



OFFICE LAND RETAIL INVESTMENTS



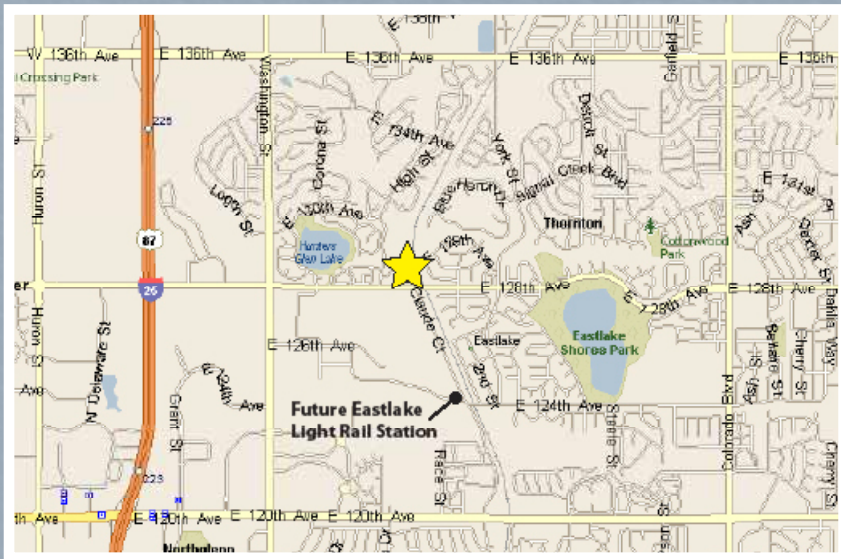
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LAND FOR SALE E. 128th Ave. & Claude Ct., Thornton \$1,200,000



Located on the NWC of E. 128th Avenue and Claude Court (lighted intersection), this 3.7± acre vacant site is currently zoned NS (Neighborhood Services). Permitted uses are: General Office, Medical Office, Bank, Dry Cleaners, Restaurant, Church, Day Care Facility and School. Conditional uses are: Nursing and Convalescent Home, Bank w/Drive-Thru, Restaurant w/Drive-Thru, Animal Clinic, Bar and Liquor Store. Neither list is intended to be exhaustive. The property is included in Eastlake TOD Master Plan. The Eastlake TOD is a transit stop on the North Metro Line that originates in Denver's Union Station. **The North Metro Line is scheduled to be completed in January 2018. The light rail station at 124th Avenue will be located only ½ mile south.**

2016 Taxes: \$2,538
City/County: Thornton / Adams
Size: 3.7± Acres



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Potential Residential Rezoning:

The property is located in a primarily residential neighborhood across the street from the Adams County Education Support Building and is located due south of the Adams County Century Middle School. The property has many attributes that would make it a prime, higher-density residential development. The northern boundary of the property borders and has access to the beautifully tree-lined Signal Ditch Bike/Walking Path. This Path goes south to the Thorncreek Shopping Center (approximately one mile), featuring a Super Target, and also east to Lake Village Park (less than one mile). From there the Path goes north and south for several miles. The Path also connects behind the property to the athletic fields of Century Middle School.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	14,251	122,676	250,211
Average Households	5,406	44,003	89,590
Owner Occupied	63.74%	71.27%	71.28%
Renter Occupied	36.26%	28.73%	28.72%
Average Household Size	2.60	2.80	2.80
Average Household Income	\$106,647	\$96,309	\$95,940

TRAFFIC COUNTS: (CoStar 2016)

E. 128th Ave. Eastbound at Lafayette St. (¼ mile west):	22,591 MPSI	VPD
E. 128th Ave. Westbound at Claude Ct.:	15,064 MPSI	VPD

