



FOR SALE **\$2,250,000**

**481 WEST 84TH AVENUE**  
Thornton, CO 80260

FOR AN AERIAL TOUR OF THE PROPERTY VISIT:  
<https://youtu.be/6A01UmPCosU>

## 84TH AVENUE REDEVELOPMENT OPPORTUNITY

# 481 WEST 84TH AVENUE

Thornton, CO 80260

### PROPERTY HIGHLIGHTS

- Redevelopment Opportunity
- Excellent Location close to 84th and I-25
- Existing Income
- Wide variety of allowed uses
- Retail and Automotive uses allowed
- Terms available
- 2.52 Acres



ASKING PRICE  
**\$2.25M**  
USD



AVAILABLE SF  
**7,500**  
SF



STORIES  
**1**  
STORY



PARKING  
**1.6/1,000**  
SF



YEAR BUILT  
**1965**



ZONING  
**RC/BP**

## PROPERTY DESCRIPTION

The property includes a 4,000 square foot high visibility retail building with a 3,500 square foot stand alone automotive/warehouse and outdoor storage facility located ¼ mi. from I-25 situated on .62 Acres.

The building consisting of 4,000 square feet, has a showroom and an office/retail space, and is facing 84th Avenue.

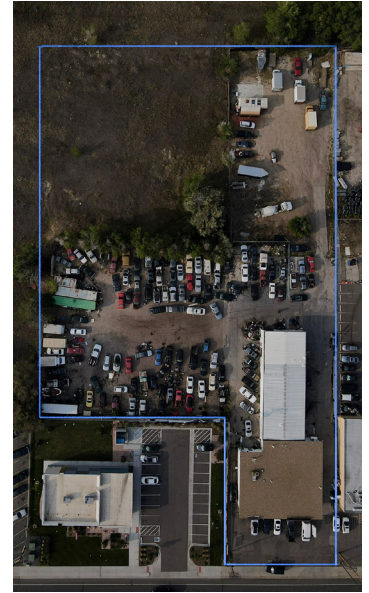
The 3,500 sf warehouse/automotive building is located in the back of the property and features large oversized roll up doors and automotive infrastructure, including ½ acre of outdoor storage. Four 14' drive-in doors to access two separate warehouse areas. This building is zoned RC which allows for a variety of industrial uses.

The property is being sold with 431 W 84th Avenue, which consists of 1.9 acres of land zoned BP in the city of Thornton.

Madison Commercial Properties  
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## ADDITIONAL PHOTOS



## AREA STATISTICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	23,938	141,893	328,756
Average Income	\$71,233	\$76,632	\$84,799
Households	8,345	50,249	119,974

TRAFFIC COUNT	CROSS STREET	TRAFFIC	YEAR
Huron St	W 84th Ave S	19,471	2020
Conifer Rd	W 83rd Pl S	9,693	2020
Greenwood Blvd	W 83rd Ave S	9,791	2020



If you have any further questions or would like to schedule a tour of the property, **please contact me today!**

**PETE FOSTER**

Senior CRE Advisor

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