

9760 Grant Street • Thornton, CO 80229



Text Box

FOR LEASE

MANNY CERECERES
 Principal/Owner
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 E140033453, Colorado

PROPERTY DESCRIPTION

Neighborhood Strip Center with diverse tenant mix! One vacancy consisting of 1,293 SF (in-line) great possible uses include cell phone, barbershop, nail salon, QSR concepts such as Ice Cream, Pizza, Mediterranean, Indian food etc. All uses consider in this dynamic trade area!

Location Description:

Strip Center in the middle of central Thornton.
 Located 1/2 a mile east of I-25 and Grant Street.
 Directly across from Thornton Towne Center and Sam's Club.

SUMMARY

Building SF: 9,871
 Lease Rate: \$32.00
 Lot Size: 71,482 SF
 Parking Ratio: 3:1,000
 Parking: on site
 Net Expenses: \$14.95 /PSF
 Year Built: 2008
 Zoning: PUD



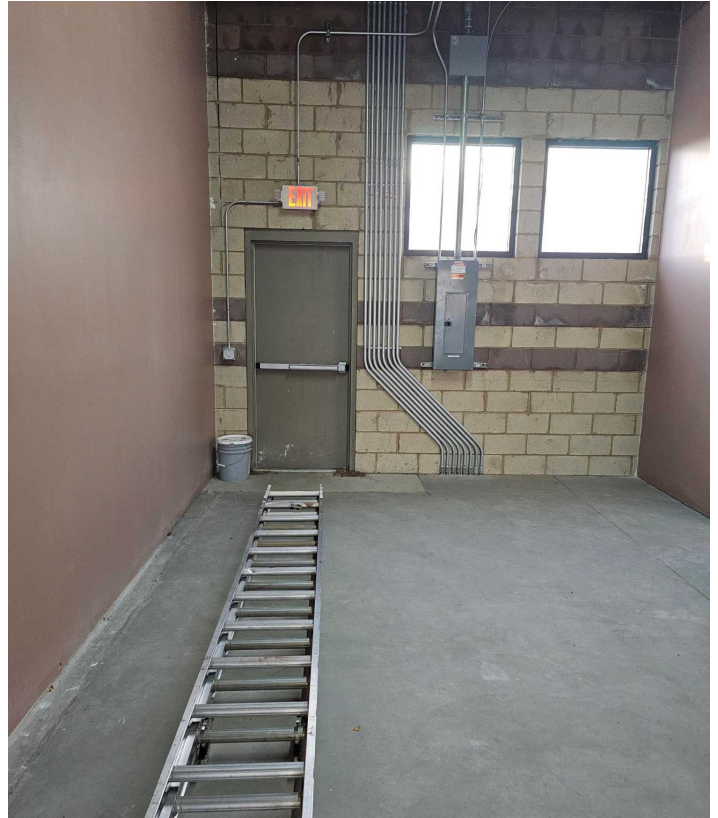
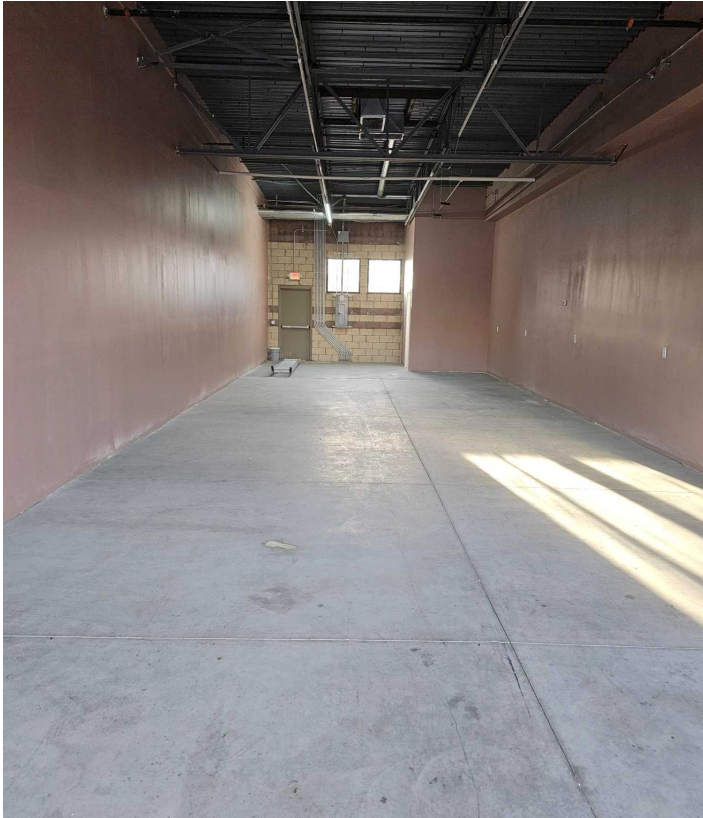
Property Photos

9760 Grant Street: Thornton Market | 9760 Grant Street | Thornton, CO 80229



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Aerial Map

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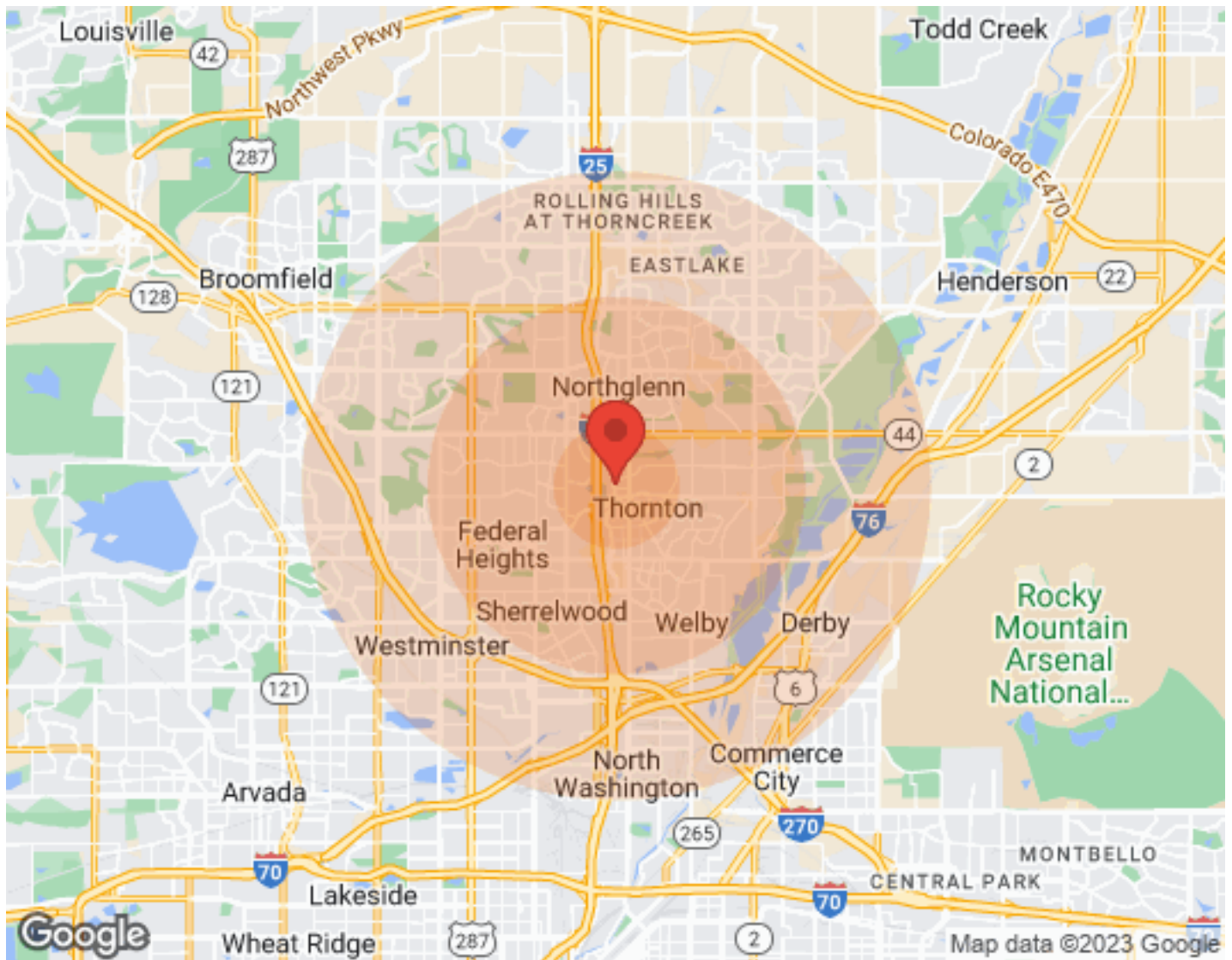
Business Map

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Demographics

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,821	82,297	165,592	Median	\$48,526	\$47,047	\$49,184
Female	7,337	83,214	167,055	< \$15,000	622	6,335	10,907
Total Population	15,158	165,511	332,647	\$15,000-\$24,999	564	7,107	12,348
				\$25,000-\$34,999	532	7,354	12,803
				\$35,000-\$49,999	977	10,225	19,297
				\$50,000-\$74,999	1,487	13,345	25,958
				\$75,000-\$99,999	723	7,663	16,856
				\$100,000-\$149,999	395	5,934	16,220
				\$150,000-\$199,999	70	1,412	4,210
				> \$200,000	N/A	926	2,347
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	10,914	123,426	258,713	Total Units	5,869	65,754	130,990
Black	201	1,866	2,988	Occupied	5,505	62,096	124,190
Am In/AK Nat	52	845	1,368	Owner Occupied	2,608	38,200	79,205
Hawaiian	1	21	26	Renter Occupied	2,897	23,896	44,985
Hispanic	7,847	72,708	126,541	Vacant	364	3,658	6,800
Multi-Racial	7,476	70,662	121,716				