

For Sale

8853-8859 Fox Drive,
Thornton, CO 80221



PROPERTY FEATURES

- Unique owner/user purchase opportunity with in-place income
- Ideal location for office/medical/call center tenants
- Situated at the corner of 88th Street and Fox Drive
- Excellent curb appeal with well manicured landscaping
- Accessible to both businesses and employee base
- Nicely remodeled common areas with artwork
- Common area conference room
- Monument signage available

2023 DEMOGRAPHICS

	Businesses	Avg. Income	Population	Households
2-MILE	2,656	\$74,116	83,756	29,213
5-MILE	11,244	\$88,614	317,797	114,624
10-MILE	52,924	\$106,777	1,070,191	437,038

PROPERTY DESCRIPTION

FOR LEASE	7,775 SF
LEASE RATE	\$12.00/RSF NNN
BUILDING SIZE	16,510
SALE PRICE	\$2,476,500
PARKING RATIO	3.15/1,000 SF
CITY/COUNTY	THORNTON/ADAMS

JUSTIN RAYBURN

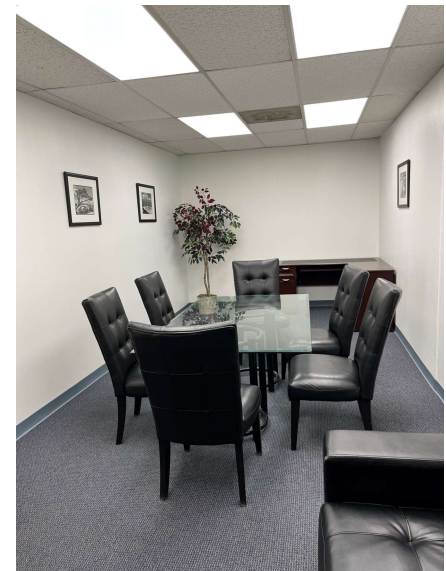
jrayburn@fountainheadcommercial.com 303.249.3730

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PROPERTY PHOTOS

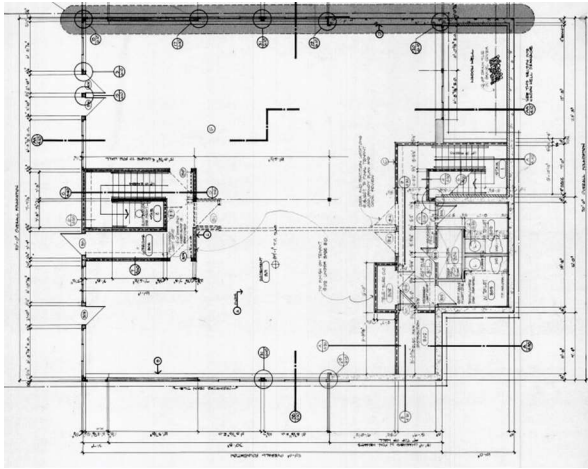


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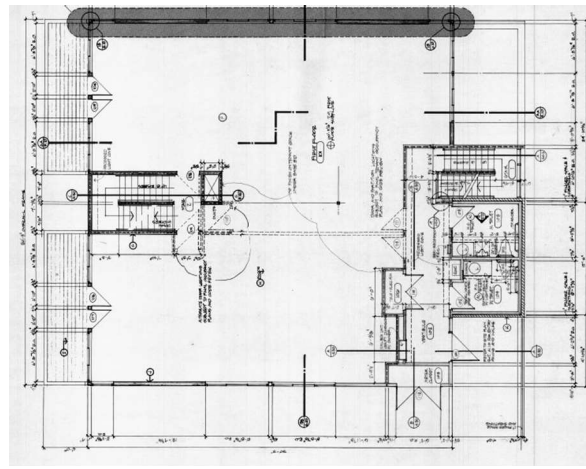
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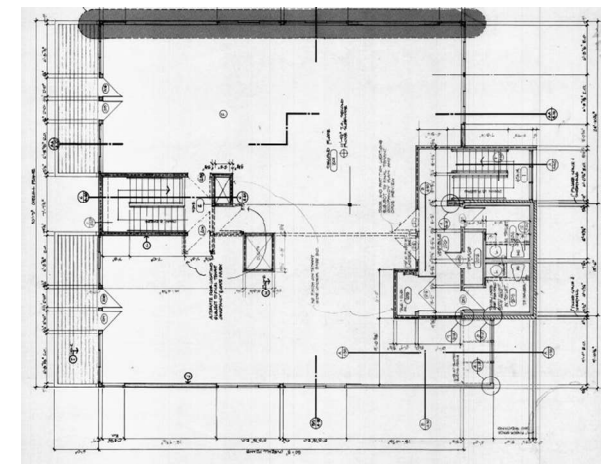
FLOOR PLANS



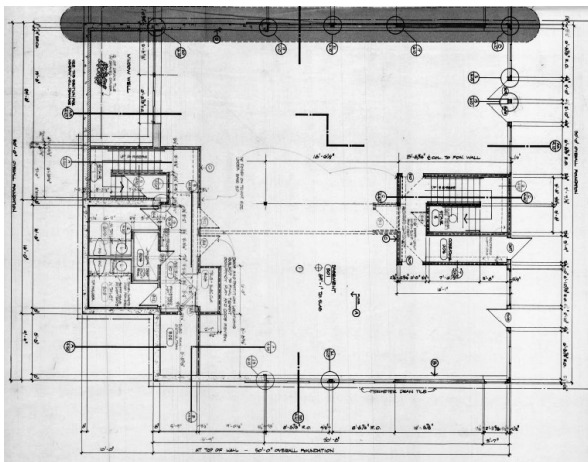
8853 FOX DRIVE | BASEMENT



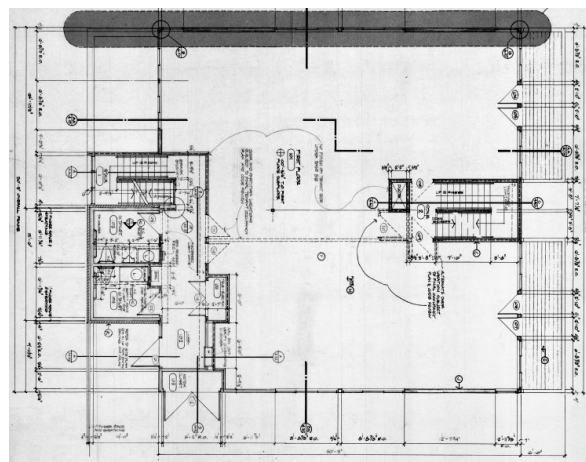
8853 FOX DRIVE | FIRST FLOOR



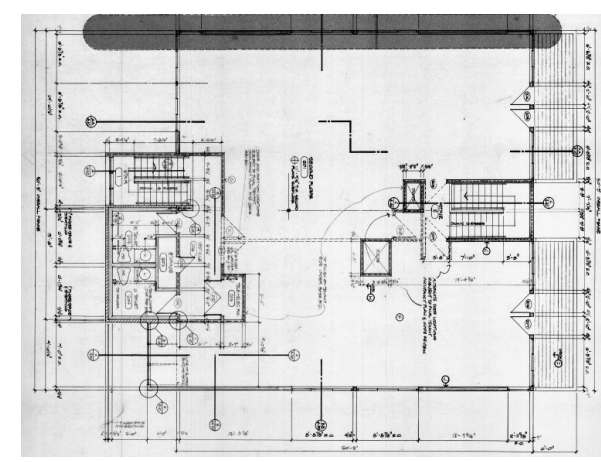
8853 FOX DRIVE | SECOND FLOOR



8859 FOX DRIVE | BASEMENT



8859 FOX DRIVE | FIRST FLOOR



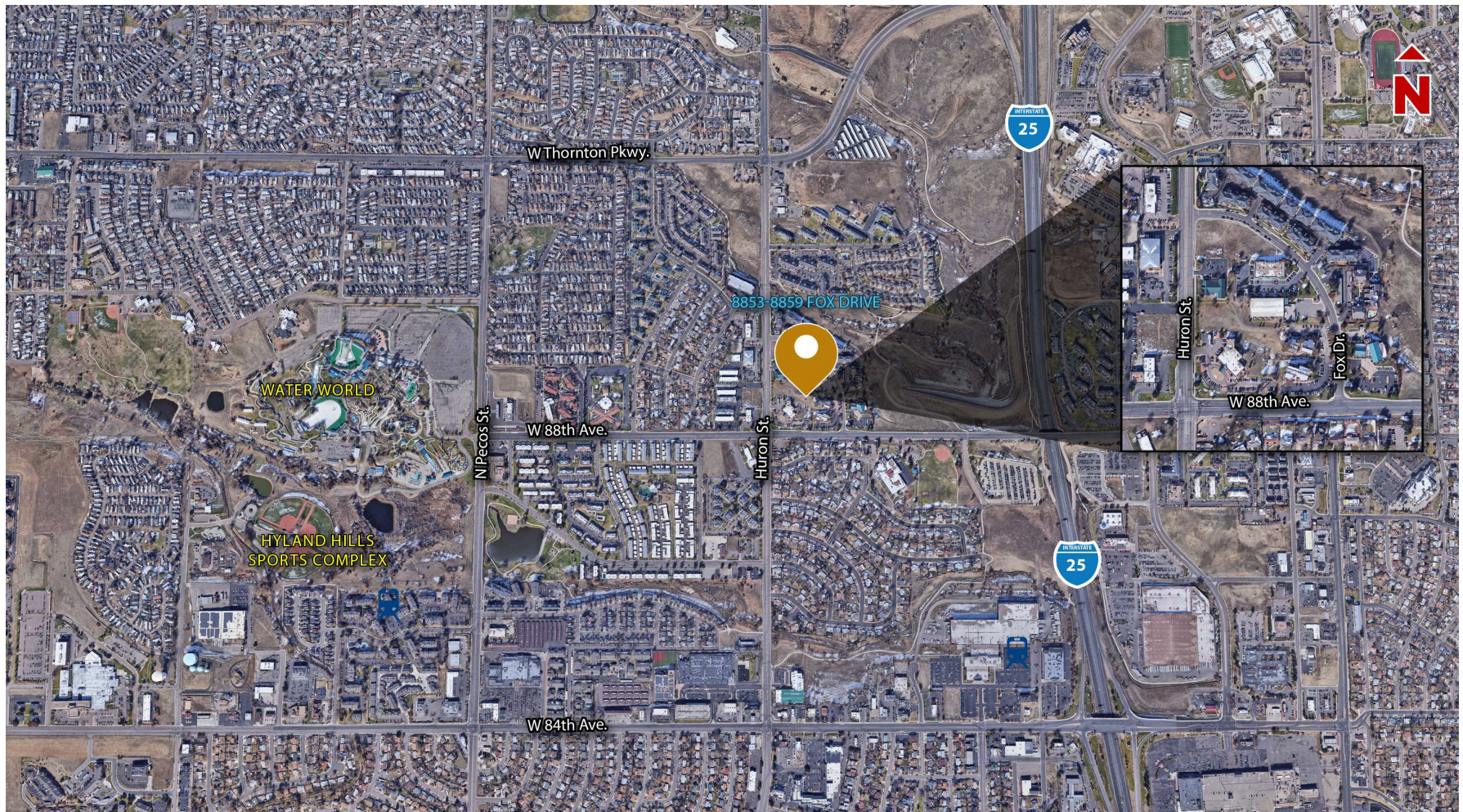
8859 FOX DRIVE | SECOND FLOOR

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LOCATION AERIAL



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