



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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# WASHINGTON CENTER

WASHINGTON ST. & 123RD AVE., THORNTON, CO. 80241

LAND FOR SALE



13.6 Acre Parcel  
**13.6 ACRES**  
**\$3,259,725**  
**(\$5.50 PSF)**

InnovAge Senior Living

Property outline is a visual representation and may not be accurate. Consult broker for complete legal description.

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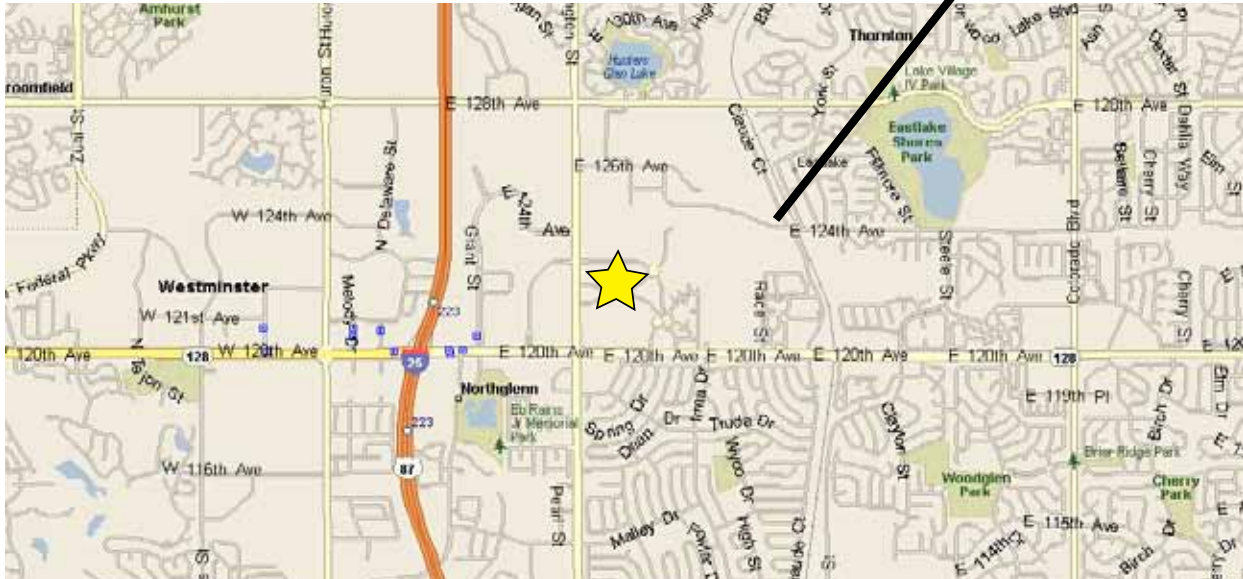


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13.6± acres of land for sale with zoned commercial uses. The property is located on the east side of Washington Street on Washington Center Parkway just north of 120th Avenue and 386,000SF Thorncreek Crossing Retail Center whose tenants include Super Target, Barnes & Noble, Office Max, Krispy Kreme and many other tenants. Access is good and is approx. 2.5 miles to I-25. The Eastlake Light Rail Station is less than one mile away and is under construction, due to open early 2018. This parcel is zoned "BP". Permitted uses include restaurant, bank, general office, medical office, day care, hospital, church, hotel and business school. Special uses include any of the above with drive-thru, nursing home, mortuary, auto service center, car wash, fueling station, technical/trade school, warehouse and other specialized uses. Special uses may require additional city approval. (This is not an exhaustive list)



### Future Eastlake Light Rail Station



The property is located within the Eastlake Station TOD Master Plan. The under construction North Metro Line will be an 18-mile commuter rail corridor that will connect Union Station with the Eastlake Station by January 2018. Eastlake Master Plan is a redevelopment project that will include portions of the Eastlake neighborhood and most of the land west of the proposed station to Washington Street from 120th Avenue to 128th Avenue. The project goal is to have a “city center” near the station surrounded by residential, retail and offices.

2014 Taxes: \$26,018.30

#### DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2014 Population	14,175	126,194	273,194
2019 Projected Population	15,369	136,997	296,567
2014 Ave. Household Income	\$53,367	\$77,774	\$78,511
Median Age	32.90	34.90	34.70
Ave. Household Size	2.20	2.70	2.80
Total Employees	7,530	34,270	64,332

Traffic Count:	120th Ave. at Washington St.	56,225 VPD (2012 MPSI)
	Washington St. at 120th Ave.	21,895 VPD (2012 MPSI)

Source: CoStar (2014)