



## PROPERTY DETAILS

Pad Size: 1.52 Acres

Sale Price: \$1,000,000

Lease Rate: \$80,000/year

Proposed Use: Fast Food, Hotel, Restaurant, Automotive, Retail, Medical, Professional office

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## JOHNSTOWN PLAZA AT 2534

### 1ST AVAILABLE LOT AT I-25 & US HWY 34 EXIT

- Fantastic Retail Land in great location in the Johnstown Plaza often called the "epicenter" of Northern Colorado; pads are positioned for long term success and reasonably priced for any end user
- First directly accessible lot off of I-25 off-ramp with right-in access from Hwy 34
- Ideal for fast food, bank, sit-down restaurant, hotel, gas/convenience store, automotive, retail, medical or other users
- High traffic, fantastic visibility, easy accessibility, near services (medical, restaurants, hotels, employment), and much more
- All pad sites are "net" sites with no on-site detention requirements
- Lot is not subject to Johnstown Plaza Metro Districts (significant long-term tax savings)
- Separate monument signage on Highway 34



#### DEMOGRAPHICS (Source: STDB Online 2022, radius)

|                 | 3 Mile    | 5 Mile    | 10 Mile   | 20 Mile  |
|-----------------|-----------|-----------|-----------|----------|
| 2021 Population | 13,175    | 53,519    | 248,099   | 703,171  |
| Avg. HH Income  | \$129,121 | \$111,855 | \$110,800 | \$97,507 |
| Households      | 5,831     | 21,308    | 94,529    | 267,170  |
| Businesses      | 945       | 2,943     | 8,076     | 23,384   |
| Employees       | 17,373    | 37,526    | 100,133   | 288,013  |



#### TRAFFIC COUNTS (Source: CDOT)

|                                   |            |
|-----------------------------------|------------|
| US Highway 34 E. of Thompson Pkwy | 51,000 VPD |
| Interstate 25 N. of US Highway 34 | 82,000 VPD |
| Interstate 25 at US Hwy 34 Exit   | 47,000 VPD |

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 1/13/2022





## Why Choose Johnstown Plaza??

- Great Regional Location
- Proximity to two major Highways
- Expedited Project Approvals (45 days)
- Lower Development Fees
- Not subject to 2534 Metro District mill levies
- No on-site Storm Water Detention
- Diverse Master Plan with many uses allowed
- Strong Regional Trade Area
- Significant national retail presence
- Outstanding growth potential
- Diverse Regional Workforce
- Flexible owner will sell, land lease, build-to-suit, or consider joint ventures

**...and Much More!!**



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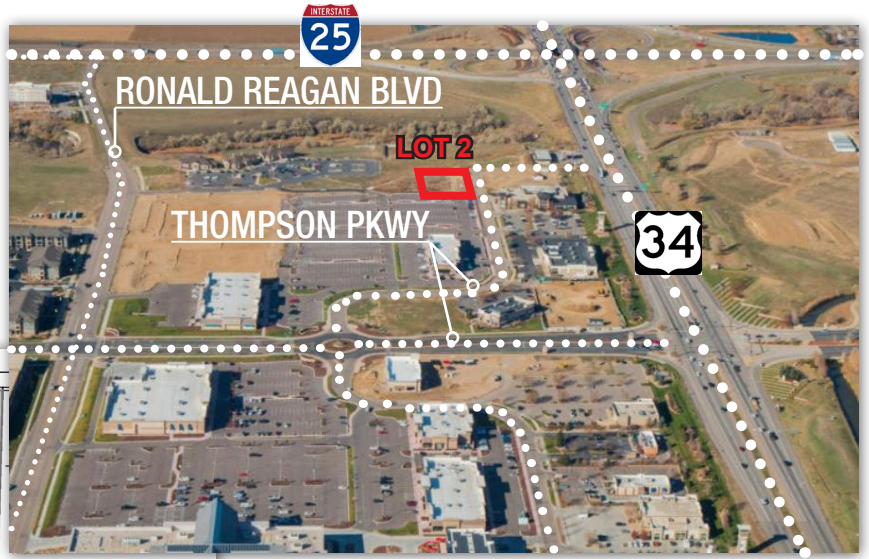


# RETAIL PAD FOR SALE OR LEASE

SEC US Highway 34 & Interstate 25, Johnstown, CO

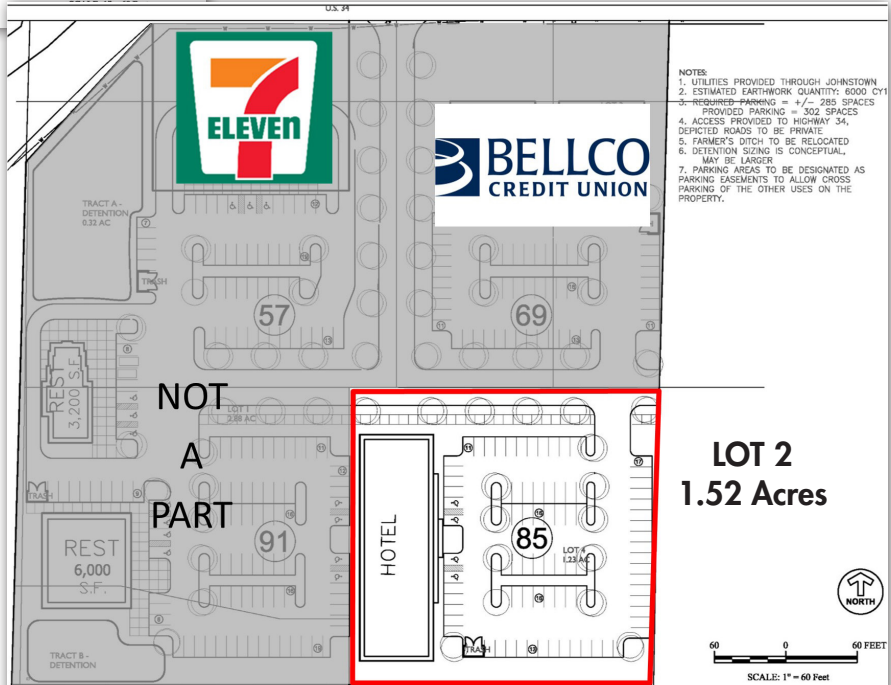
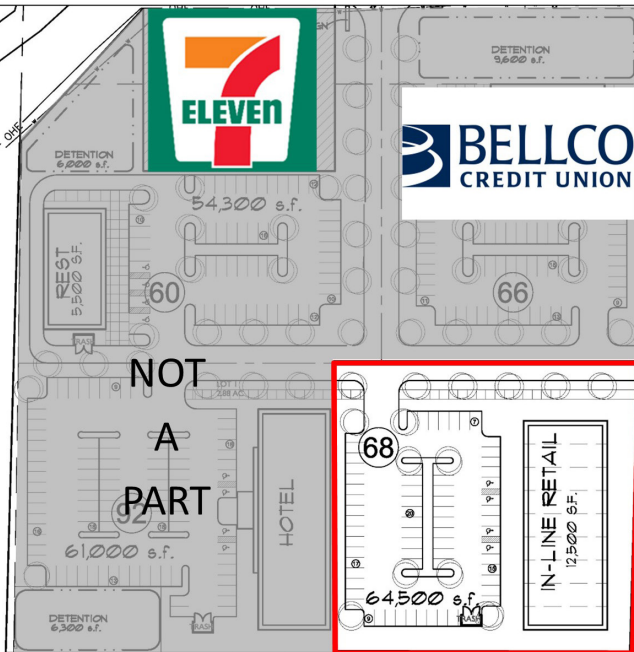
## CONCEPTUAL PLANS

US Highway 34



**LOT 2**  
**1.52 Acres**

US Highway 34



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# RETAIL PADS FOR SALE OR LEASE

SEC US Highway 34 & Interstate 25, Johnstown, CO



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