

# Creekside

INNOVATION PARK

SWC of 148th Ave & Washington  
Thornton, CO 80023



## Class A Industrial Park | New Construction

Building 2: 123,200 SF Available

Building 1: **FULLY LEASED**

[www.creeksideinnovationpark.com](http://www.creeksideinnovationpark.com)



# Where Access Meets Opportunity

Immediate Access to  
I-25 and E-470



ST ANTHONY NORTH HOSPITAL

ORCHARD TOWN CENTER

amazon

TO I-25 SOUTH

TO I-25 NORTH

THE GROVE SHOPPING CENTER

144TH AVE

FUTURE RETAIL  
EST. 2027

146TH AVE

BUILDING 2  
123,200 SF

BUILDING 1  
FULLY LEASED

GRANT ST

148TH AVE

WASHINGTON ST

REGIONAL TRAIL & CREEK

FUTURE PLANNED  
DEVELOPMENT/  
RESIDENTIAL



Strategically located at the southwest corner of 148th Avenue and Washington Street, Creekside Innovation Park is set to transform the north I-25 submarket. Located in Thornton, CO—one of the region's fastest growing areas—the park offers unparalleled connectivity to nearby retail hubs and expanding residential communities.

Purposefully designed to accommodate a variety of industrial uses, Creekside Innovation Park delivers the flexibility and accessibility businesses need to thrive in this booming north I-25 submarket.



Lowest mill levy of any newly constructed development in the North Submarket, providing an estimated tax savings of roughly \$2.00 per square foot annually compared to nearby projects



Located within an enterprise zone



Rapidly developing area with growing residential communities

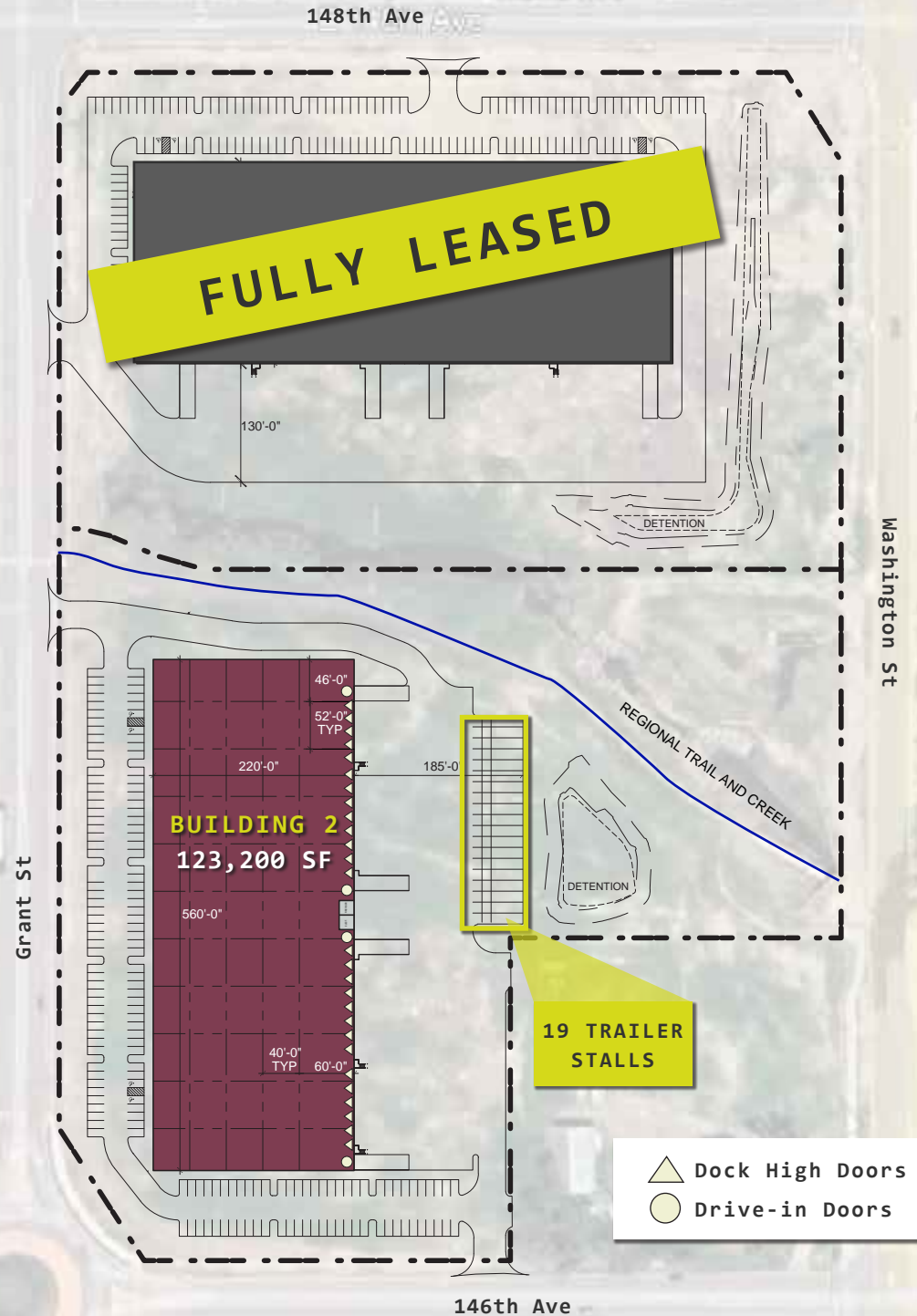


Superior ingress/egress access

# Site Plan

## Building 2

Building Size	123,200 SF
Asking Rate	Contact broker for pricing
Sale Price	Contact broker for pricing
OPEX	\$6.00 (EST. 2026)
Parking	1.2/1,000 (294 spaces)
Trailer Parking	19 Trailer Stalls
Column Spacing	50' x 52'
Truck Courtyard	130'
Dock Doors	23 (additional 4 knockouts)
Drive In Doors	4
Power	4,000 Amps
Clear Height	32 ft
Mill Levy	104.53





**Creekside**  
INNOVATION PARK

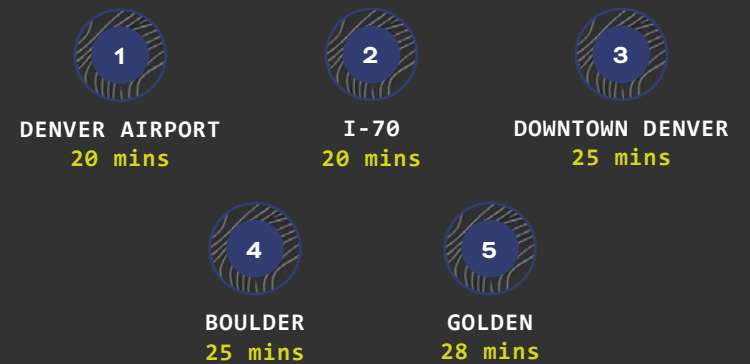
# streamlining

## Regional Connectivity

Locating at Creekside Innovation Park positions your business for success with unmatched connectivity to major thoroughfares, ensuring easy access across the region. Situated in Thornton, Colorado—the state’s 6th largest city and soon to become the 5th largest—this rapidly growing community boasts a population of over 145,000 people, projected to reach 250,000 by 2065\*.

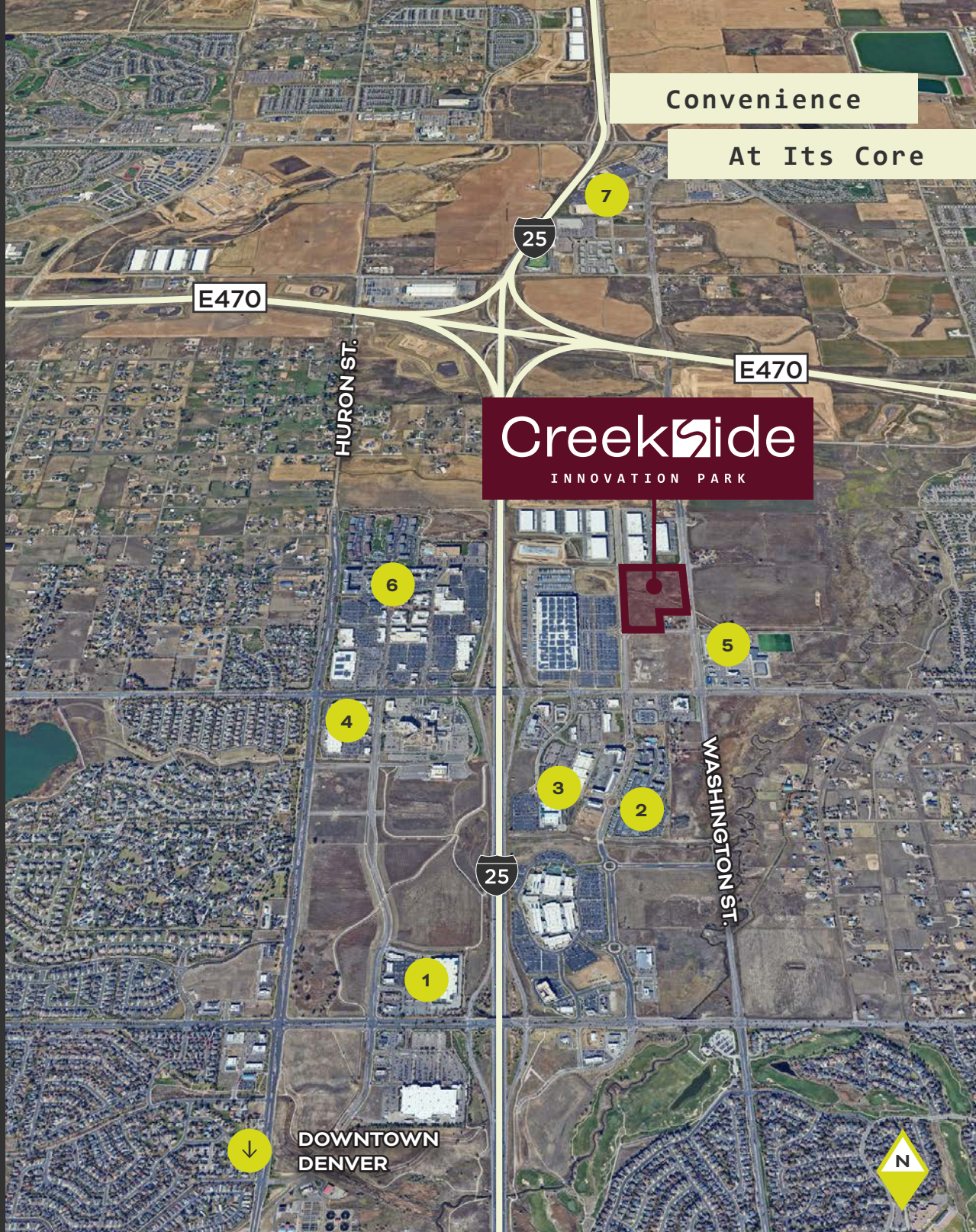
\*Source: Thornton Economic Development

### DRIVE TIMES



### DEMOGRAPHICS

	1 mile (3 mins)	3 miles (5 mins)	5 miles (7 mins)
<b>Population</b>	3,302 (5,985)	68,341 (28,761)	208,207 (73,682)
<b>Avg. HH Income</b>	\$124,104 (\$146,100)	\$140,572 (\$153,115)	\$138,773 (\$140,856)
<b># of Businesses</b>	351 (289)	1,516 (675)	4,312 (1,960)
<b># of Employees</b>	5,329 (4,374)	20,355 (8,647)	54,549 (28,764)



Convenience

At Its Core

**CreekSide**  
INNOVATION PARK

- 1**
  - Walmart
  - Wells Fargo
  - Dutch Bros
  - Lowe's
  - Domino's
  - Chase
  - Starbucks

- 2 Denver Premium Outlets**
  - Starbucks
  - H&M
  - Coach
  - Armani
  - Crocs
  - Famous Footwear
  - Under Armour
  - Tommy Hilfiger
  - Carter's
  - Levi's
  - Banana Republic
  - Nike
  - Vans
  - Guess
  - Michael Kors
  - Skechers
  - Converse
  - Nautica
  - Lucky Brand
  - Puma
  - Charley's

- 3 The Grove**
  - Cabela's
  - Burlington Coat Factory
  - Arby's
  - Crumbl Cookies
  - Ziggi's Coffee
  - Boot Barn
  - Hilton Garden Inn
  - Hobby Lobby
  - Wendy's
  - Freddy's
  - Lazy Boy
  - Panda Express

- 4**
  - Sierra Trading Post
  - Home Goods
  - TJ Maxx
  - Chik-fil-A
  - Einstein Bagels
  - PetSmart
  - Noodles Company
  - Smash Burger
  - Snooze

- 5**
  - Main Event
  - Cobble Stone Auto Spa
  - Popeye's
  - 7-Eleven
  - Starbucks
  - Taco Bell

- 6 Orchard Town Center**
  - Bath & Body Works
  - Marshalls
  - Macy's
  - Target
  - AT&T
  - Nordstrom
  - Ulta
  - Ross
  - Lifetime Fitness
  - Sephora
  - Verizon
  - Finish Line
  - Zales
  - Lululemon
  - JCPenny
  - Athleta

- 7 Lakeridge Shopping Center**
  - Costco
  - Home Depot
  - Top Golf
  - Planet Fitness
  - Duluth Trading
  - PetSmart
  - Living Spaces
  - Dick's Sporting Goods
  - Floor & Decor

DOWNTOWN DENVER



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[www.creeksideinnovationpark.com](http://www.creeksideinnovationpark.com)

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