

Development Opportunities

THORNTON
ECONOMIC DEVELOPMENT







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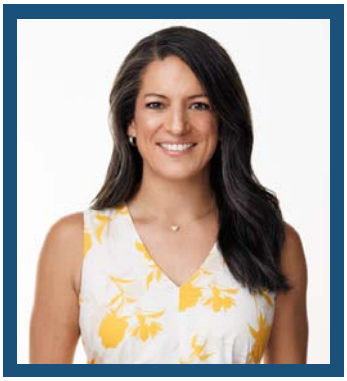
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Regional Draw (within 45 min drive time)

Population	3,396,333
Households	1,432,212
Average Household Income	$142,658
Average Home Value	$704,370
Daytime Population	3,460,648
College Degrees	59.1%



K1 Speed



Solid Power

Recent Thornton Announcements

NEW:
Chicken N Pickle
Design Mechanical
Dick's House of Sport
Izzio Bakery
K1 Speed
KIOSK
Lumos Solar

COMING SOON:
Advanced Technology Group
Birkenstock
Going, Going, Gone!
Texas Roadhouse
ViewHouse
Waldo's Chicken & Beer
WinCo Foods

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%



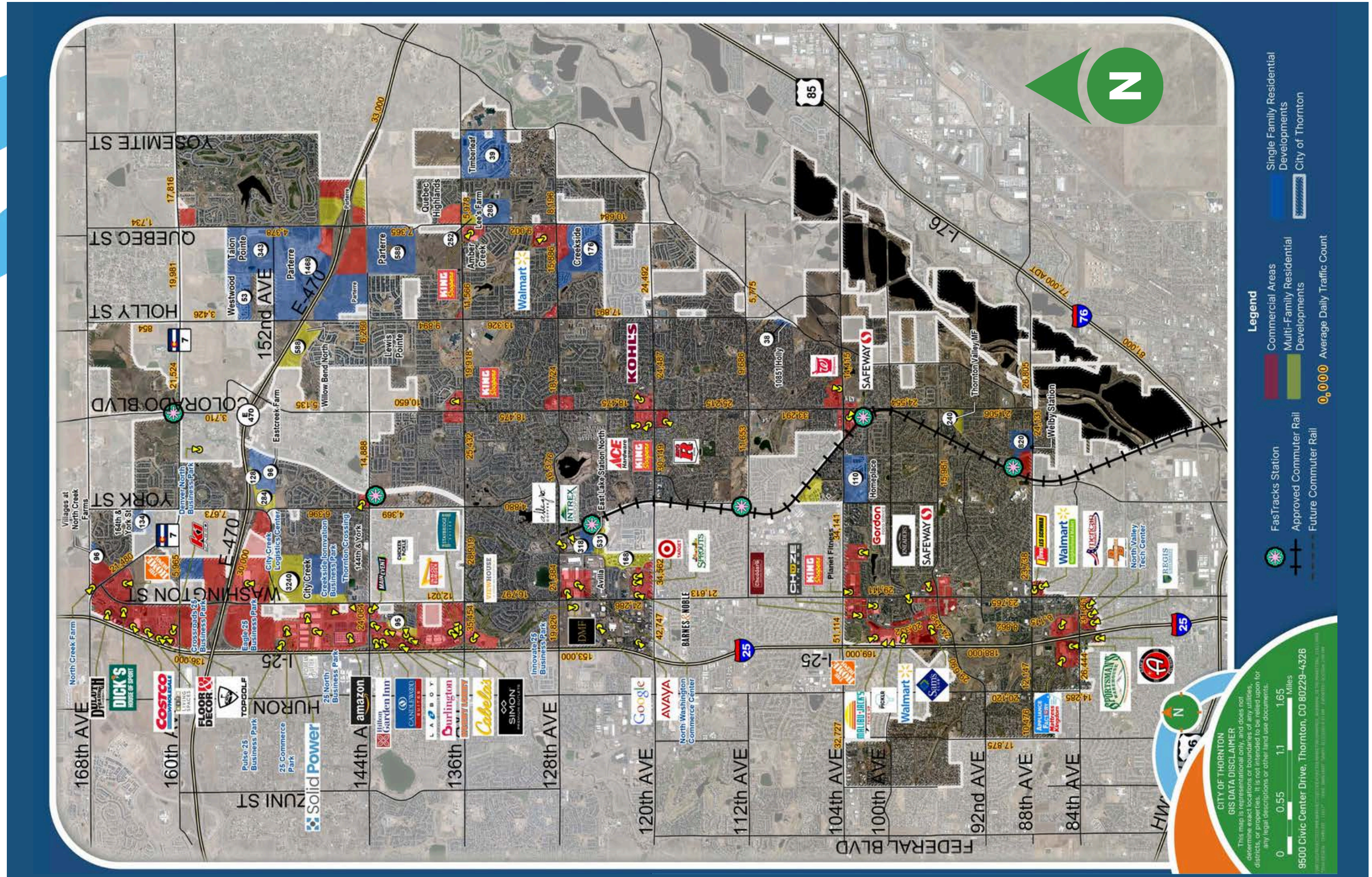
Chicken N Pickle


Innovate 25 Business Park

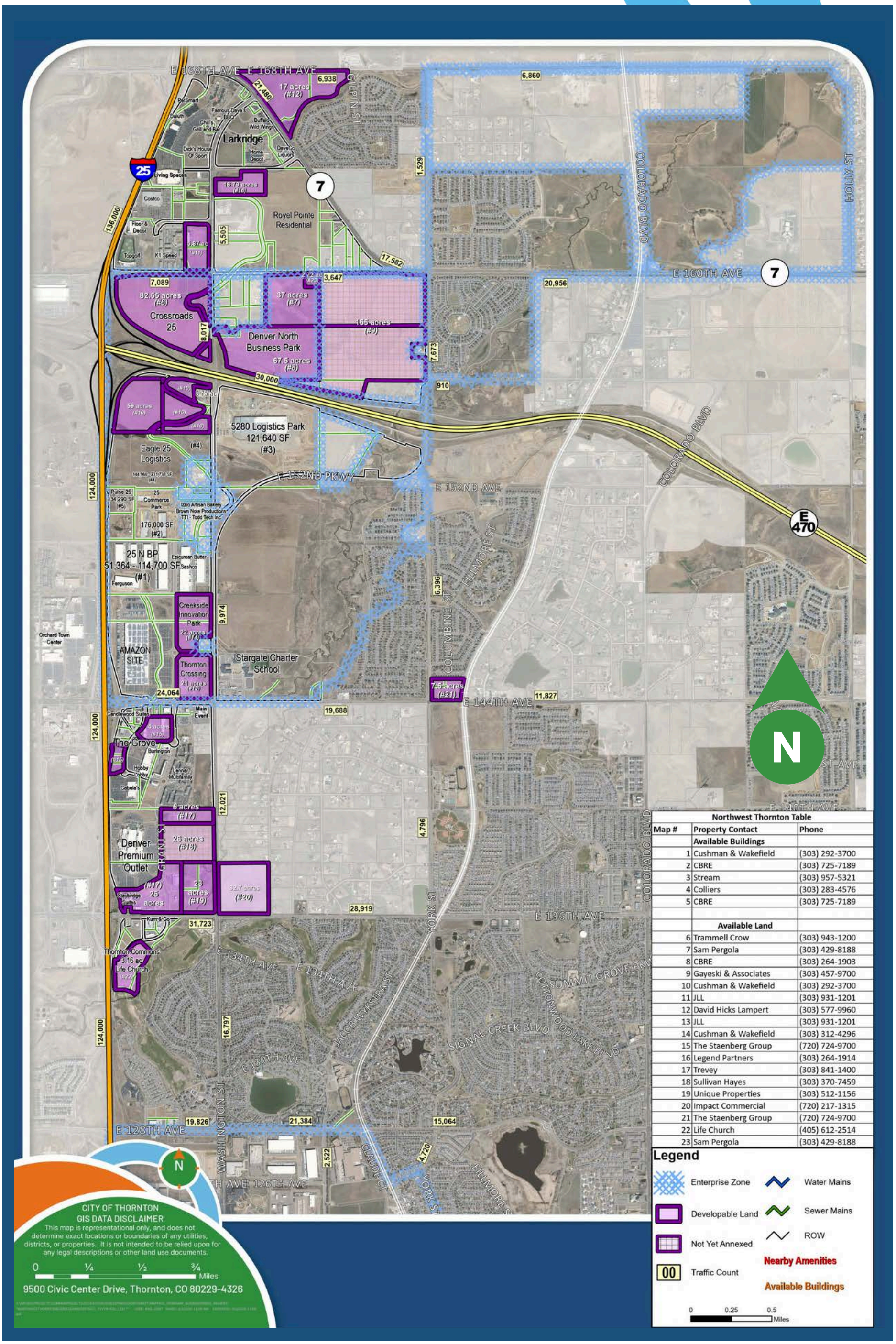
Southern Trade Area (population 220,037)

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%

DEVELOPMENT OPPORTUNITY AREAS



NORTHWEST THORNTON



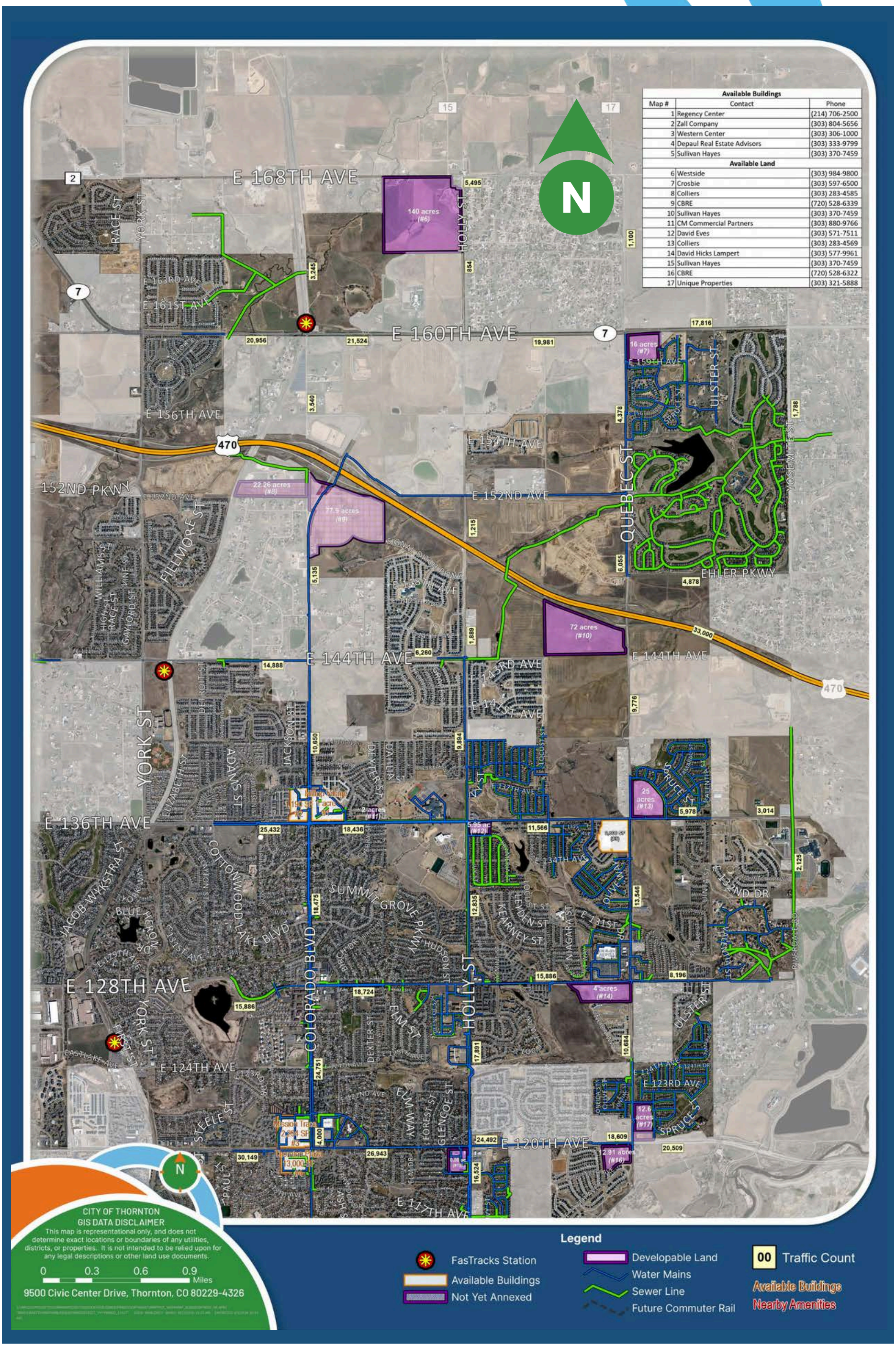
Northwest Thornton Table		
Map #	Property Contact	Phone
	Available Buildings	
1	Cushman & Wakefield	(303) 292-3700
2	CBRE	(303) 725-7189
3	Stream	(303) 957-5321
4	Colliers	(303) 283-4576
5	CBRE	(303) 725-7189
	Available Land	
6	Trammell Crow	(303) 943-1200
7	Sam Pergola	(303) 429-8188
8	CBRE	(303) 264-1903
9	Gayeski & Associates	(303) 457-9700
10	Cushman & Wakefield	(303) 292-3700
11	JLL	(303) 931-1201
12	David Hicks Lampert	(303) 577-9960
13	JLL	(303) 931-1201
14	Cushman & Wakefield	(303) 312-4296
15	The Staenberg Group	(720) 724-9700
16	Legend Partners	(303) 264-1914
17	Trevey	(303) 841-1400
18	Sullivan Hayes	(303) 370-7459
19	Unique Properties	(303) 512-1156
20	Impact Commercial	(720) 217-1315
21	The Staenberg Group	(720) 724-9700
22	Life Church	(405) 612-2514
23	Sam Pergola	(303) 429-8188

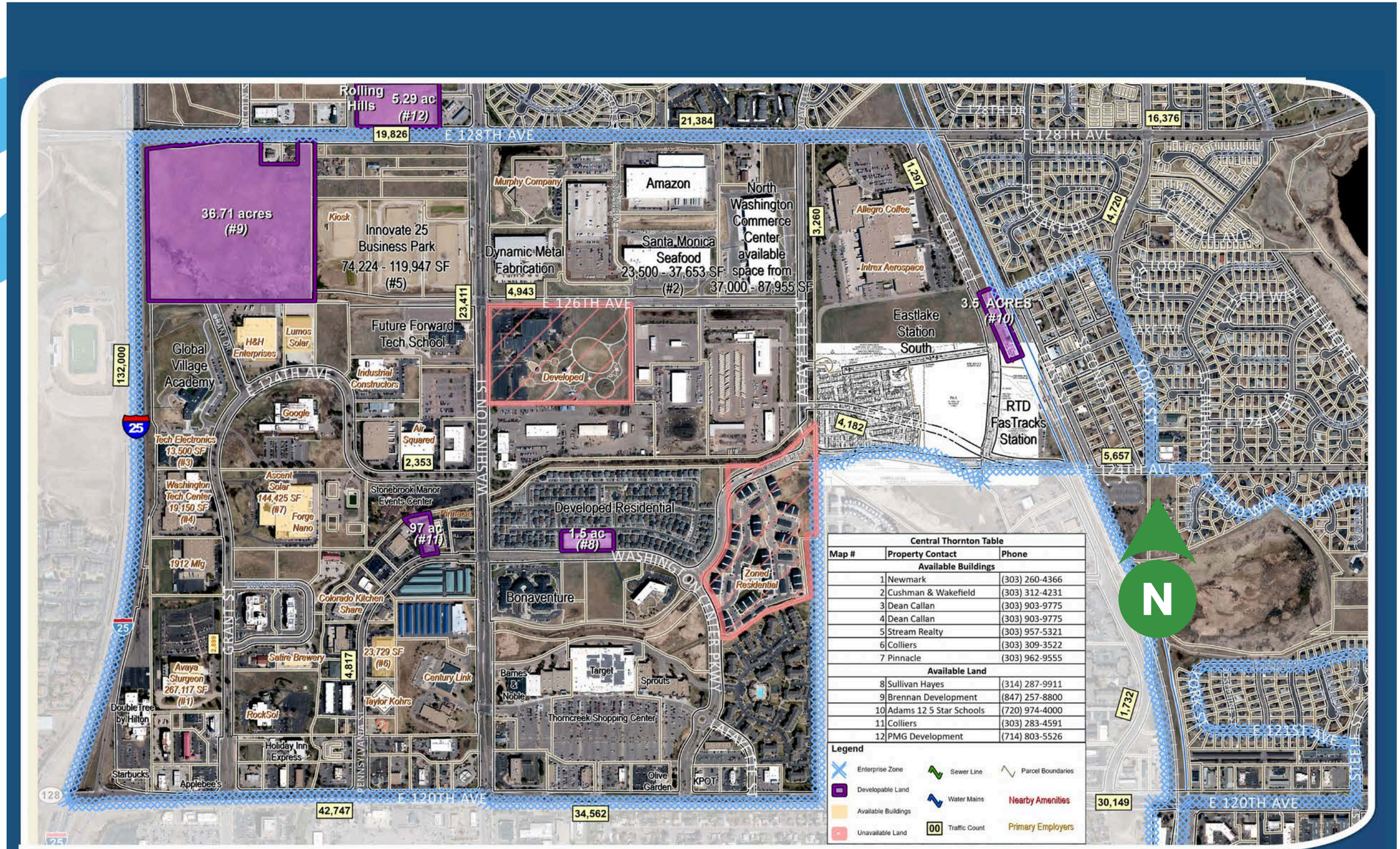
Legend

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

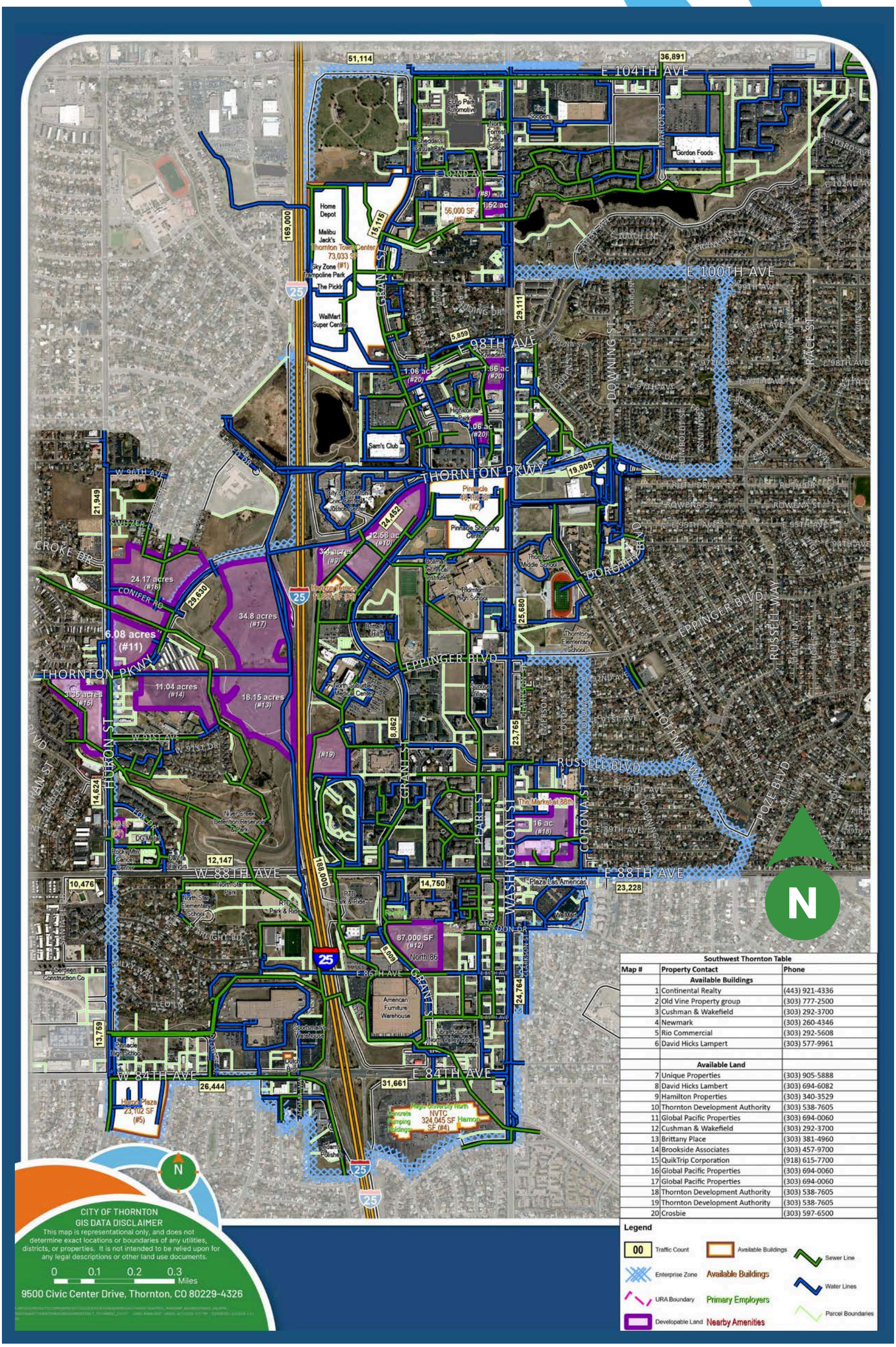
0 0.25 0.5 Miles

NORTHEAST THORNTON




Rolling Hills
5.29 ac (#12)
19,826
E 128TH AVE
21,384
16,376
36.71 acres (#9)
Kiosk
Innovate 25 Business Park
74,224 - 119,947 SF (#5)
Murphy Company
Amazon
North Washington Commerce Center
available space from 37,000 - 87,955 SF
Dynamic Metal Fabrication
4,943
Santa Monica Seafood
23,500 - 37,653 SF (#2)
3,260
1,287
Allegro Coffee
Intrex Aerospace
4,720
23,411
E 126TH AVE
Future Forward Tech School
Eastlake Station South
3.5 ACRES (#10)
132,000
Global Village Academy
H&H Enterprises
Lumos Solar
Industrial Constructors
Developed
RTD FasTracks Station
4,182
5,657
E 124TH AVE
Google
Air Squared
2,353
Tech Electronics 13,500 SF (#3)
Washington Tech Center 19,150 SF (#4)
Ascent Solar 144,425 SF (#7)
Forge Nano
Stonebrook Manor Events Center
Pinnacle
.97 ac (#11)
Developed Residential
1.5 ac (#8)
1912 Mfg
Colorado Kitchen Share
Bonaventure
Zoned Residential
Avaya Stadium 267,117 SF (#1)
Satire Brewery
4,817
23,729 SF (#6)
Century Link
Taylor Kohrs
Barnes & Noble
Target
Sprouts
Thorncreek Shopping Center
DoubleTree by Hilton
RockSol
Holiday Inn Express
Starbucks
Applebee's
Olive Garden
KPOT
1,732
E 121ST AVE
42,747
E 120TH AVE
34,562
30,149
E 120TH AVE
N
Central Thornton Table
Map # | Property Contact | Phone
Available Buildings
1 Newmark (303) 260-4366
2 Cushman & Wakefield (303) 312-4231
3 Dean Callan (303) 903-9775
4 Dean Callan (303) 903-9775
5 Stream Realty (303) 957-5321
6 Colliers (303) 309-3522
7 Pinnacle (303) 962-9555
Available Land
8 Sullivan Hayes (314) 287-9911
9 Brennan Development (847) 257-8800
10 Adams 12 5 Star Schools (720) 974-4000
11 Colliers (303) 283-4591
12 PMG Development (714) 803-5526
Legend
Enterprise Zone
Developable Land
Available Buildings
Unavailable Land
Sewer Line
Water Mains
00 Traffic Count
Parcel Boundaries
Nearby Amenities
Primary Employers

SOUTHWEST THORNTON



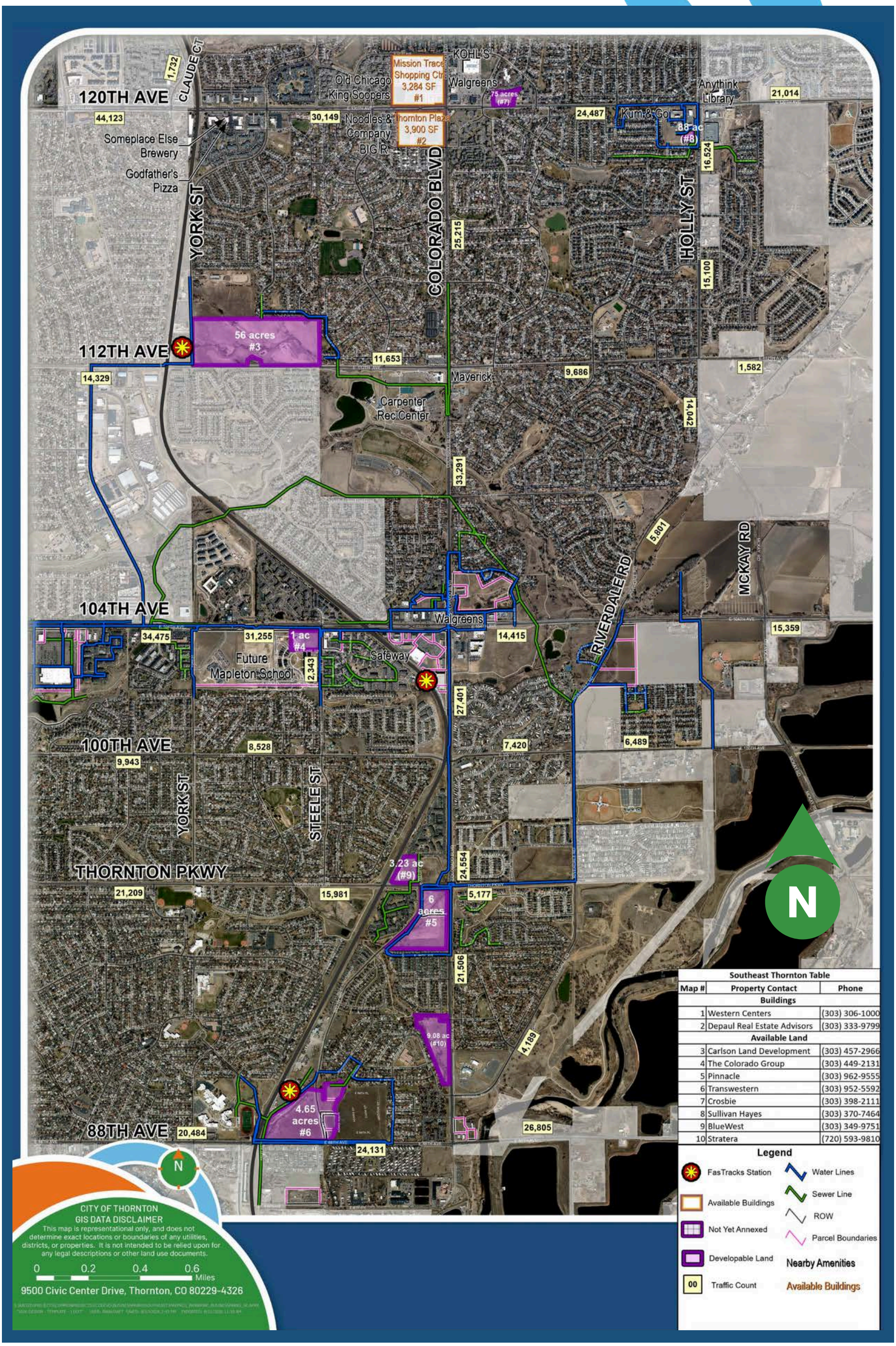
Southwest Thornton Table

Map #	Property Contact	Phone
	Available Buildings	
1	Continental Realty	(443) 921-4336
2	Old Vine Property group	(303) 777-2500
3	Cushman & Wakefield	(303) 292-3700
4	Newmark	(303) 260-4346
5	Rio Commercial	(303) 292-5608
6	David Hicks Lampert	(303) 577-9961
	Available Land	
7	Unique Properties	(303) 905-5888
8	David Hicks Lambert	(303) 694-6082
9	Hamilton Properties	(303) 340-3529
10	Thornton Development Authority	(303) 538-7605
11	Global Pacific Properties	(303) 694-0060
12	Cushman & Wakefield	(303) 292-3700
13	Brittany Place	(303) 381-4960
14	Brookside Associates	(303) 457-9700
15	QuikTrip Corporation	(918) 615-7700
16	Global Pacific Properties	(303) 694-0060
17	Global Pacific Properties	(303) 694-0060
18	Thornton Development Authority	(303) 538-7605
19	Thornton Development Authority	(303) 538-7605
20	Crosbie	(303) 597-6500

Legend

00 Traffic Count
Enterprise Zone
URA Boundary
Developable Land
Available Buildings
Available Buildings
Primary Employers
Nearby Amenities
Sewer Line
Water Lines
Parcel Boundaries

SOUTHEAST THORNTON



Southeast Thornton Table

Map #	Property Contact	Phone
	Buildings	
1	Western Centers	(303) 306-1000
2	Depaul Real Estate Advisors	(303) 333-9799
	Available Land	
3	Carlson Land Development	(303) 457-2966
4	The Colorado Group	(303) 449-2131
5	Pinnacle	(303) 962-9555
6	Transwestern	(303) 952-5592
7	Crosbie	(303) 398-2111
8	Sullivan Hayes	(303) 370-7464
9	BlueWest	(303) 349-9751
10	Stratera	(720) 593-9810

Legend

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



THORNTON
ECONOMIC DEVELOPMENT

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