VILLAGE at NORTH CREEK

SEC Highway 7 & 168th Avenue, Thornton, Colorado

DEMOGRAPHICS

POPULATION

1 Mile:	3 Mile:	5 Mile:
1,630	17,698	78,801

AVG. HH INCOME

1 Mile:	3 Mile:	5 Mile:
$120,717	$131,439	$120,555

AVG. DAILY TRAFFIC

On Hwy 7 east of I-25	37,432 VPD
On Hwy 7 south of 168th	26,865 VPD

DAYTIME POPULATION

1 Mile:	3 Mile:	5 Mile:
343	2,567	9,092

HOUSEHOLDS

1 Mile:	3 Mile:	5 Mile:
495	5,774	27,020

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CROSBIE REAL ESTATE GROUP

PROPERTY OVERVIEW:

- **Fastest projected growth sub-market in the Denver Metro Area**
- Proposed mixed-use development site
- Ideal for restaurants, service retail, financial, medical, hotel and fuel
- High growth and development in immediate trade area
- Close proximity to I-25
- Excellent visibility to Highway 7, Washington and 168th

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For more information, contact:

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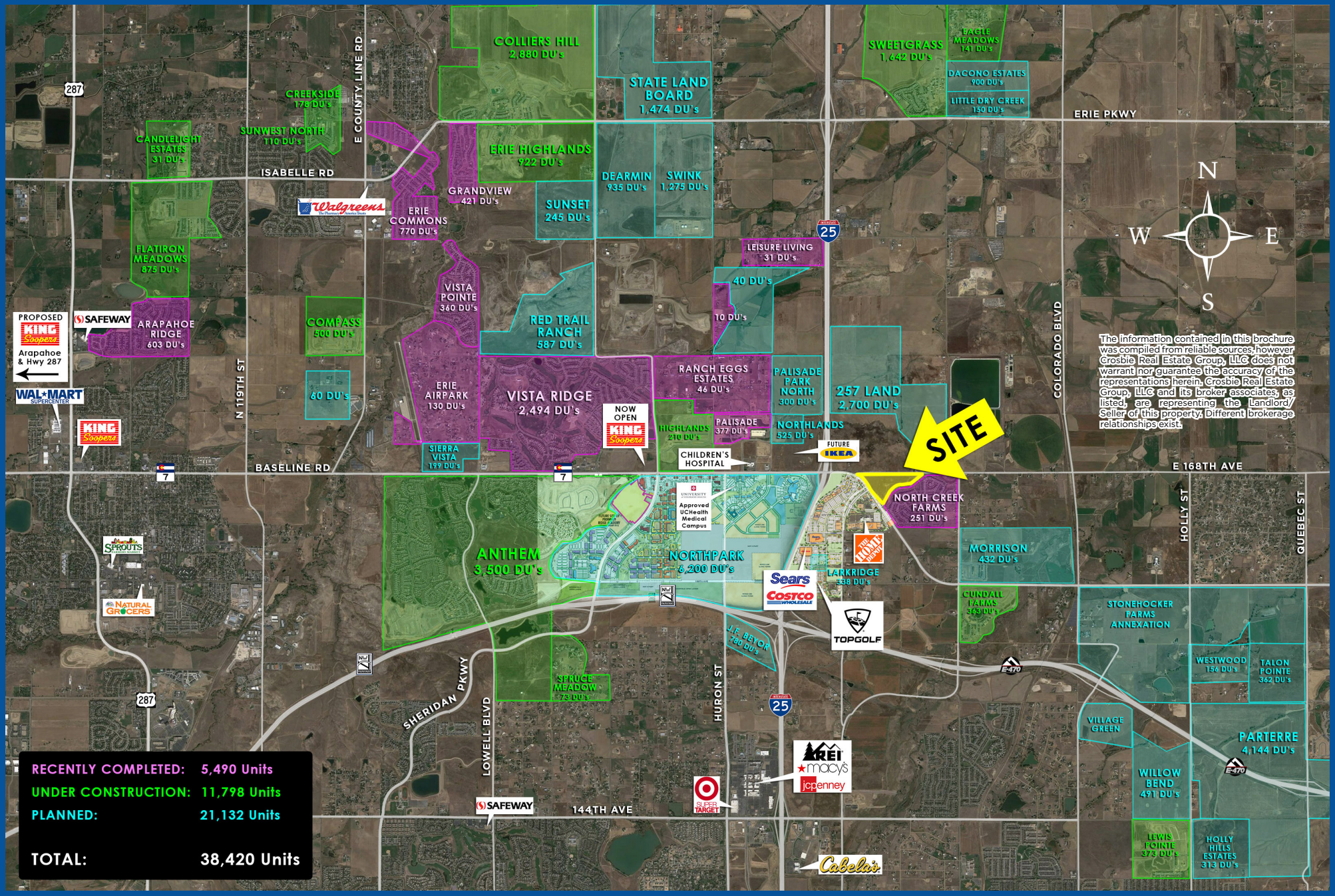

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Disclosure Agreement