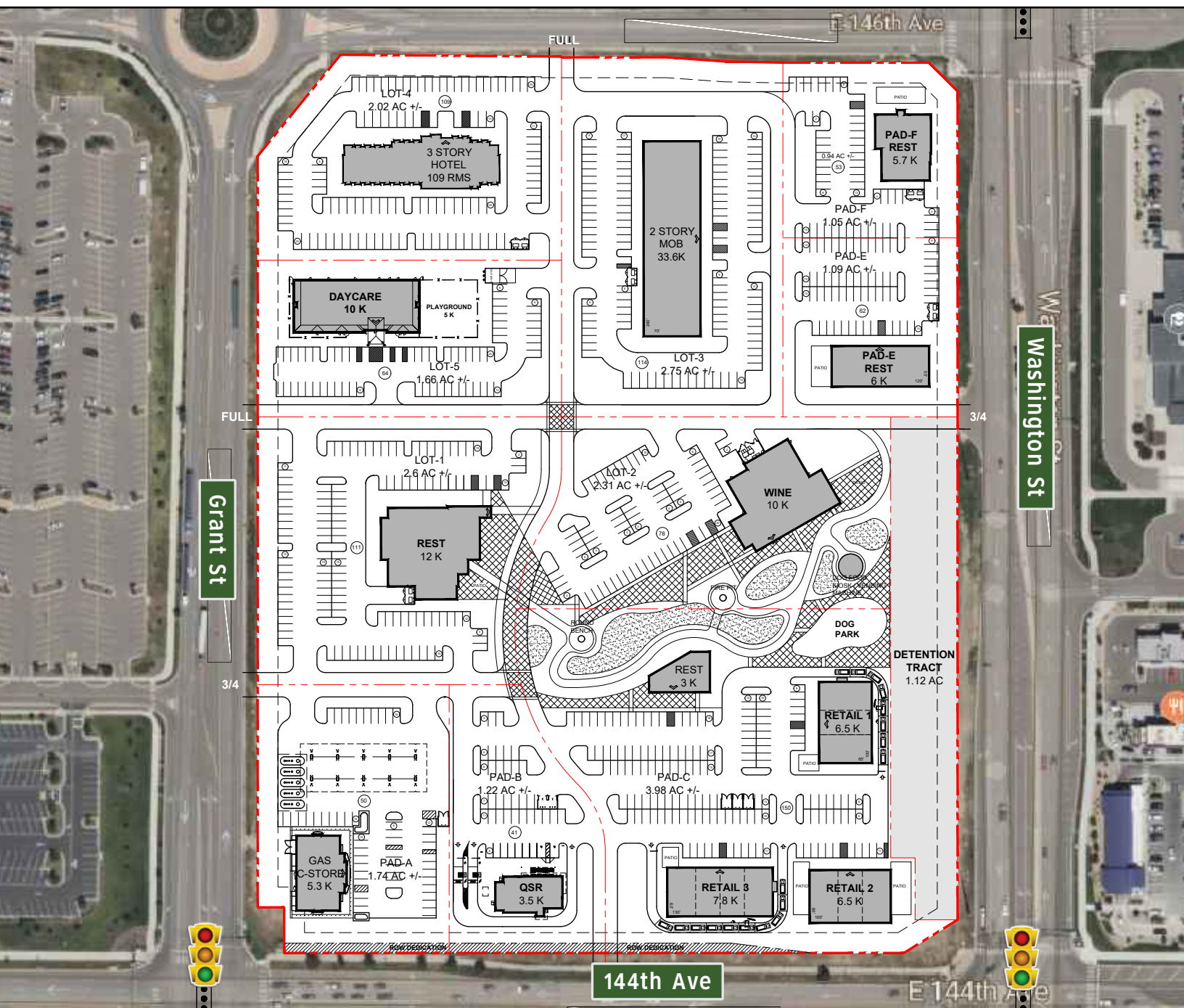
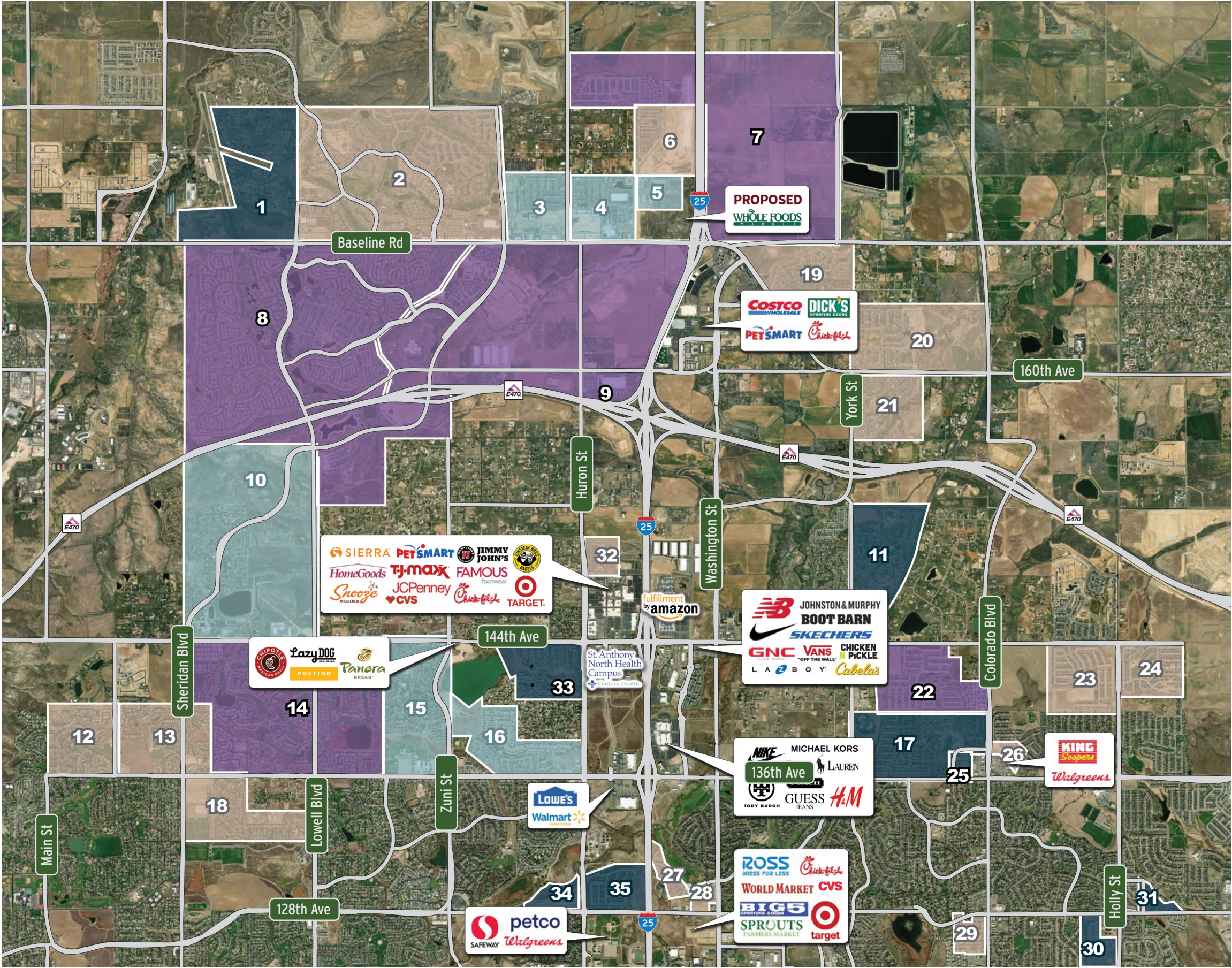


Retail Pad Sites For Sale or For Lease

NWC 144th Ave & Washington St
Thornton, Colorado 80023



Neighborhood		Units
1	Erie Air Park	130
2	Vista Ridge	360
3	Highlands	800
4	Pallisade	1,000
5	Northlands	525
6	Seven 25	300
7	257 Land	2,400
8	Anthem	3,500
9	North Park	6,200
10	Wildgrass	512
11	The Haven	114
12	Country Estates	365
13	Aspen Creek	355
14	Broadlands	2,121
15	McKay Landing	839
16	Lamberston Farms	549
17	Cherrywood Park	183
18	Red Leaf	500
19	North Creek Farms	251
20	Morrison	432
21	Cundall Farms	363
22	Fallbrook Farms	1,047
23	Lewis Pointe	373
24	Holly Hills Estates	313
25	Cherrywood Park	183
26	Homestead Hills	337
27	Thorncreek Village	270
28	Villages at Thorncreek	283
29	Terra Lago	360
30	Bramming Farm	128
31	Ash Meadow	111
32	The Orchard	394
33	Huntingon Trails	210
34	Huron Plaza	83
35	Tanglewood Creek	210





Highlights

- Multiple user parcels available for sale or lease
- Located next to Amazon's newly constructed 2.1M SF distribution facility
- Quick, easy access to I-25 via 144th Ave
- Rapidly growing trade area with over 32,000 homes planned or under construction
- Eligible for tax credits through the Colorado Enterprise Zone Program

Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	11,882	91,545	247,291
Households	5,931	39,797	104,886
Avg Household Income	\$89,024	\$116,876	\$112,814
Daytime Population	20,839	112,020	249,940

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