

8585

HURON STREET

OFFICE FOR SALE



8585 HURON STREET | THORNTON, CO 80260

Address: 8585 Huron Street
Thornton, CO 80260

County: Adams

Parcel Number: 1719-28-1-04-005

Building Size: 4,800 SF

Building Type: 3 Star Office

Year Built: 1982

Site Size: 0.48 AC

Zoning: CR, Thornton

Parking: 6.25/1,000 SF

SALE PRICE: \$1,100,000 (\$229/SF)

- ◇ Excellent Owner-User Office Opportunity
- ◇ An Additional 2,400 SF of Basement Storage Space
- ◇ Major Renovations Completed in 2014
- ◇ Ample Parking
- ◇ 3 Minutes from I-25

navpoint
REAL ESTATE GROUP

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FLOOR PLAN



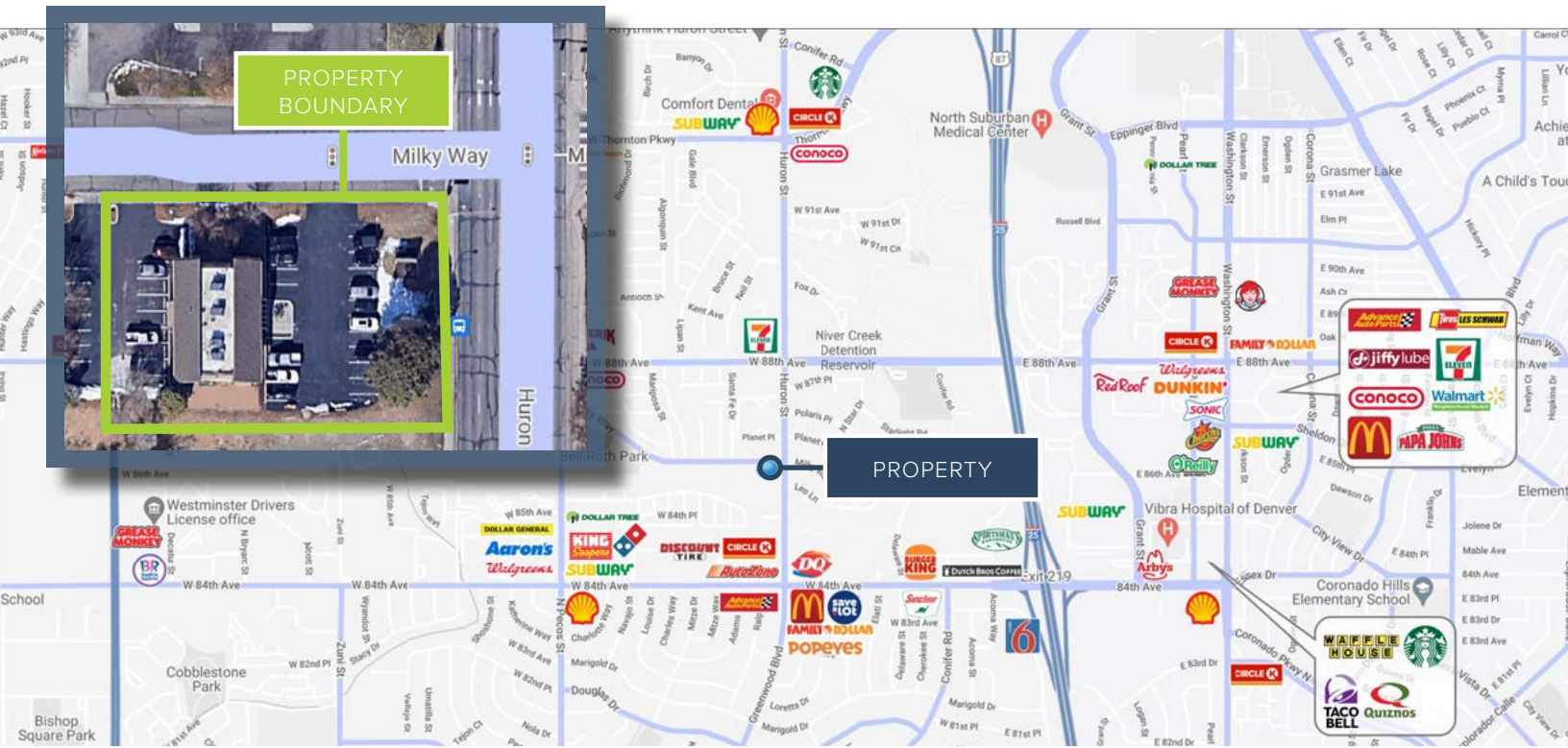
FLOOR 1



FLOOR 2



8585 HURON ST | THORNTON, CO



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|----------|----------|
| POPULATION | | | |
| 2027 Projection | 24,308 | 154,504 | 342,371 |
| 2022 Population | 22,834 | 146,699 | 324,779 |
| Growth 2022-2027 | 1.3% | 1.1% | 1.1% |
| Growth 2010-2022 | 1.2% | 0.5% | 0.8% |
| Average Household Size | 2.8 | 2.8 | 2.7 |
| Median Age | 32.9 | 35.2 | 36 |
| HOUSEHOLD INCOME | | | |
| 2022 Average | \$64,500 | \$77,780 | \$86,837 |
| Median Home Value | \$53,349 | \$62,705 | \$69,540 |
| Median Year Built | 1977 | 1975 | 1978 |