

RETAIL & OFFICE SPACE FOR LEASE



MISSION TRACE NORTH

East 120th Ave. & Colorado Blvd., Thornton, CO 80233

PROPERTY FEATURES

Excellent tenant mix with over 65 well-established local and national businesses.

Anchored by King Soopers.

Great visibility with multiple monument signs and ample parking.

6,671 Sq. Ft. restaurant space available.

LEASING INFORMATION

Asking Rates:	Call for details.
Est. NNN (2024):	\$9.00
Lease Terms:	3-5 year leases.
Max. Contiguous:	2,880 Sq. Ft.
Minimum Sq. Ft.:	1,116 Sq. Ft.

DEMOGRAPHICS (2024)



1 MILE:	21,409
3 MILES:	123,275
5 MILES:	242,697



1 MILE:	8,077
3 MILES:	43,620
5 MILES:	85,969



1 MILE:	\$86,516
3 MILES:	\$92,327
5 MILES:	\$89,002



Explore More Western Centers
Leasing Opportunities!

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SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
3811	Empire Beauty School	6,655	3295-A	Yonsei Sushi	1,116
3817	Carpet Mill Outlet	8,140	3925-B	Smoker Friendly	2,232
3823-25	Gianna's Angels Day Program	5,006	3927-B	Casa de Orula	1,116
3831-35	Pet Ranch	4,068	3929-A	JNJ's Comic Books & Games	1,116
3837	Carlos Barbers	910	3929-B	Subway Restaurant	1,260
3839	Cremation Society of Colorado	1,260	3941	Dominos Pizza	1,488
3843	Bricks & Minifigs	2,504	3943-A	Elite Vapes	1,054
3847	Above & Beyond Sewing	3,780	3943-B	Tax Services of America	1,116
3851	Ace Hardware	12,600	3945-A	All State Insurance	1,116
3853	ThornCreek Church	16,232	3945-B	HYL Massage	1,116
3857	JJ's Wine & Spirits	5,430	3947-A	SaltWave	1,024
3861	Sally Beauty Supply	1,540	3947-B	Ay Guey Mexican Snacks	1,240
3863-65	Tangles	2,400	3949-A	Best Eyebrow Threading	1,112
3867	AEG, Colorado	2,520	3949B-3951A	Crystal Clear Water & Ice	2,228
3871	Andy's Laundry	1,260	3951-B	Accelerate Physical Therapy	1,054
3873	HR Block	1,260	3953-A	Energy Endeavor Inc	1,116
3875	Elegance Dry Cleaners	1,260	3953-B	Mission Trace Chiropractic	2,232
3877	Snappy Nails	1,260	3955-B	AVAILABLE	2,294
3879	UPS Store	1,610	3957-B	State Farm Insurance	1,054
3907	Credit Union of Colorado	4,100	3959	Cosmo Prof	2,542
3907-100	Milinzazo Realty Group	1,320	3961-65	Las Palmas	4,960
3907-200	AVAILABLE	2,000	3967	South Philly Cheese Steaks	1,440
3907-201	North Metro Counseling	400	3969	Yogurt Yum	1,260
3907-211	Coker Agency	629	3971	Modified Madness Tattoo	2,060
3907-222	Farmers Insurance	1,200	3973	AVAILABLE	2,077
3907-RF	T-Mobile	-	3975	Sports Clips	1,500
3909	AVAILABLE	6,671	3977	Mile High Karate	2,880
3911	Ca Phe Modern Coffee	1,426	3981	Regime Sports Cards	1,440
3913-A	Tiendita Mi Tierra	1,116	3983	BZ Thai Spa	2,080
3913-B	Jessica's Boutique	1,116	3985	Chan's Inn	2,080
3915-A	AVAILABLE	1,116	3987-89	AVAILABLE	2,880
3915-B	Kumon	1,116	3991	Furzzaflyin Pet Salon	1,450
3917	Pho 7	2,334	3993	Casa Del Vestido	1,449
3919-A	Sasa Beauty Studio	847	3995	Sliceworks	2,068
3919-B	DebBee's Garden	1,233	CO-3801	King Soopers	-
3921-A	AVAILABLE	1,116	CO-3901	Taco Bell	-
3923	Joe Palooka's Sports & Spirits	3,348	CO-3903	Arbys	-

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SITE MAP

