

91 EAST 136TH STREET

Second generation daycare center
available for lease in Thornton, CO



10,640 SF FREESTANDING FORMER DAYCARE AVAILABLE FOR LEASE

Discover a unique opportunity in Denver's thriving northeast suburbs with this 10,640 SF freestanding former daycare center. Strategically positioned on an outlot at the popular Denver Premium Outlet, this single-level building offers versatility and convenience. The property boasts ample outdoor space, perfect for a variety of uses, and comes with dedicated parking for staff and visitors. Situated in an area experiencing steady population growth, this location presents an ideal investment for businesses looking to capitalize on the expanding local market. Whether you're seeking a turnkey space for childcare services or envisioning a creative repurposing, this property's prime location and adaptable layout make it an attractive option for a multitude of users.



PROPERTY HIGHLIGHTS



10,640 SF
Turn-key daycare
space available



20,062 VPD
On E 136th Ave



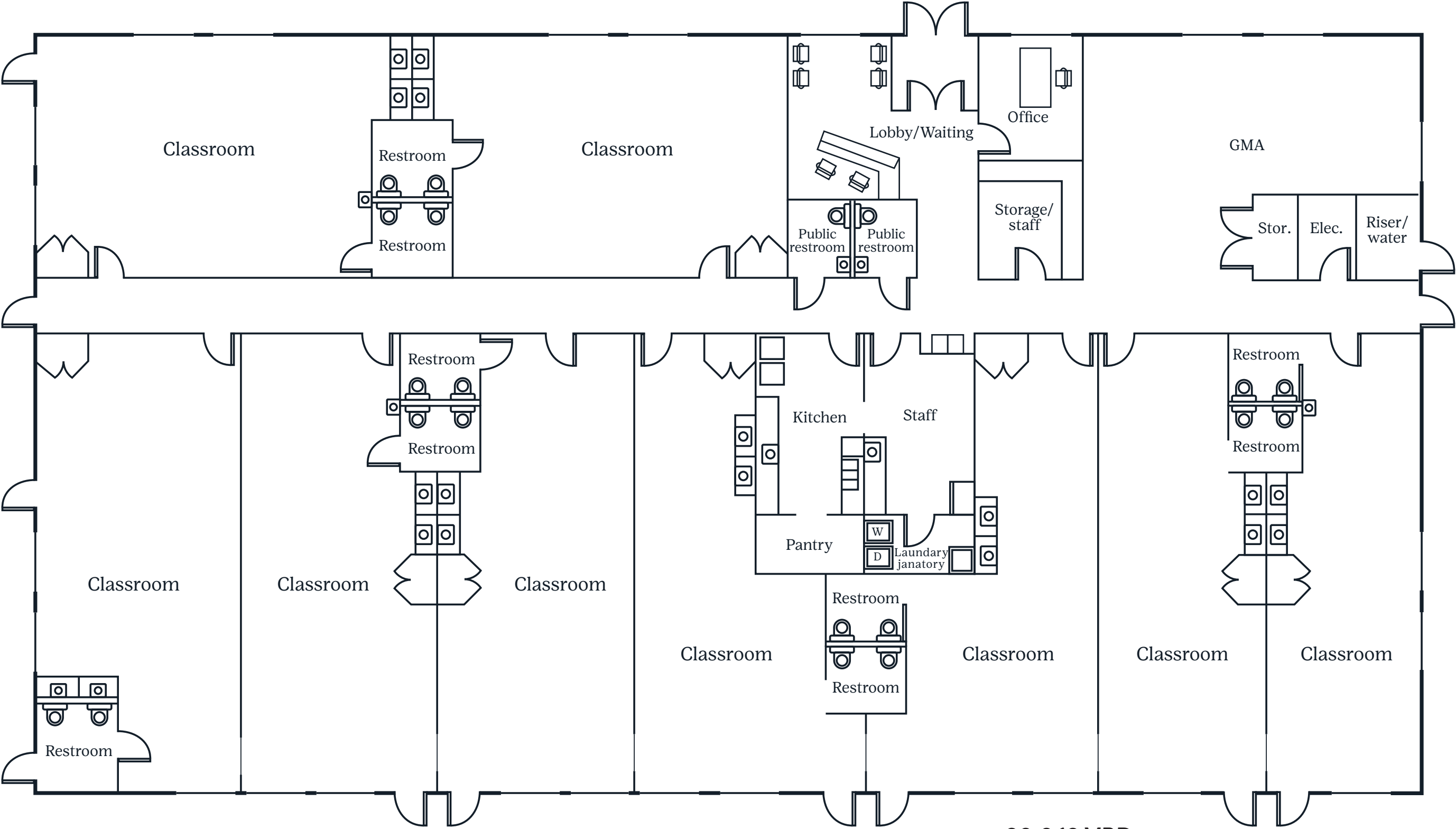
9
Classrooms



26
Dedicated
parking spots



10,640 SF AVAILABLE




20,062 VPD

E 136TH AVE



5 MILE
DEMOGRAPHICS

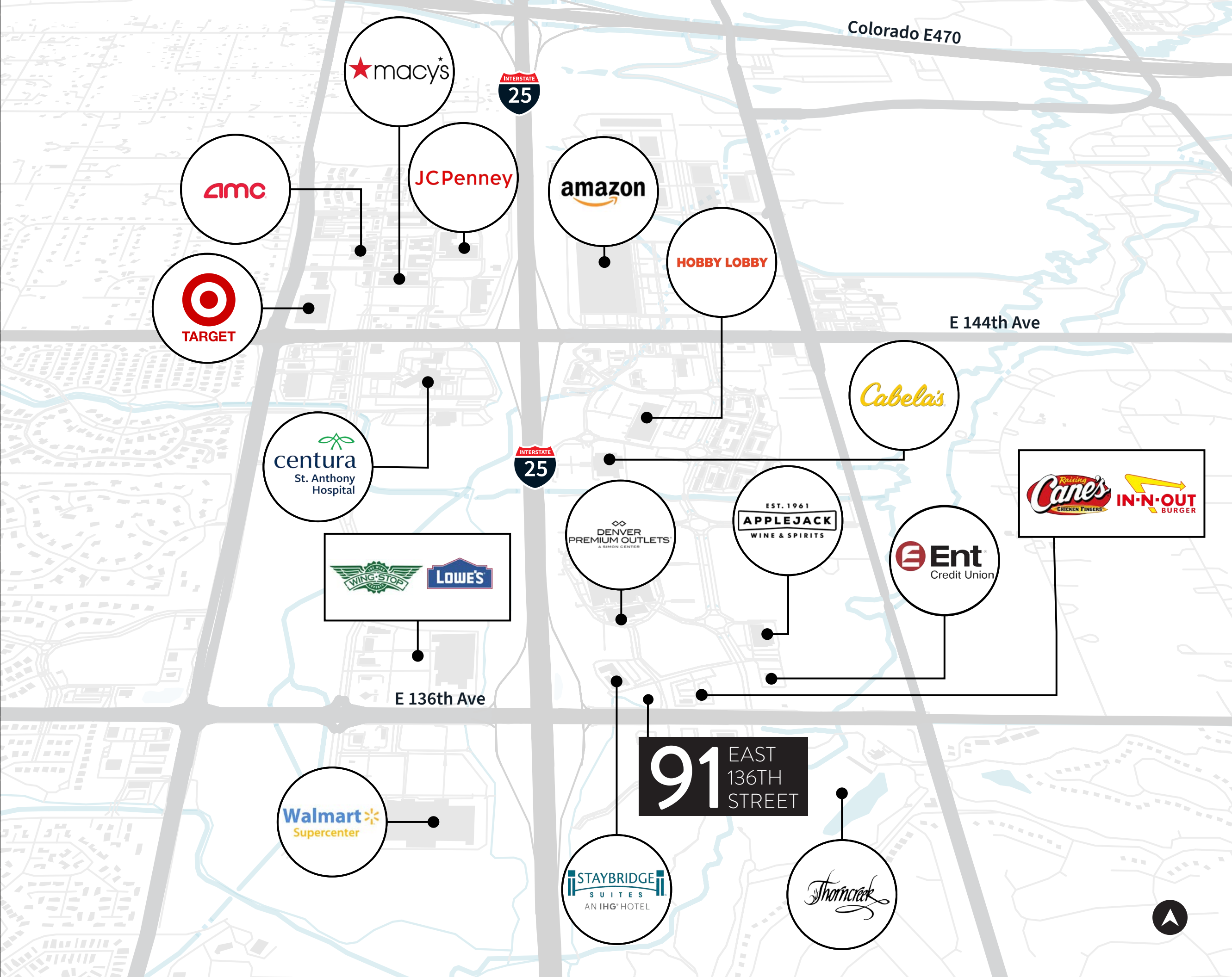

247,293
Population


196,673
Daytime Population


90,174
Households


\$150,928
Avg Household Income


62,577
Number of Families



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136TH
STREET

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