

THORNTON, CO

CU BOULDER + OZ ARCHITECTURE

THE RANGE

Where Thornton Finds Itself.

The Lynx Team



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EXECUTIVE SUMMARY

The Range at Thornton is a 15.6-acre, mixed use development with prime connectivity to Colorado’s Front Range. With direct access to I-25, light rail, and an extensive cycling network, the site strategically integrates retail, residential, and office to create a dynamic, walkable community.

The Range brings an infusion of vibrancy the City and community crave. At the heart of the site, the Central Plaza and programmable greenhouse space offer a unique gather place for residents, neighbors, visitors, and workers.

The development strategy is grounded in comprehensive market analysis across property types, macro and submarket performance, and demographics. While capital markets are tight and construction costs are high, the retail and residential fundamentals provide a solid foundation.

With a focus on community building, The Range creates a people-centered environment unlike anything currently available in the area. By incorporating new housing options and creating spaces for local commerce and updated workspace, the development provides a much needed hub where people can connect, gather, and enjoy their surroundings.

The Range will be more than simply a place to live, work, and shop, The Range will be a destination in and of itself, offering neighbors and visitors a place to BE.

Property Level Returns

Levered IRR: 20.38%
Total Project Costs: \$141,250,508

THE RANGE MANIFESTO

The Range is a dynamic new mixed-use development with a strong retail focus, designed to serve Thornton's need for a distinct identity. By tapping into the area's agricultural heritage, The Range creates a downtown destination centered around vibrant retail, entertainment, and community engagement. With a foundation in local, sustainable food culture and creative collaboration, it blends modern urban experiences with a deep connection to place.

Pedestrian-friendly and urban-scaled, The Range prioritizes public space, structured around two greenhouses that form its heart. These greenhouses anchor an open-air gathering space that hosts a farmers' market and supports surrounding restaurants with fresh, locally grown ingredients. The program unfolds as an immersive experience: entering through a landmark barn-inspired structure with an archway, visitors transition into a lively main street lined with a grocery market, a food hall with local breweries, and dining establishments. At its center, the greenhouses and public plaza create a hub of activity, leading to two mixed-use buildings with residential units and finally to a townhome community at the northern edge of the site.

The architectural vision embraces a modern aesthetic with strong community ties, integrating contemporary materials and design elements that reference Thornton's agricultural roots. The development fosters an inviting, human-scaled atmosphere, balancing innovative urban living with a warm, communal feel.

More than just a redevelopment, The Range is a bold step toward redefining Thornton's future. By merging commerce, culture, and community, it establishes a long-missing sense of place, transforming a historically significant site into a thriving downtown destination.

PROJECT OVERVIEW

The Range at Thornton reimagines a historic site as a modern community hub by creating a vibrant, lived in destination. Designed as a dynamic multi-use space, The Range facilitates an active, connected environment that enhances everyday life in Thornton. Our development capitalizes and expands on the existing connectivity to I-25 and the surrounding community.

Anchored by the Central Plaza, The Range is much more than a place to live, work, and shop – it is a go to place to gather, connect, grow, and thrive. By blending community. Commerce, and connectivity, we are setting a new standard for people focused development in Thornton.

To facilitate market absorption, we created three core phases for the project. The first phase encompasses 48 for sales townhomes, a Central Plaza area, and ground floor grocery with multi-family above. The second phase adds a second structure of multi-family and the final phase adds an office component.

Through the support of public financing, the project has the capacity to be led by design and community focused spaces.



Performance at a Glance

Impact by the Numbers.

PROJECT LIFECYCLE

18 YEARS

EXIT CAP RATE

6.00%

STABILIZATION YEAR

2038 (YEAR 13)

STABILIZED NOI

\$7,195,239

UNLEVERED IRR

11.19%

LEVERED IRR

20.38 %

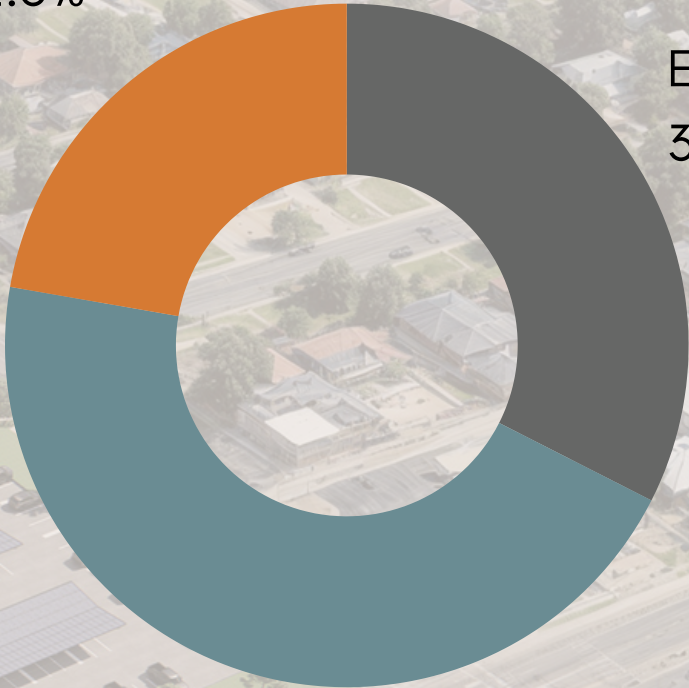
EQUITY MULTIPLE

2.99X

YOC

6.44%

Public Financing
22.3%



Equity
32.5%

Debt
45.3%

CAPITAL STACK

EQUITY \$48,106,023

DEBT \$63,864,486

PUBLIC FINANCING \$29,279,999

TOTAL DEVELOPMENT COST \$141,250,508

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