



## FREESTANDING BUILDING FOR SALE OR LEASE

# 2551

EAST 120<sup>TH</sup> AVENUE  
Thornton, CO 80233



### 2551 HIGHLIGHTS



Freestanding  
retail / office building



Direct visibility to  
E. 120th Avenue



Monument sign on  
120th Avenue



18 parking spaces on  
0.44 acres

*4,050 SF*  
Contact Broker  
For Pricing

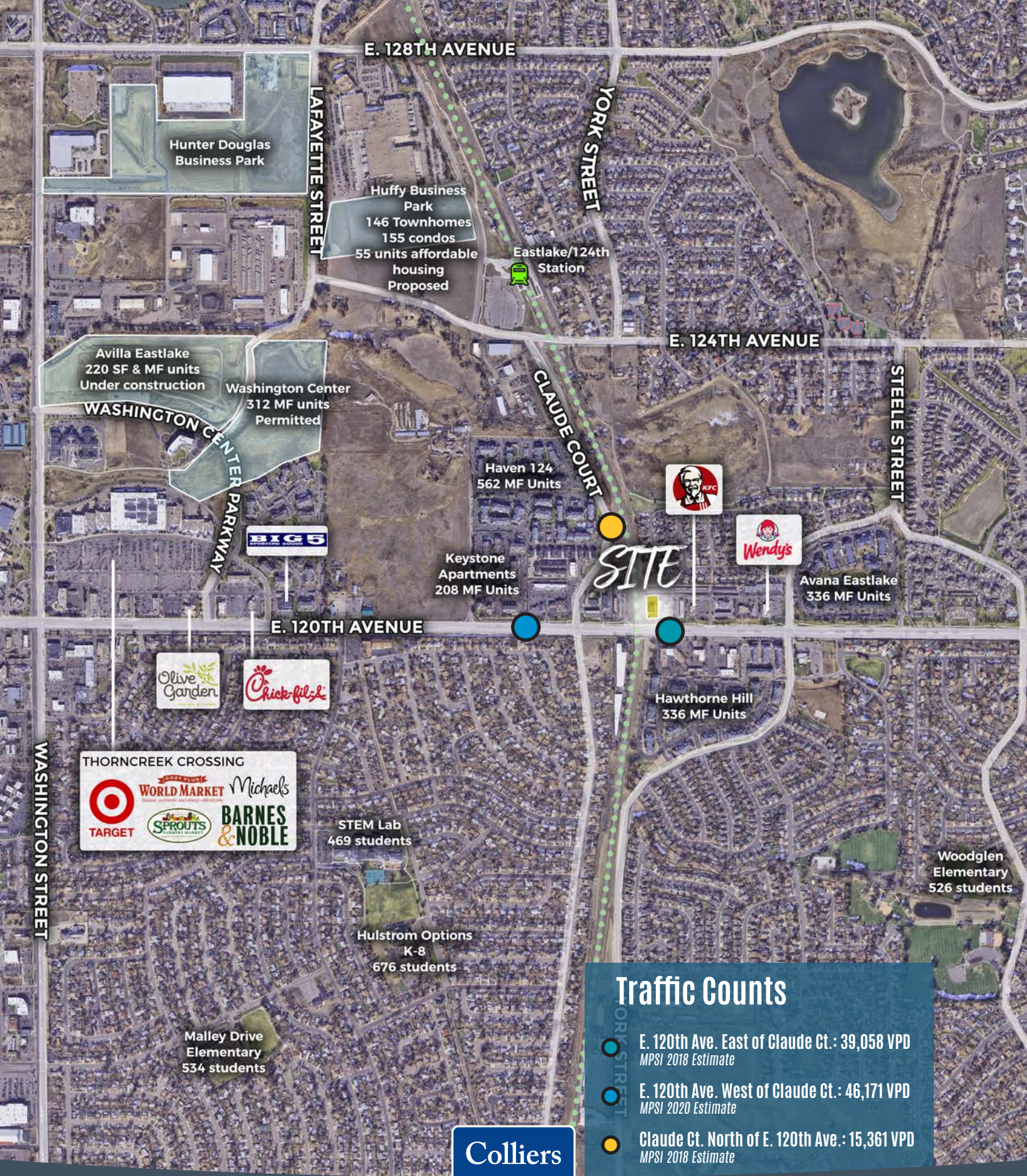


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E. 128TH AVENUE

LAFAYETTE STREET

YORK STREET

Hunter Douglas Business Park

Huffu Business Park  
146 Townhomes  
155 condos  
55 units affordable housing  
Proposed

Eastlake/124th Station

E. 124TH AVENUE

Avilla Eastlake  
220 SF & MF units  
Under construction

Washington Center  
312 MF units  
Permitted

WASHINGTON CENTER PARKWAY

BIG 5

Haven 124  
562 MF Units

Keystone Apartments  
208 MF Units

SITE

Wendy's

Avana Eastlake  
336 MF Units

E. 120TH AVENUE

Olive Garden

Chick-fil-A

THORNCREEK CROSSING  
TARGET  
WORLD MARKET  
MICHAELS  
SPROUTS  
BARNES & NOBLE

STEM Lab  
469 students

Hawthorne Hill  
336 MF Units

Woodglen Elementary  
526 students

WASHINGTON STREET

Hulstrom Options  
K-8  
676 students

Malley Drive Elementary  
534 students

## Traffic Counts

- E. 120th Ave. East of Claude Ct. : 39,058 VPD  
MPSI 2018 Estimate
- E. 120th Ave. West of Claude Ct. : 46,171 VPD  
MPSI 2020 Estimate
- Claude Ct. North of E. 120th Ave. : 15,361 VPD  
MPSI 2018 Estimate

