

PREMIER REDEVELOPMENT OPPORTUNITY

1400 E 104th Ave, Thornton, CO 80233



AVAILABLE

46,512 - 140,619 SF

NNN

\$3.45

DESCRIPTION

- Up to 140,619 SF For Lease, ability to subdivide
- Freestanding building
- Excellent visibility on 104th Ave
- Short distance from I-25

RATE

Call for Rates

DEMOGRAPHICS

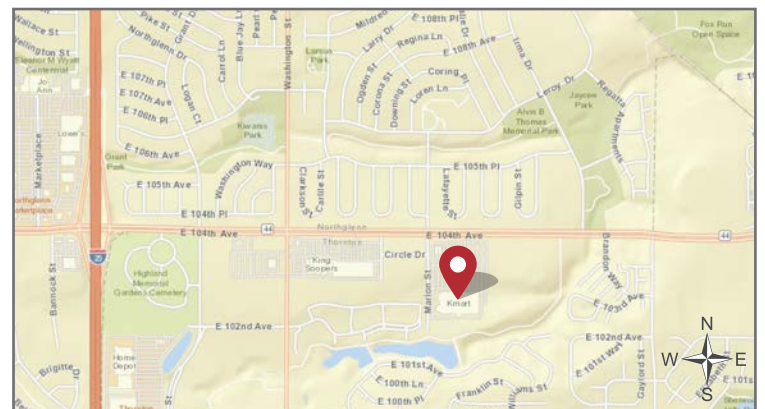
	3 Mile	5 Mile	10 Mile
Total Population	154,446	323,124	889,313
2018-2023 Growth	0.91%	1.05%	1.75%
Avg. HH Income	\$75,551	\$87,390	\$100,541
Daytime Population	125,019	272,954	919,460

Year: 2020 | Source: ESRI

TRAFFIC COUNTS

E 104th Ave	36,879 VPD
Washington St	30,805 VPD

Year: 2018, 2019 | Source: DRCOG



CONTACT

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SERITAGE
GROWTH PROPERTIES

leasing@seritage.com

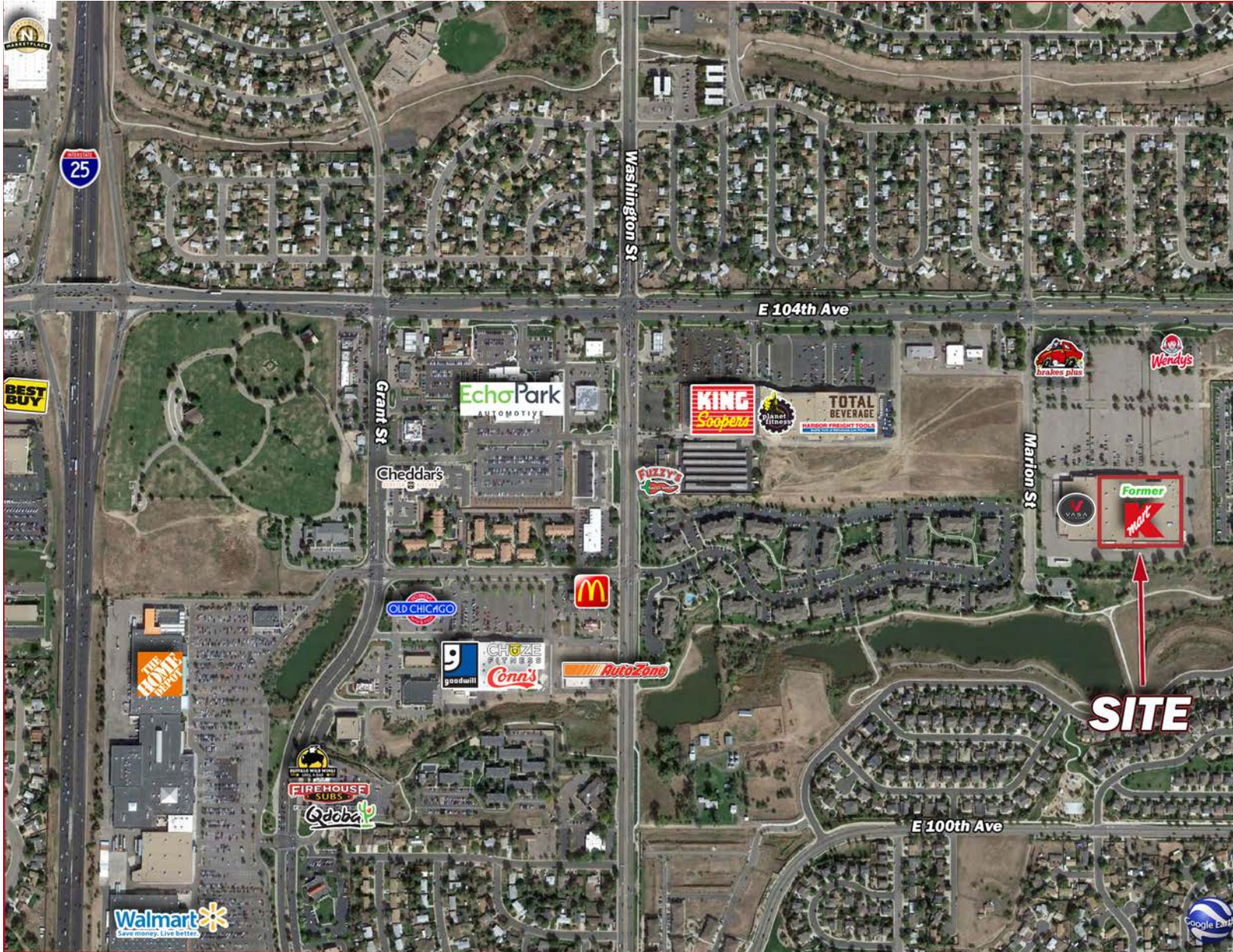
SRS Real Estate Partners | 1875 Lawrence Street., Suite 850 | Denver, CO 80202 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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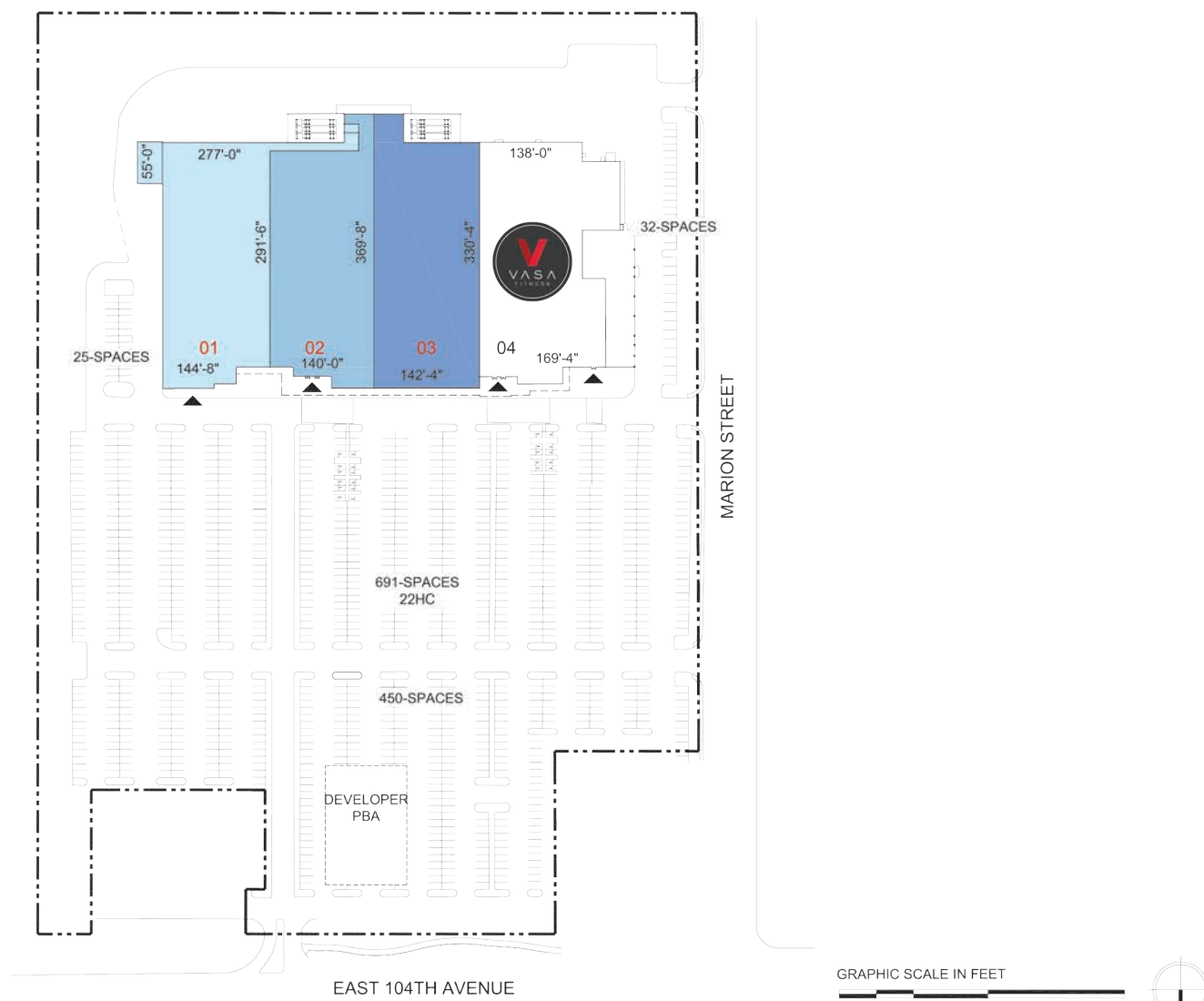
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TOTAL CAN BE SUBDIVIDED

- 01 AVAILABLE 46,512 SF ○ 04 VASA FITNESS 52,225 SF
- 02 AVAILABLE 46,232 SF
- 03 AVAILABLE 47,875 SF



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	3 miles	5 miles	10 miles
Population			
2000 Population	120,536	250,012	638,785
2010 Population	142,420	293,174	744,249
2020 Population	154,446	323,124	889,313
2025 Population	161,581	340,473	958,730
2000-2010 Annual Rate	1.68%	1.61%	1.54%
2010-2020 Annual Rate	0.79%	0.95%	1.75%
2020-2025 Annual Rate	0.91%	1.05%	1.51%
2020 Male Population	49.8%	49.9%	49.9%
2020 Female Population	50.2%	50.1%	50.1%
2020 Median Age	33.6	34.5	35.8
Households			
2000 Households	44,843	90,127	239,262
2010 Households	52,449	105,042	287,019
2020 Total Households	56,410	114,826	345,507
2025 Total Households	58,848	120,591	373,212
2000-2010 Annual Rate	1.58%	1.54%	1.84%
2010-2020 Annual Rate	0.71%	0.87%	1.83%
2020-2025 Annual Rate	0.85%	0.98%	1.55%
2020 Average Household Size	2.73	2.80	2.54
Housing Units			
2020 Total Housing Units	58,022	117,914	359,923
2020 Owner Occupied Housing Units	31,938	72,874	203,893
2020 Renter Occupied Housing Units	24,472	41,952	141,614
2020 Vacant Housing Units	1,612	3,088	14,416
Race and Ethnicity			
2020 White Alone	70.7%	72.9%	74.1%
2020 Black Alone	2.4%	2.0%	4.9%
2020 American Indian/Alaska Native Alone	1.6%	1.4%	1.2%
2020 Asian Alone	3.9%	4.7%	4.1%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	42.8%	38.5%	31.0%
Income			
2020 Median Household Income	\$60,589	\$69,256	\$77,013
2020 Average Household Income	\$75,551	\$87,390	\$100,541
2020 Per Capita Income	\$27,639	\$31,017	\$39,157
2019 Population 25+ by Educational Attainment			
Total	99,412	209,578	600,806
High School Graduate	24.0%	21.4%	17.1%
GED/Alternative Credential	6.1%	5.3%	4.2%
Some College, No Degree	23.4%	21.9%	19.6%
Associate Degree	9.1%	9.1%	7.6%
Bachelor's Degree	14.5%	18.0%	25.5%
Graduate/Professional Degree	6.1%	8.8%	14.8%
Daytime Population			
2020 Total Daytime Population	125,019	272,954	919,460
Workers	51,986	118,640	506,938
Residents	73,033	154,314	412,522

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Seritage Growth Properties is a publicly-traded, self-administered and self-managed REIT with 211 wholly-owned properties and 26 joint venture properties totaling approximately 37.5 million square feet of space across 48 states and Puerto Rico. The Company was formed to unlock the underlying real estate value of a high-quality retail portfolio it acquired from Sears Holdings in July 2015. Pursuant to a master lease, the Company has the right to recapture certain space from Sears Holdings for retenanting or redevelopment purposes. The Company's mission is to create and own revitalized shopping, dining, entertainment and mixed-use destinations that provide enriched experiences for consumers and local communities, and create long-term value for our shareholders.



SRS