What on earth is happening in Thornton?!

Adam Krueger

Deputy Director of Economic Development
Trivia Question – Volunteer?
What is the Value of Commercial Projects That Broke Ground or Opened in 2018 in Thornton?

A: $75 Million Dollars
B: $175 Million Dollars
C: $275 Million Dollars
Trick Question - The Answer is $375 Million Dollars
2018 was an Extraordinary Year

- $375M in commercial projects broke ground or opened
- ~3MSF in commercial construction delivered
- Thornton’s first destination entertainment venues under construction with The Summit (now open) and Topgolf (open fall 2019)
- ~100 new retailers opened
- Commercial rent PSF increase of 13%
- Commercial vacancy decreased 15%
- ½ million SF of spec/industrial space to be delivered in the next 12 months
City of Thornton: By the Numbers

- Population: 140,000+
- Growth since 2000:
  - 61% population growth
  - 38% median income growth
  - 67% median home value growth
- Over 48000 new residential units planned over next 5 years.
Larkridge (I-25 & Hwy 7)

- Duluth Trading: first in the state opened 2017
- Floor & Décor: Q4, 2019
- Topgolf: Fall 2019
Topgolf (I-25 & Hwy 7) – Fall 2019
25 N. Business Park (I-25 & 148th)
Amazon (I-25 & 144th)
Thornton’s Newest Retail Hub
The Grove (I-25 & 144th)

- Hilton Garden Inn: February 2019
  - 122 rooms, Johnny’s Italian Steakhouse
Premium Outlets (I-25 & 136th) – September 2018
Viewhouse (I-25 & 136th) – Coming Soon
North Washington Commerce Center (128th and Washington)
Central Thornton Business District
Aqronos
Central Thornton Business District

Satire Brewing/Mystic Mountain Distillery
South Thornton Business District

Adam’s Polishes
South Thornton Business District

Sonder Hospitality
Thornton Shopping Center – Under Contract with Flywheel Capital

Flywheel Project – Circa West Condominiums, Denver

Flywheel Project – 1616 S. Broadway, Denver

Flywheel Project – Midtown Flats, Colorado Springs
North FasTrack's Line

North Metro Line
Opening 2020
Key Takeaways

- **Land Opportunities** – 1200 Acres of Commercial Land along I-25

- **Rapid Residential Growth** – Plan to Double in Population at Full Build Out

- Unprecedented **Development Interest**

- Track Record for **Getting Deals Done!!**