lowest mill levy of any newly constructed development in the North Submarket, providing an estimated tax savings of roughly \$2.00 per square foot annually compared to nearby projects



Located within an enterprise zone



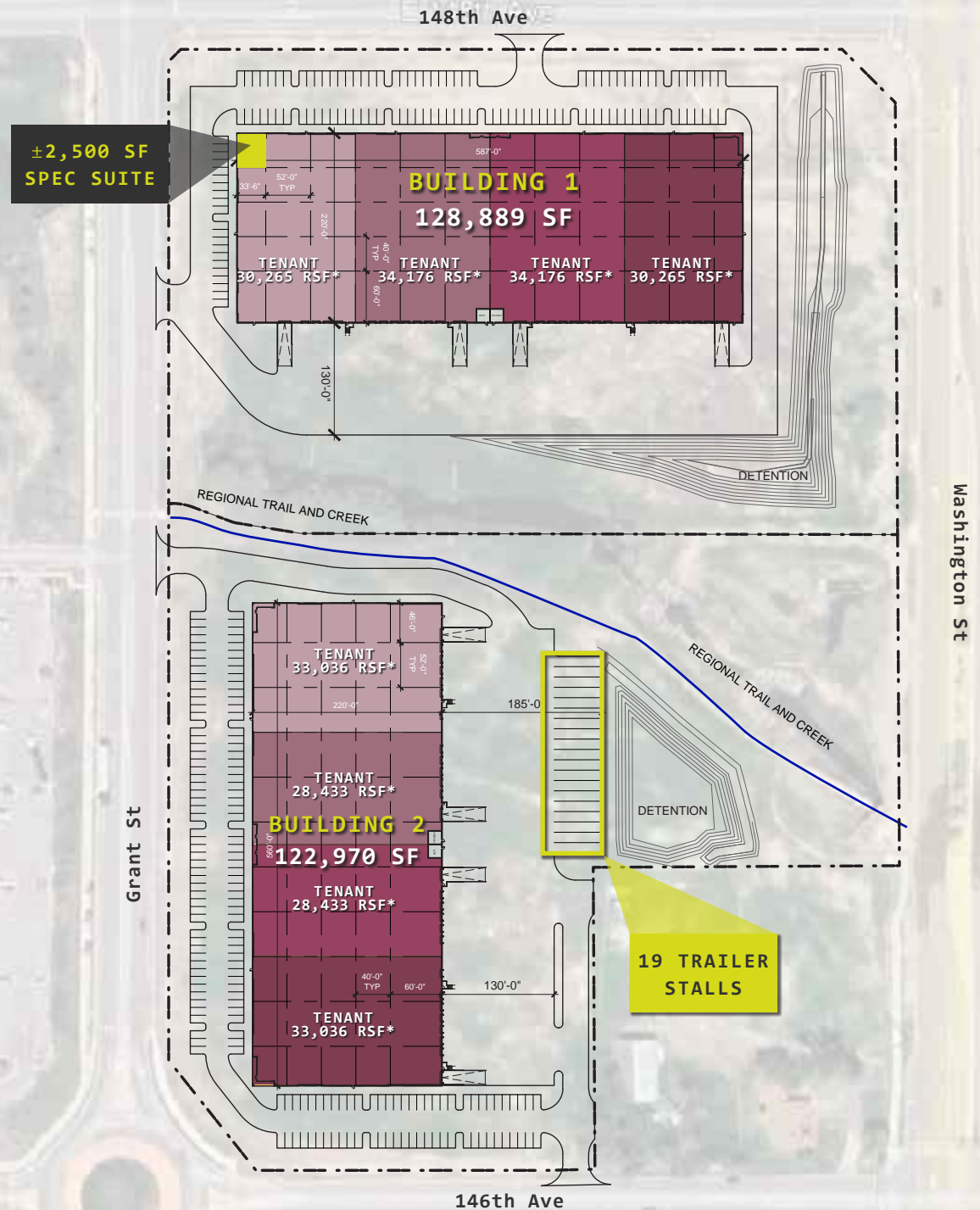
Rapidly developing area with growing residential communities



Superior ingress/egress access

# Site Plan

	Building 1	Building 2
<b>Building Size</b>	122,970 SF	122,970 SF
<b>Spec Office</b>	±2,500 sf	N/A
<b>Asking Rate</b>	Contact broker for pricing	Contact broker for pricing
<b>Parking</b>	1.2/1,000 (294 spaces)	1.2/1,000 (294 spaces)
<b>Trailer Parking</b>	0	19 Trailer Stalls
<b>Column Spacing</b>	50' x 52'	50' x 52'
<b>Truck Courtyard</b>	130'	130'
<b>Dock Doors</b>	8 (additional 8 knockouts)	8 (additional 8 knockouts)
<b>Drive In Doors</b>	4	4
<b>Power</b>	4,000 Amps	4,000 Amps
<b>Clear Height</b>	32 ft	32 ft
<b>Mill Levy</b>	104.53	104.53



\*Potential Divisibility



**Creekside**  
INNOVATION PARK

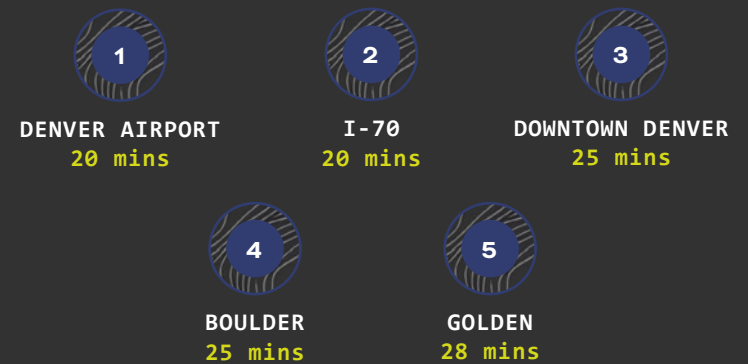
# streamlining

## Regional Connectivity

Locating at Creekside Innovation Park positions your business for success with unmatched connectivity to major thoroughfares, ensuring easy access across the region. Situated in Thornton, Colorado—the state’s 6th largest city and soon to become the 5th largest—this rapidly growing community boasts a population of over 145,000 people, projected to reach 250,000 by 2065\*.

\*Source: Thornton Economic Development

### DRIVE TIMES



### DEMOGRAPHICS

	1 mile (3 mins)	3 miles (5 mins)	5 miles (7 mins)
<b>Population</b>	3,302 (5,985)	68,341 (28,761)	208,207 (73,682)
<b>Avg. HH Income</b>	\$124,104 (\$146,100)	\$140,572 (\$153,115)	\$138,773 (\$140,856)
<b># of Businesses</b>	351 (289)	1,516 (675)	4,312 (1,960)
<b># of Employees</b>	5,329 (4,374)	20,355 (8,647)	54,549 (28,764)

- 1
  - Walmart
  - Wells Fargo
  - Dutch Bros
  - Lowe's
  - Domino's
  - Chase
  - Starbucks

2 **Denver Premium Outlets**

- Starbucks
- H&M
- Coach
- Armani
- Crocs
- Famous Footwear
- Under Armour
- Tommy Hilgifer
- Carter's
- Levi's
- Banana Republic
- Nike
- Vans
- Guess
- Michael Kors
- Skchers
- Converse
- Nautica
- Lucky Brand
- Puma
- Charley's

3 **The Grove**

- Cabela's
- Burlington Coat Factory
- Arby's
- Crumbl Cookies
- Ziggi's Coffee
- Boot Barn
- Hilton Garden Inn
- Hobby Lobby
- Wendy's
- Freddy's
- Lazy Boy
- Panda Express

- 4
  - Sierra Trading Post
  - Home Goods
  - TJ Maxx
  - Chik-Fil-A
  - Einstein Bagels
  - PetSmart
  - Noodles Company
  - Smash Burger
  - Snooze

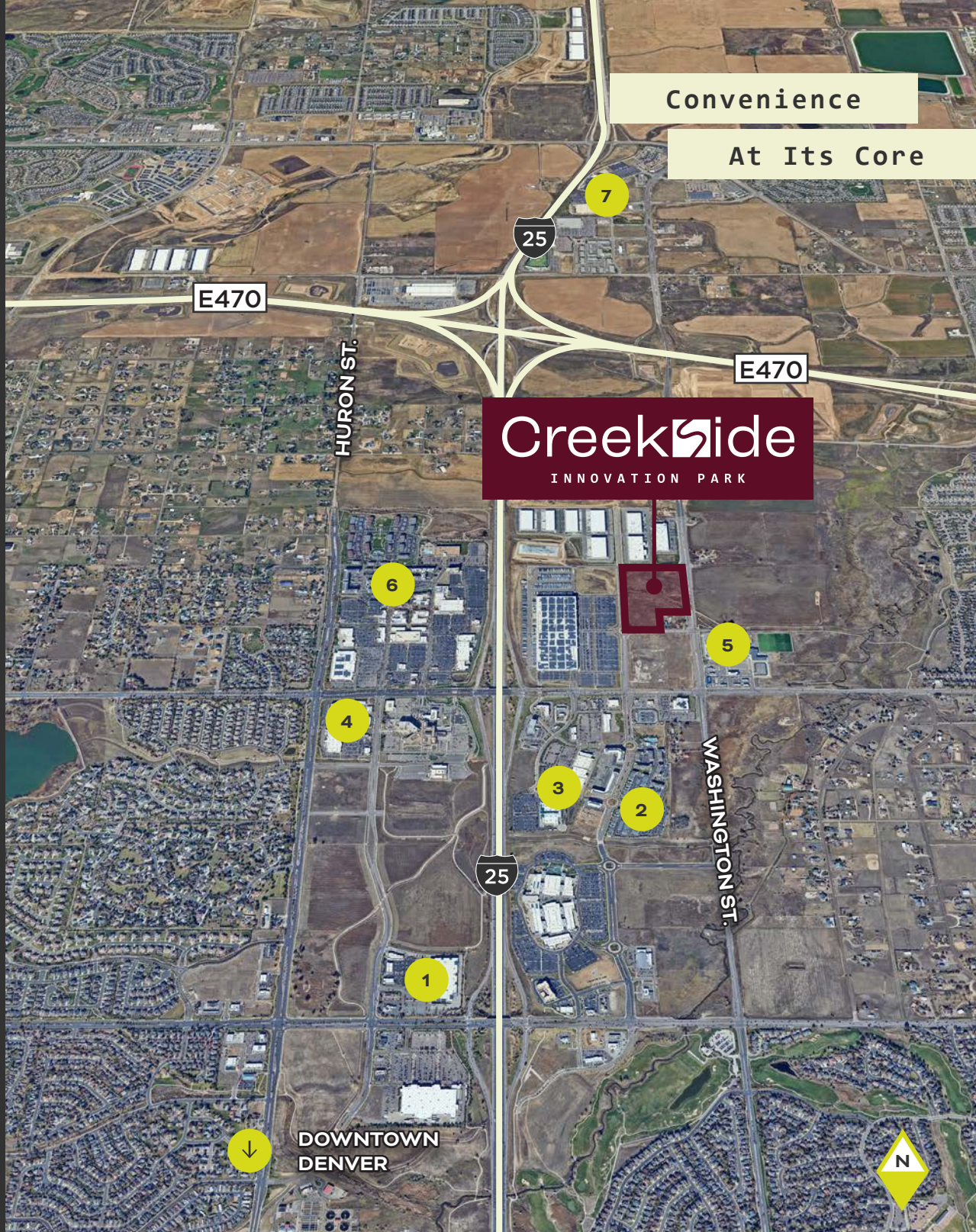
- 5
  - Main Event
  - Cobble Stone Auto Spa
  - Popeye's
  - 7'eleven
  - Starbucks
  - Taco Bell

6 **Orchard Town Center**

- Bath & Body Works
- Marshalls
- Macy's
- Target
- AT&T
- Nordstrom
- Ulta
- Ross
- Lifetime Fitness
- Sephora
- Verizon
- Finish Line
- Zales
- Lululemon
- JC Penny
- Athletica

7 **Lakeridge Shopping Center**

- Costco
- Home Depot
- Top Golf
- Planet Fitness
- Duluth Trading
- PetSmart
- Living Spaces
- Dick's Sporting Goods
- Floor Decor



Convenience

At Its Core

**CreekSide**  
INNOVATION PARK

# Creekside

INNOVATION PARK



TYLER SMITH, CCIM, SIOR

+1 303 312 4296

t.smith@cushwake.com

ALEC RHODES, SIOR

+1 303 312 4282

alec.rhodes@cushwake.com

AARON VALDEZ, SIOR

+1 303 819 7333

aaron.valdez@cushwake.com

