

Creekside Gardens

SEC 140th Avenue & Grant Street Thornton, Colorado

Commercial pads available for sale



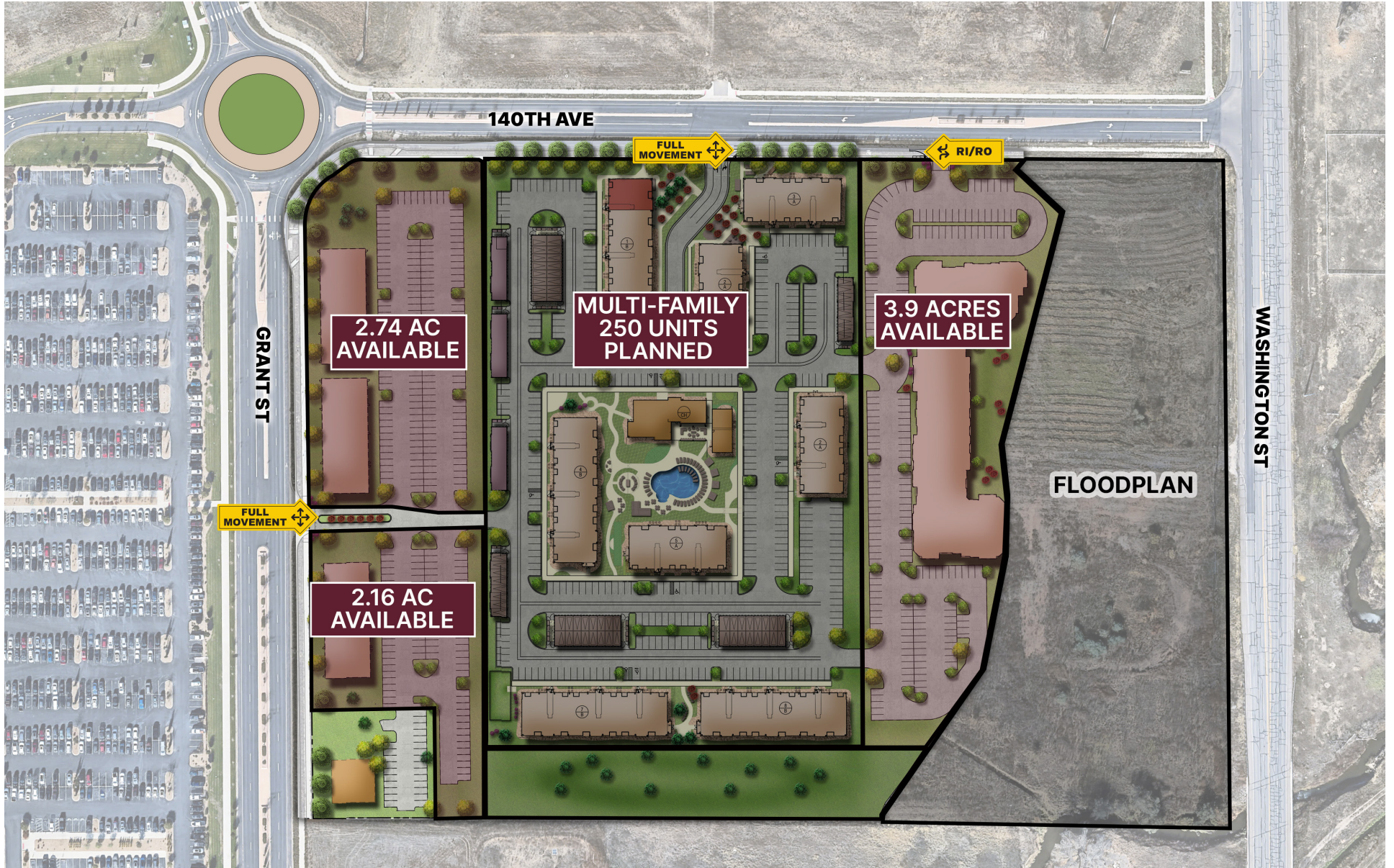
Property Highlights

- New commercial pads available for sale
- Across the street from Denver Premium Outlet retail mall and The Grove regional shopping center
- Pad sizes negotiable
- Adjacent to new multi-family development with 250 units planned
- High income trade area

Availability (flexible)

- Medical, Senior Living, Hotel, Daycare and other retail uses

Site Plan





Demographics

	1 Mile	3 Miles	5 Miles
Population	3,658	81,385	232,511
Est Population 2029	4,222	83,385	237,678
Avg Household Inc	\$153,554	\$151,077	\$154,452
Households	1,466	30,352	85,042
Daytime Population	5,717	30,090	61,719
Number of Businesses	413	2,275	5,157

SOURCE: ESRI 2024

Traffic Counts

Intersection	Cars/Day
136TH EAST OF I-25 (PLACER)	41,455 ADT
144TH EAST OF I-25 (PLACER)	24,518 ADT
I-25 NORTH OF 136TH AVE (PLACER)	127,522 ADT
GRANT ST NORTH OF 136TH AVE (PLACER)	11,580 ADT

