

Retail Development Opportunity

11990 Colorado Blvd., Thornton, CO

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Property 1 - 11990 Colorado Blvd.

Bldg Size:	1,028± SF
Lot Size:	0.39± AC
Zoning:	Neighborhood Services (link on back)
Traffic:	59,275 vpd

Property 2 - Oakshire Condominium Assoc.

Lot Size:	Potential to subdivide 1-1½ acres
Zoning:	Multi-Family
Approval:	Oakshire Condominium Assoc., Inc. board & residents must approve.

Incredible retail development opportunity on the hard corner at Colorado Blvd and E 120th Ave in Thornton, Colorado. This site offers one of the busiest intersections in Thornton with nearly 60,000 vehicles per day driving by. The three other corners at the intersection are zoned Community Retail and permit a wide variety of retail uses. This land assemblage would need to be rezoned, the Second Property subdivided and successfully go through the development process with the City of Thornton.

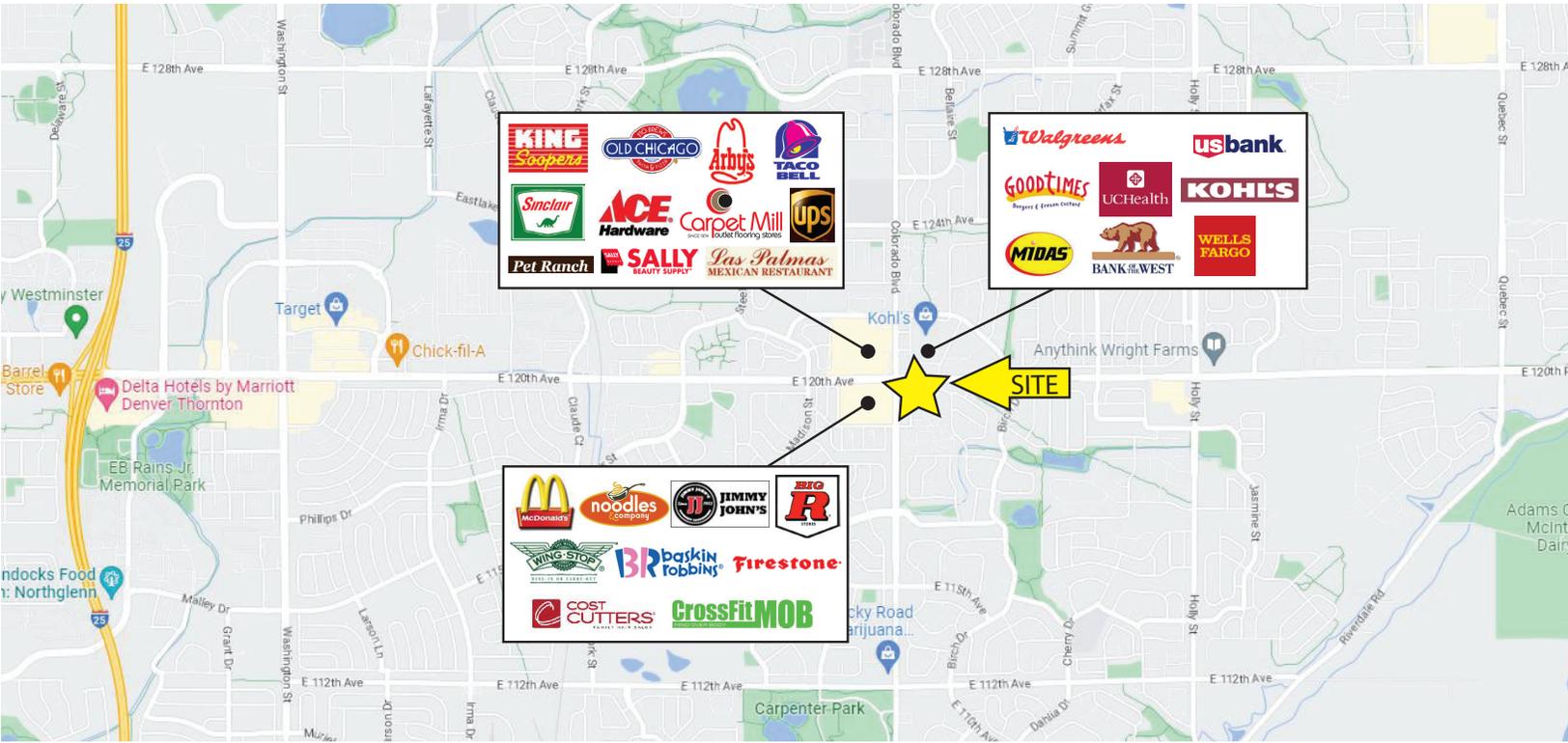
Consult Broker for Pricing Information

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View Looking South



CLICK LINK BELOW FOR ZONING INFORMATION



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	22,909	131,201	246,970
Households	8,264	46,515	87,553
Med. HH Income	\$87,123	\$88,035	\$83,851
Median Age	36.40	35.60	35.60
Traffic	34,175 vpd @ E. 120th Ave. at Colo. Blvd. 25,100 vpd @ Colo. Blvd. at E. 120th Ave. 59,275 vpd TOTAL		

Source: CoStar 2022