



Mixed-Use Market & Financial Feasibility Study

Thornton, Colorado

Hunden Strategic Partners, alongside architects at Perkins and Will, was engaged by the City of Thornton to conduct a highest and best uses market and financial feasibility study for a 12-acre parcel off of Interstate 25 in Thornton, Colorado. The study involved undeveloped city-owned property located south of City Hall.

Hunden is in the process of gathering market research to inform recommendations for development uses by assessing the following asset types:

- Hotel,
- Retail,
- Restaurant, and
- Office.

Hunden will determine the City's position as an economic center of activity and destination for overnight visitors, and assess the developments surrounding the parcel in order to understand synergies with already existing assets.

In collaboration with Perkins and Will, Hunden will provide conceptual drawings, estimated budgets and area site planning based on recommendations and physical program. Once the study is complete, the City will endeavor to solicit a qualified developer for the project.

Client: City of Thornton

Time Period: 2022 - Present