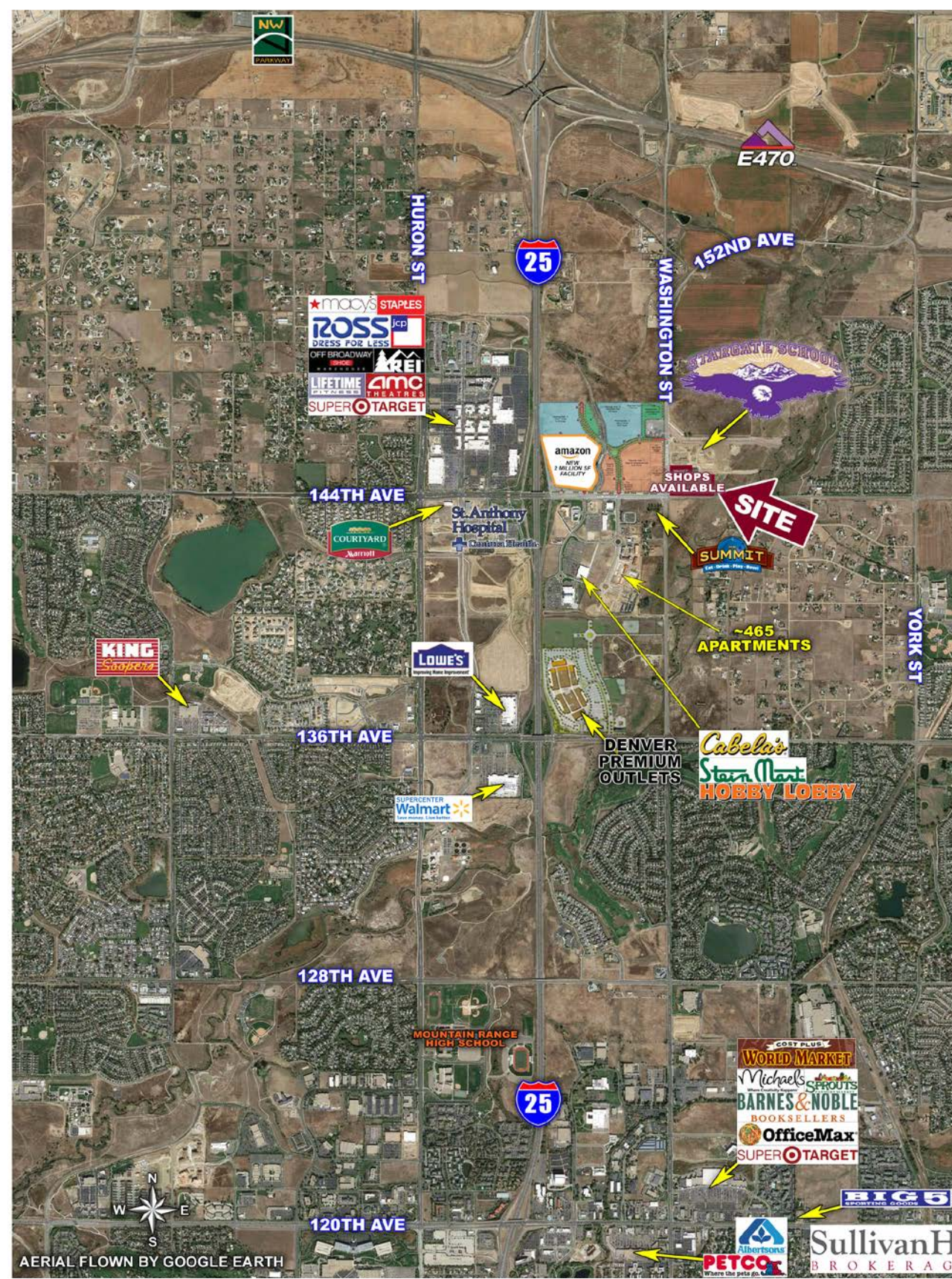


NEC 144TH AVENUE & WASHINGTON STREET
THORNTON, COLORADO



NEW SHOPS SPACE AVAILABLE

NEC 144TH AVENUE & WASHINGTON STREET | THORNTON, COLORADO



INFORMATION

- New shops for lease - 8,000 SF building Delivery: Q4 - 2018
- Adjacent to new Stargate Charter School with 1,600 students expected at full buildout
- Over 1,000 cars estimated for drop-off and pick-up at Stargate & 300 students with off campus lunch by 2018
- Unique opportunity in the north I-25 freeway corridor with regional developments such as The Orchard Town Center, The Grove, the 2,000,000 SF Amazon facility and St. Anthony Hospital
- Across the street from new 49,000 SF entertainment center, as well as approximately 465 new apartments
- Convenient access to both I-25 and E-470

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SullivanHayes
B R O K E R A G E

we are
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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STARGATE SCHOOL



**KINDERGARTEN-12TH GRADE
1,600 STUDENTS/150 EMPLOYEES
EXPECTED AT FULL BUILD OUT**

**NEW 8,000 SF
SHOPS BUILDING
DELIVERY:
Q4 2018**

**R/I
R/O**

**DEAL
PENDING**

**DEAL
PENDING**

**FULL
TURN**

**DEAL
PENDING**



PLANNED

**8,328 ADT
(ATD 2016)**

WASHINGTON ST

**DEAL
PENDING**

**DEAL
PENDING**

**15,242 ADT
(ATD 2016)**

144TH AVE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. Population	1,647	57,902	178,820
Avg Household Inc	\$111,941	\$99,782	\$93,659
Employees	557	17,948	41,860

Demographics Source: Applied Geographic Solutions 2015