

FORMER VILLAGE INN

8370 Sherman Street Thornton CO 80221

FOR LEASE



PROPERTY DESCRIPTION

Former Village Inn restaurant building available immediately. Ownership will lease the existing building or ground lease the property long term. Minimum 10 year term with options on an absolute NNN basis with tenant paying all expenses. City of Thornton's list of Allowable Uses is very broad in the Community Retail District so all users encouraged to come forward. A "sit down restaurant" is likely NOT the highest and best use of the existing restaurant building given parking restrictions going forward - contact broker for more details.

LOCATION DESCRIPTION

Interstate orientated property offered to a new user for the 1st time since the Village Inn building was built in 1969. Located on the southwest hard corner of Interstate 25 and 84th avenue. Ideal commercial property to capture customers as they exit on to the interstate going east along 84th avenue and central to the many commercial users at this interchange including but not limited to: retail and personal services, sit down and QSR style restaurants, office and flex type buildings, lodging uses, institutional/community service uses, medical clinics and financial institutions.

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

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LEASE RATE

\$37.00 SF/YR

OFFERING SUMMARY

Available SF:	5,400 SF
Lot Size:	0.62 Acres
Year Built:	1969
Building Size:	5,400 SF
Renovated:	1990
Zoning:	Community Retail

PROPERTY HIGHLIGHTS

- Highway visibility - Pad visible to approximately 200,000 cars per day, coming from all directions;
- Three access point of ingress/egress including access off of 84th avenue directly onto property and two points along south side of pad entering off of W. 83rd Place;
- 36 parking spaces;
- Location is 10-12 minutes north of downtown Denver via Interstate 25;
- Located at the same intersection as the North Valley Tech Center, a state of the art ~500,000 SF Flex Building housing such great tenants as Regis University, Remax Professionals, Concentra Urgent Care, and Allied Global;
- Notable retailers and commercial users at this highway intersection include American Furniture Warehouse, Sportsman Warehouse, Appliance Factory Warehouse, Motel 6, Arby's, Starbucks, T-Mobile, Santiago's Mexican, Carpet Exchange, Dutch Bro's. Coffee, Vibra Hospital of Denver, Tool Zone Superstore and many others;
- Ownership will entertain aggressive purchase offers to sell the property - redevelopment possible.

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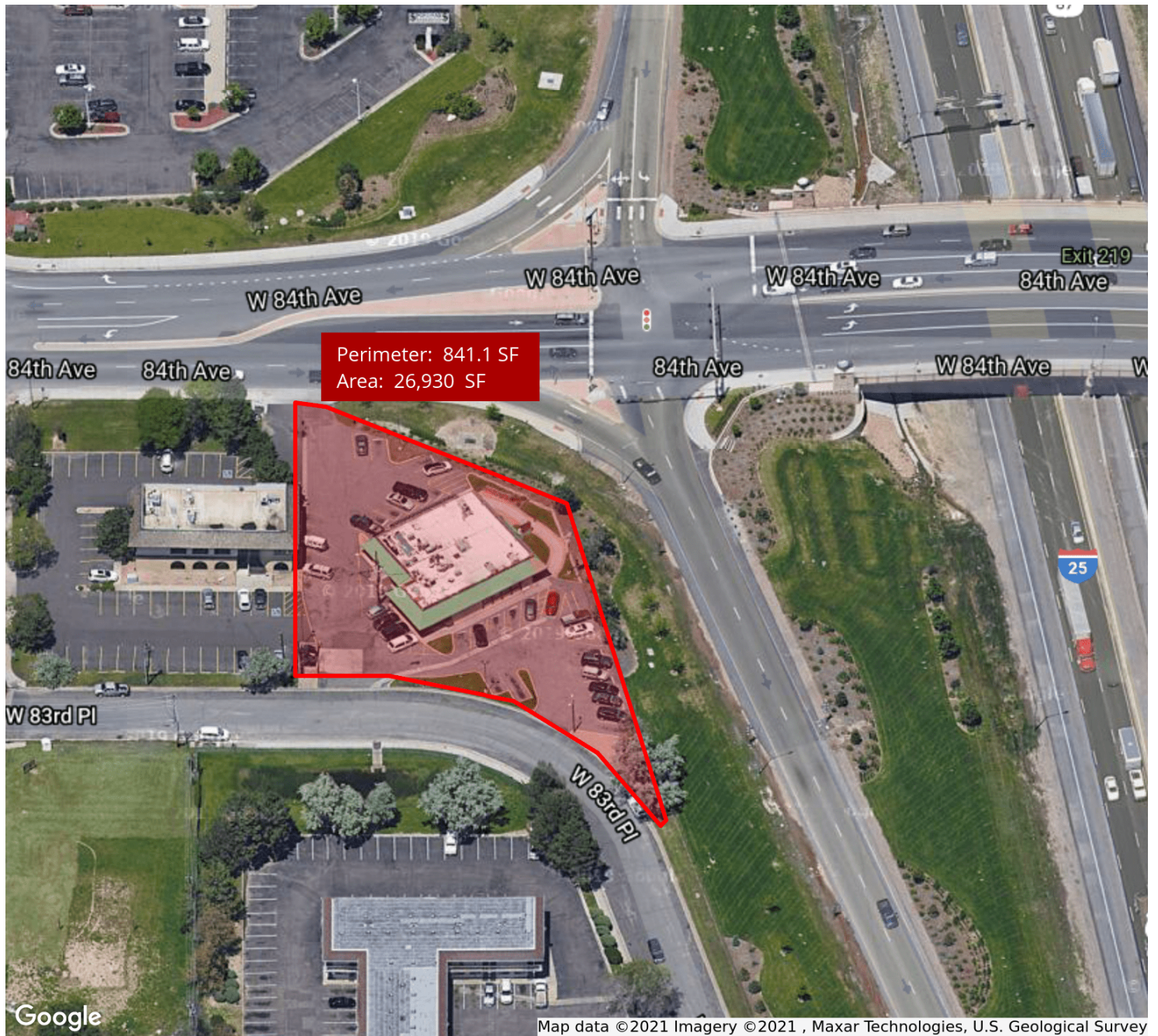
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Retailer Map

Antonoff & Co. Brokerage, Inc. |

Denver, CO 80202 |

1528 Wazee Street |

303.623.0200 |

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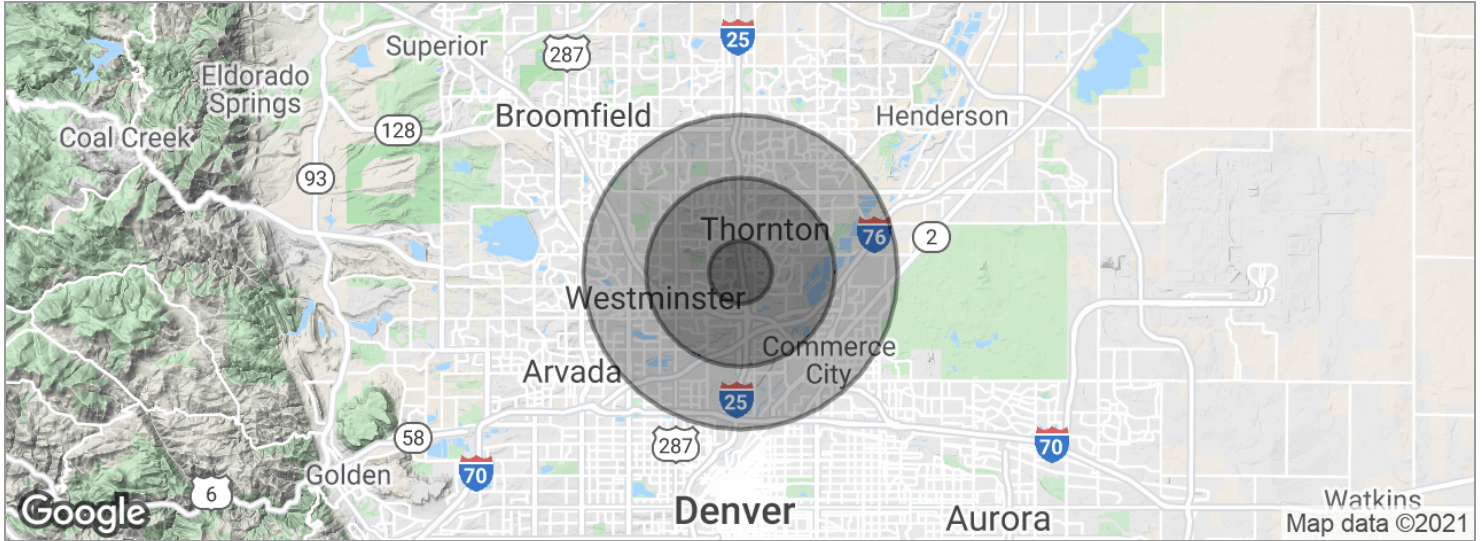
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	1 MILE	3 MILE	5 MILE
2020 Total Population	23,286	137,504	323,878
2025 Population	24,410	144,235	338,959
Population Growth 2020 - 2025	4.83%	4.90%	4.66%
HH Growth 2020 - 2025	4.74%	4.75%	4.52%
2020 Average Household Income	\$67,715	\$69,483	\$77,538
Businesses	781	4,289	10,930
Employees	7,508	44,041	122,066

TRAFFIC COUNTS

I-25 S of E. 84th Ave.	158,756/vpd
E. 84th Ave. E of Grant St.	32,935/vpd
E. 84th Ave. W of Acoma Way	31,218/vpd

* Demographics provided by CoStar

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Additional Photos

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