



# FOR LEASE Grant Square

10351 Grant Street | Thornton, Colorado 80229



## Retail Space Available

**Lease Rate: \$17.00/SF NNN**

**Estimated NNN's: \$14.09/SF**

Call for Availability

- Excellent Corner Visibility on 104th Ave. and Grant St.
- 15,900 SF GLA
- Close proximity to I-25
- Large traffic draw from nearby Sam's Club and Walmart Supercenter along with many other national retailers

**Blake Kahlich**

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10351 Grant Street, Unit 2 | Thornton, Colorado 80229

## Demographics

	2 Mile	5 Miles
Population	79,080	307,762
Households	29,571	121,307

## Traffic Counts

Grant Street/E. 104th Avenue: 21,803 VPD  
E. 104th Street/ Grant Street: 53,462 VPD



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