

AVAILABLE FOR LEASE OR SALE

THORNCREEK COMMONS

SEC 136th Ave & I-25 • Thornton, CO 80023



- Retail, office and hospitality pads available
- Located in a rapidly developing Denver suburb across from Walmart Supercenter and Lowe's, Cabela's, Lowe's,
- Located just south of The Orchards and directly across the street from the new Simon Mall development.
- Excellent visibility from Interstate 25 with almost 100,000 vehicles per day and over 24,000 vehicles per day on 136th Avenue.

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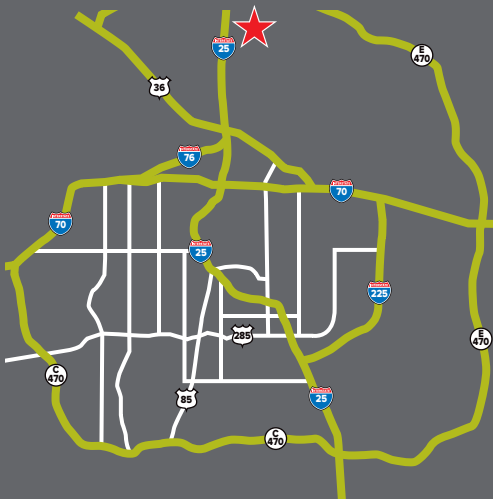
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LR LEGEND
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136TH AVENUE & I-25

	1 MILE	3 MILE	5 MILE
2014 EST. POPULATION	7,307	82,887	216,606
2010 CENSUS POPULATION	6,913	78,689	205,729
2014 EST. AVG HH INCOME	\$108,354	\$89,260	\$90,143
2014 EST. DAYTIME POPULATION	1,046	2,414	5,712
2014 EST. HOUSEHOLDS	2,422	30,205	78,044

TRAFFIC COUNTS:

Interstate 25 - 99,819 vehicles per day
 136th Avenue - 24,790 vehicles per day

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