



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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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)

