

Bramming Farms Center

SWC E 128th Ave & Hudson St | Thornton, CO 80241

8,989 SF For Lease / 1.5 Acres for Ground Lease



FOR LEASE

1,400 - 8,989 SF

Available

Contact Broker

Rate

1.574 AC

Acreage

Thornton/Adams

City/County

Bramming Farms PD

Zoning

ABOUT THE PROPERTY

- Drive-Thru Endcap Available
- Landlord will ground lease entire site to a single-tenant user
- Flexible building design to accommodate various unit sizes
- Anticipated delivery Q1 2023
- Flexible site plan can accommodate patio seating on any endcap or in-line unit.

TRAFFIC COUNTS

E 128th Ave

17,565 VPD

E 128th Ave, E of Site

17,427 VPD

Holly St, N of Site

13,877 VPD

Year: 2015, 2014, 2017 | Source: drcog

CONTACT

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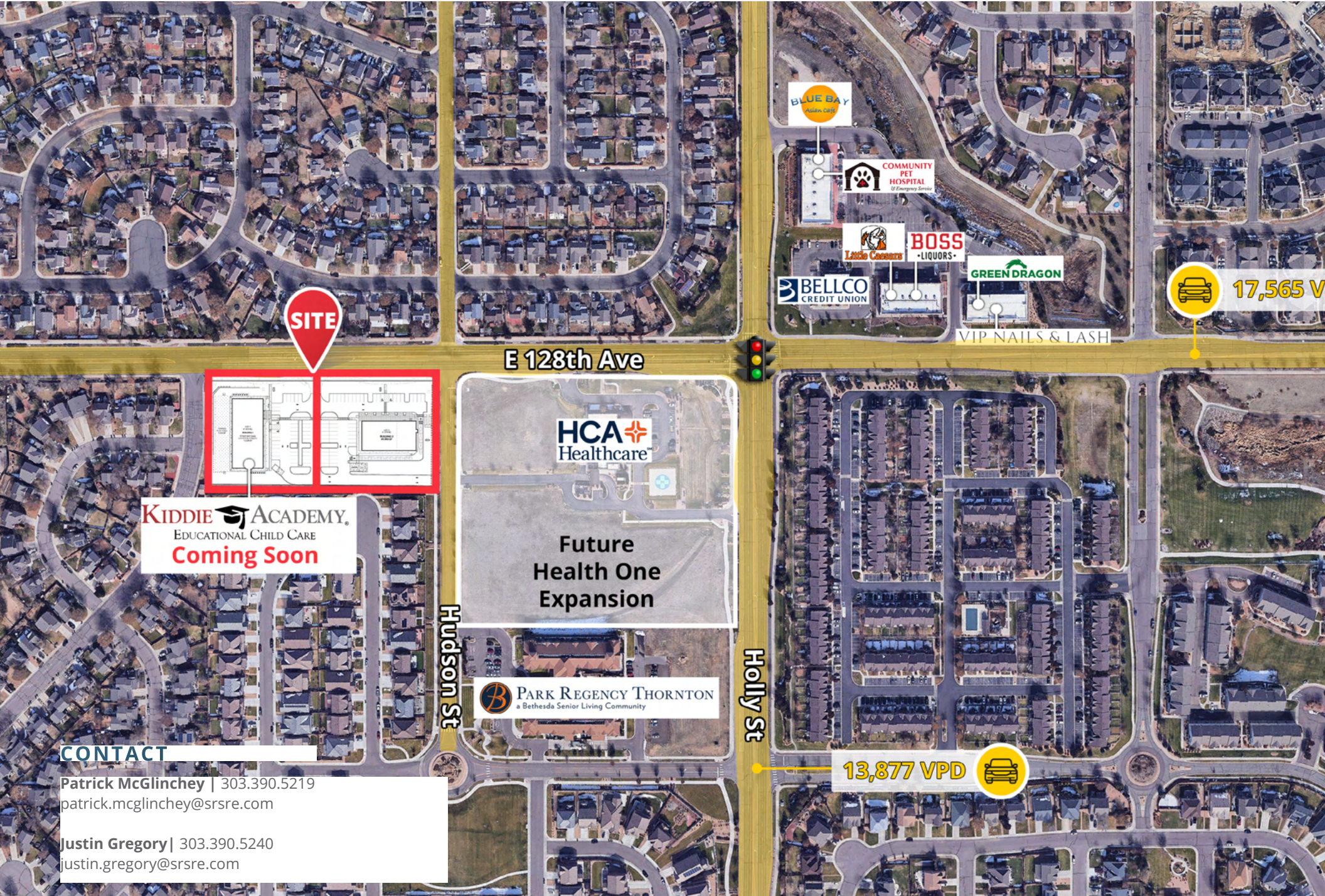
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Justin Gregory | 303.390.5240

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SITE

E 128th Ave

HCA
Healthcare

Future
Health One
Expansion

PARK REGENCY THORNTON
a Bethesda Senior Living Community

Hudson St

Holly St

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
Coming Soon

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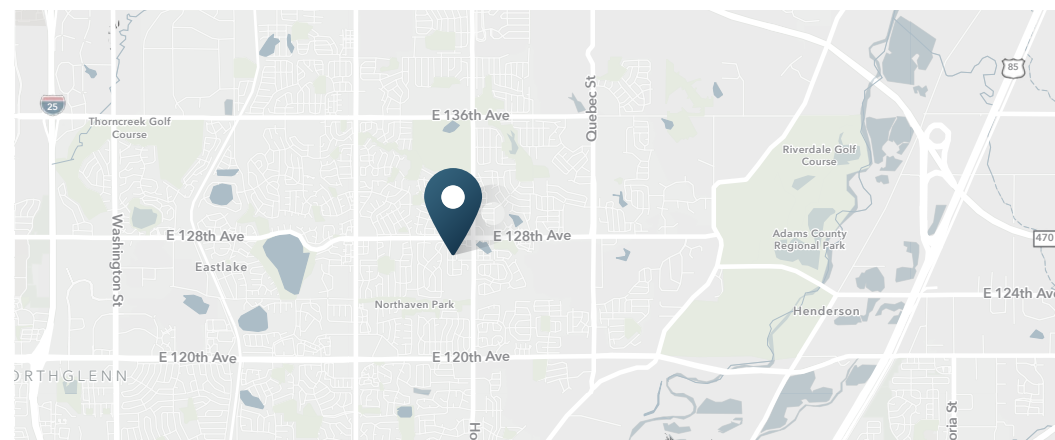
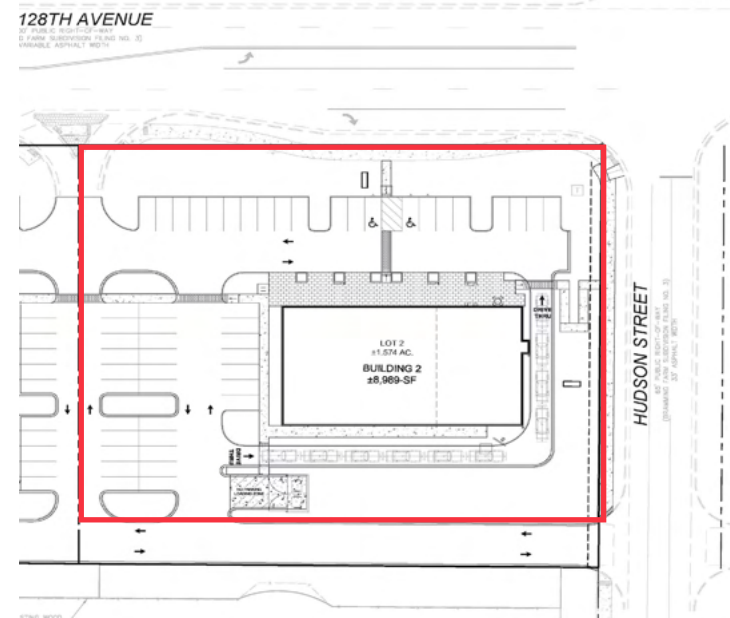
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2021 Estimated Population	21,215	93,293	195,368
2026 Projected Population	22,176	99,215	208,560
Projected Annual Growth 2021 to 2026	0.89%	1.24%	1.32%
Daytime Population			
2021 Daytime Population	16,052	72,653	168,989
Workers	6,594	31,899	80,409
Residents	9,458	40,754	88,580
Income			
2021 Est. Average Household Income	\$113,430	\$114,279	\$105,766
2021 Est. Median Household Income	\$99,307	\$97,307	\$86,305
Households & Growth			
2021 Estimated Households	7,319	31,917	68,730
2026 Projected Households	7,669	33,967	73,305
Projected Annual Growth 2021 to 2026	0.94%	1.25%	1.30%
Race & Ethnicity			
2021 Est. White	80%	79%	76%
2021 Est. Black or African American	2%	2%	2%
2021 Est. Asian or Pacific Islander	6%	6%	6%
2021 Est. American Indian or Native Alaskan	1%	1%	1%
2021 Est. Other Races	7%	7%	10%
2021 Est. Hispanic	26%	24%	30%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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