

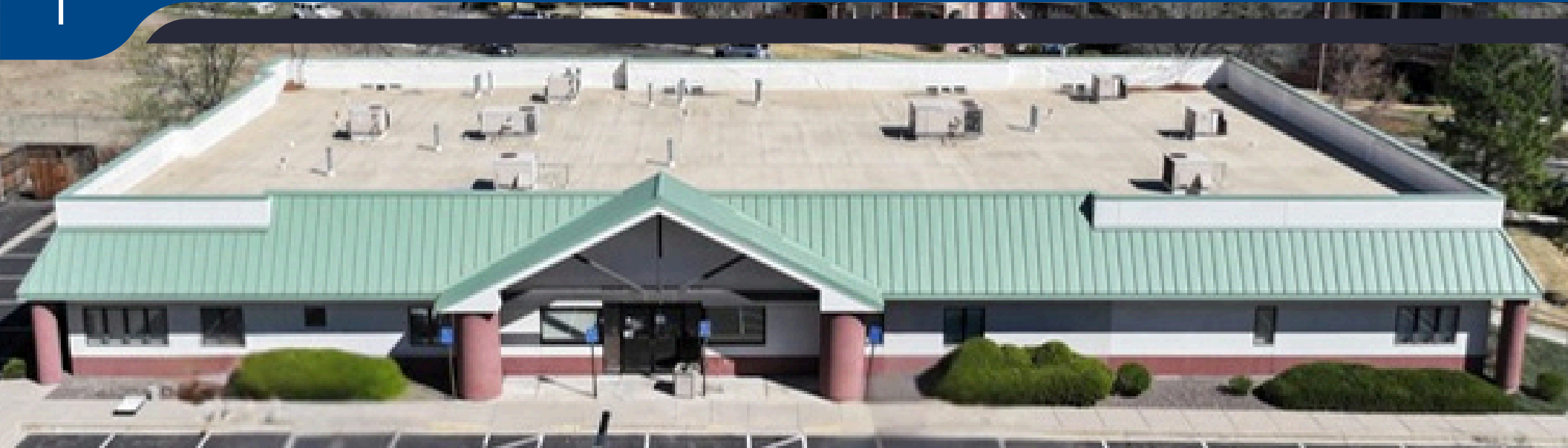


BENCHMARK
COMMERCIAL REAL ESTATE



8889 Fox Drive
Thornton, CO 80260

FOR SALE
\$1,795,000



Medical Office Building

Presenting a rare opportunity to acquire a well-established medical office building in the heart of Thornton, Colorado. This 10,425 square foot freestanding facility sits on a generous 1.45-acre lot and was purpose-built in 1997 for a pediatric medical practice — making it ideally suited for a wide range of healthcare users. The building's existing layout reflects years of thoughtful medical office use, with infrastructure and finishes already in place to support a smooth transition for an incoming medical tenant or owner-user.

One of the property's most compelling features is its flexibility. The floor plan can be divided into two distinct suites, offering the potential for an owner-user to occupy one space while leasing the other, or for an investor to attract multiple tenants and diversify income. With 75 parking spaces on site, the property far exceeds typical medical office parking ratios — a critical amenity for patient-facing businesses that drives both tenant appeal and operational efficiency.

Beyond traditional medical uses, the building presents an exceptional opportunity for a daycare, early childhood education operator, or non-profit. The suburban Thornton location, generous lot, abundant parking, and existing layout that once served young patients all translate naturally to a child-focused use. The surrounding residential density and family demographics only strengthen the case for this type of operation.

Offered at \$1,795,000, this property represents outstanding value for an owner-user or investor seeking a turnkey medical or service-oriented facility in one of the Denver metro's fastest-growing communities. Properties of this size, configuration, and location rarely come to market — an early look is strongly encouraged.



PROPERTY USE

OFFICE/MEDICAL/
NON-PROFIT/DAY CARE

BUILDING SIZE

10,425 SF



LOT SIZE

1.45 ACRES



ZONING

GC



PARKING

75 ON SITE SPACES

OPERATING
EXPENSES

(2025) \$11.06/SF



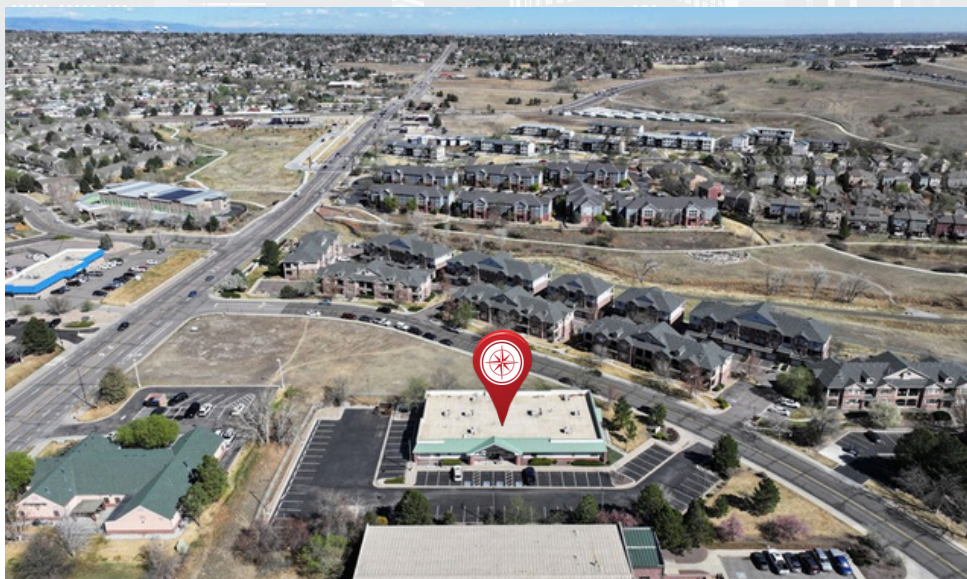
YEAR BUILT

1997

- 88TH & HURON ACCESS
- GREAT PARKING RATIO
7.2/1,000
- EXISTING MEDICAL
BUILDOUT WITH SINKS
- TWO TENANT POTENTIAL
- CLOSE TO HCA MEDICAL
CAMPUS

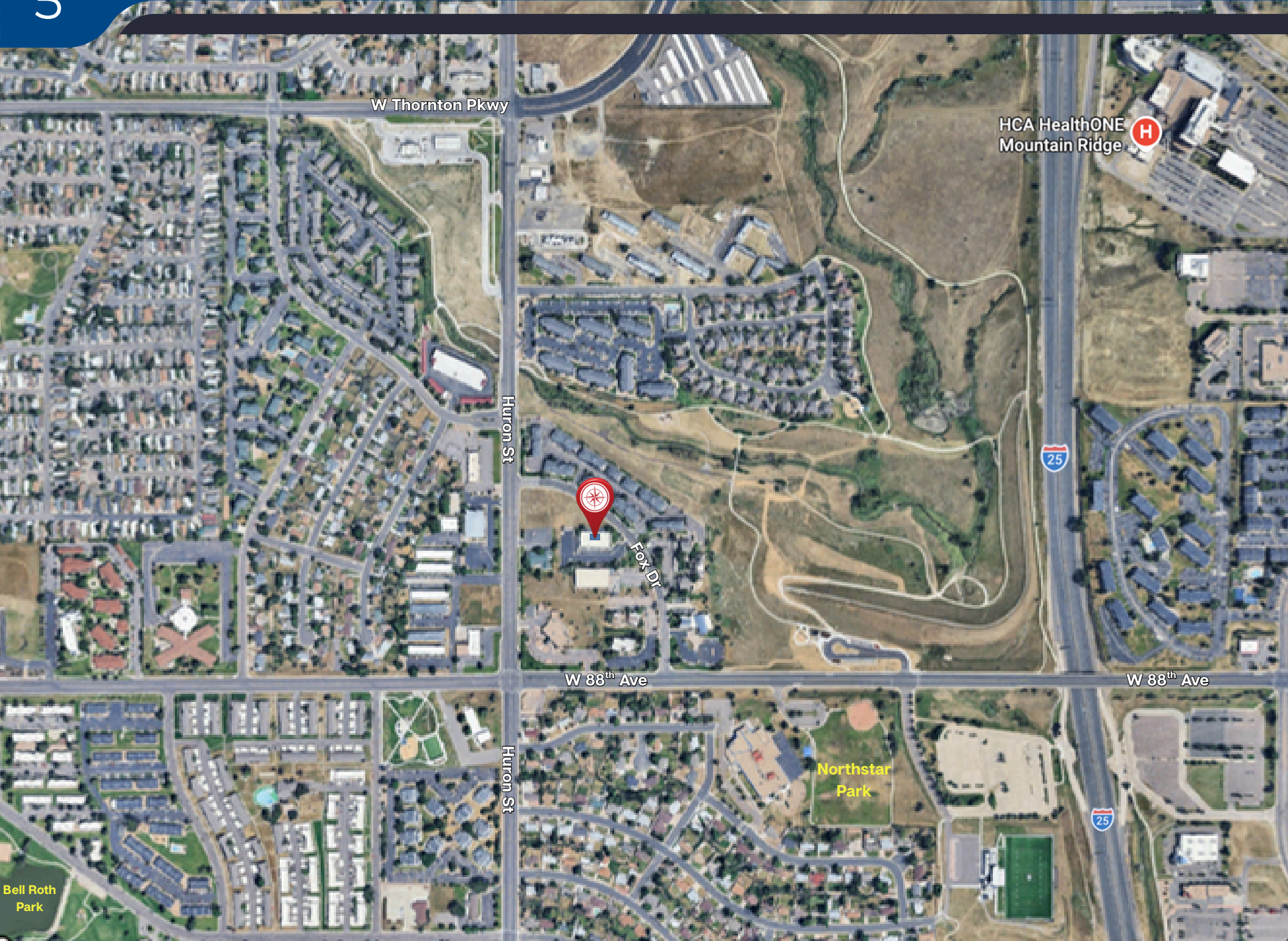


Brookside / South Thornton



Tucked just north of Denver, South Thornton (Brookside Area) offers a strategic location along the I-25 corridor with direct connectivity to the region's primary employment and distribution hubs. Positioned between Downtown Denver and the expanding North Metro area, this corridor continues to see steady commercial growth driven by accessibility and visibility. Nearby retail amenities, established residential neighborhoods, and proximity to major arterials like Washington Street and 88th Avenue support consistent traffic and a strong local customer base.

With immediate access to Interstate 25 and close proximity to the RTD N Line, the area provides efficient connectivity throughout the metro. As Thornton continues to expand, the South Thornton submarket is gaining traction among service, retail, and office users seeking a well-located alternative to Denver's urban core, offering both convenience and long-term growth potential.













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DISCLAIMER

8889 Fox Drive (the "Property") is offered for sale as-is, where-is. Seller and Benchmark Commercial LLC ("Agent") make no representations or warranties, express or implied, as to the accuracy or completeness of the information herein, which is based on sources deemed reliable but not guaranteed. Prospective purchasers must conduct their own independent investigations and shall not rely on this material as a representation of future performance.

All information is confidential, provided solely for evaluation of the Property, and may not be disclosed, reproduced, or distributed without prior written consent. Seller reserves the right to withdraw the Property, reject any offers, or modify terms at any time without notice. No obligation shall exist unless and until a binding written agreement is fully executed by Seller. Purchasers are advised to consult their own legal and professional advisors regarding compliance with applicable laws, including the ADA.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The Property will be shown to prospective investors by appointment only. Please contact Jason Bollhoefner or Tanner Mason for a private showing.

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