IMPACT COMMERCIAL REAL ESTATE

Grant Row Lofts

Retail Space for Lease

14251 Grant Street
Thornton, CO 80023

Ian Elfner
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In partnership with:

THE GARRETT COMPANIES

Grant Row Lofts - Thornton

14251 Grant Street

1,233 SF - 14,564 SF | Contact Broker for Lease Rates

North building total square footage: 14,564 SF
South building total square footage: 12,772 SF

Position your business in one of north metro Denver's most dynamic retail trade areas. Located just south of The Grove Shopping Center and immediately off I-25 and 144th Avenue, this newly constructed mixed-use project offers flexible ground-level suite options, strong visibility, and access to a growing, high-income customer base.

Flexible suite sizes: From 1,233 SF to 14,564 SF, divisible to fit tenant needs.
Strategic location: Southeast corner of I-25 & 144th Avenue — one of the region's busiest retail corridors.
Proximity to major anchors: Adjacent to The Grove, Denver Premium Outlets, vvand Cabela's.
Outstanding visibility & access: Multiple access points via Grove Avenue & Grant Street.
High-income demographics: 1-mile average household income exceeding $148,000.
Strong daytime population: Surrounded by office, industrial, and residential growth.

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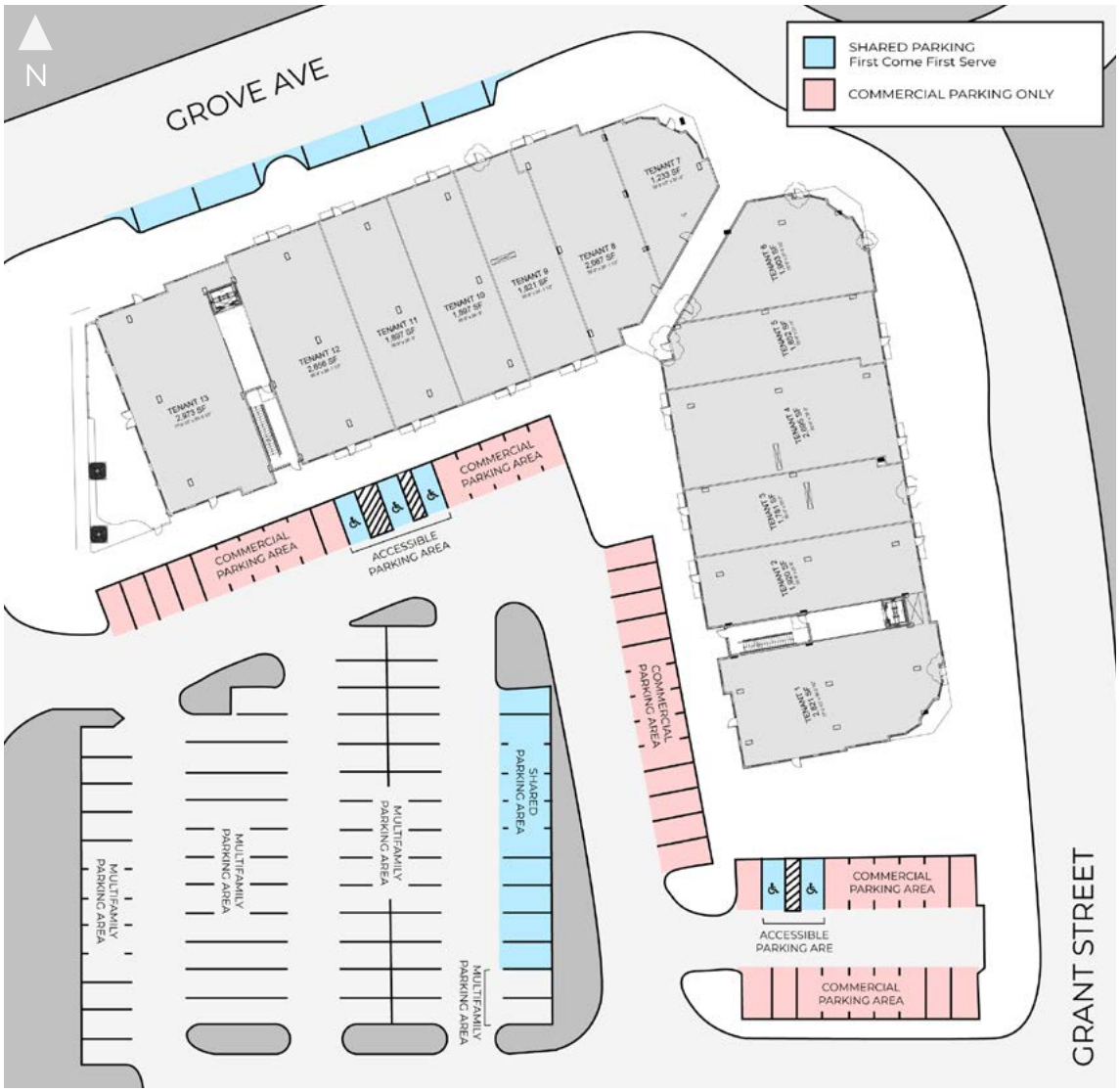
CONCEPTUAL DEMISING PLAN



This new-construction building is designed for modern retail. The spaces feature open layouts and ample natural light, providing a clean canvas grey shelll for a variety of business concepts. The interiors are flexible and can be configured to meet a tenant's specific needs.

County :	Adams
Year Built:	2024
Zoning:	PD
Building Class:	A

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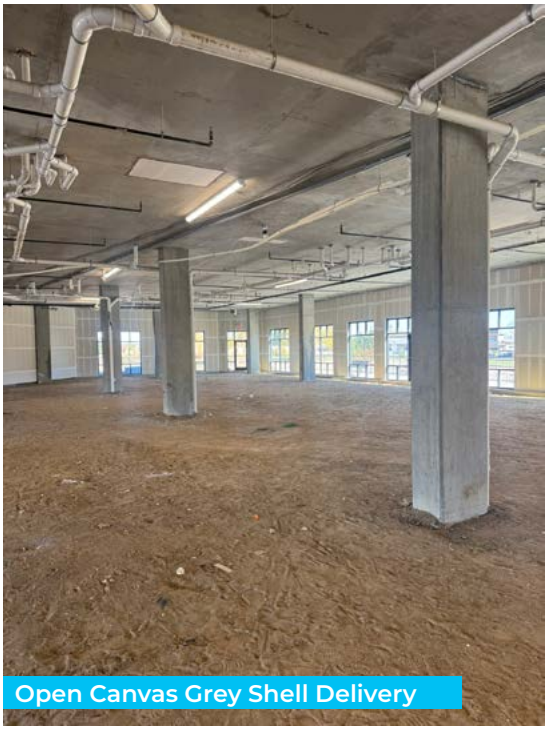
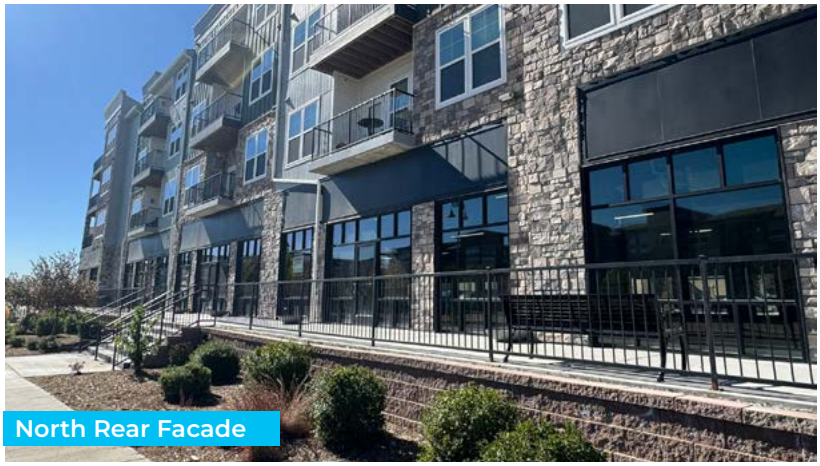
PHOTOS

West Outdoor Patio



Open Canvas Grey Shell Delivery



North Rear Facade

Northeast Rear Facade

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