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RETAIL SPACE AVAILABLE 120TH & YORK ST 2636 East 120th Avenue, Thornton, CO 80233



- For Lease: \$11.75/SF NNN (NNN's: \$4.00/SF)
- Free Standing Building ideal for any showroom
- Available Space: 8,500± SF
- Excellent exposure on 120th Avenue
- Strong growth trade area
- Pylon signage

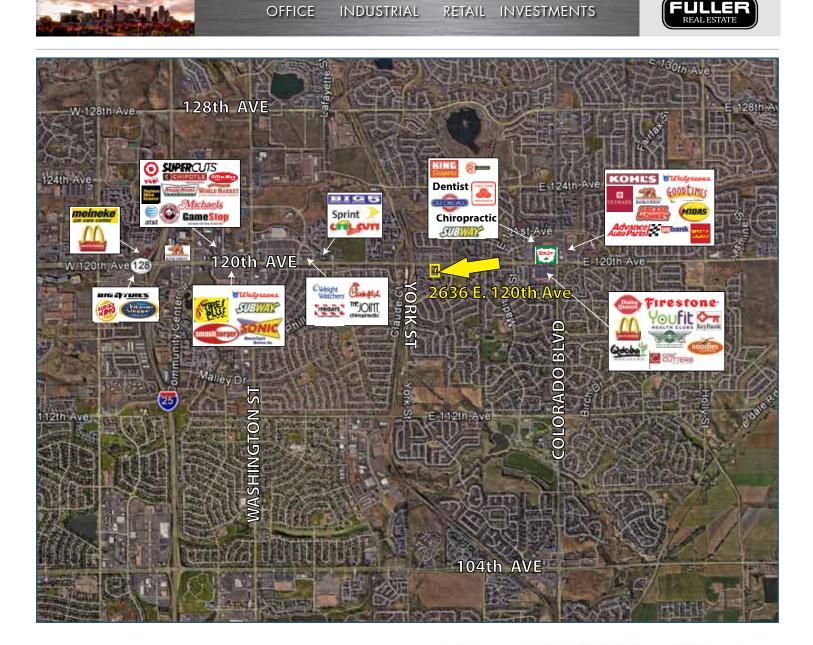


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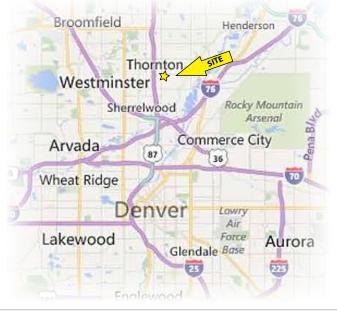


DEMOGRAPHICS: (CoStar 2017)

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|----------|----------|----------|
| Population: | 18,886 | 134,341 | 267,422 |
| Households: | 7,347 | 48,577 | 95,503 |
| Median Household | | | |
| Income: | \$68,797 | \$76,580 | \$73,112 |
| Median Age: | 34.30 | 34.30 | 34.30 |

Traffic:

E. 120th @ Claude Ct. - 40,742 vpd (CoStar 2016)



nformation on this property was acquired from sources deemed reliable however we do not warrant its accuracy and recommend that all aspects be independently verified by purchaser.