



FOR SALE OR LEASE

# Johnstown Villages

Interstate 25 & Highway 402 / Johnstown, Colorado 80534

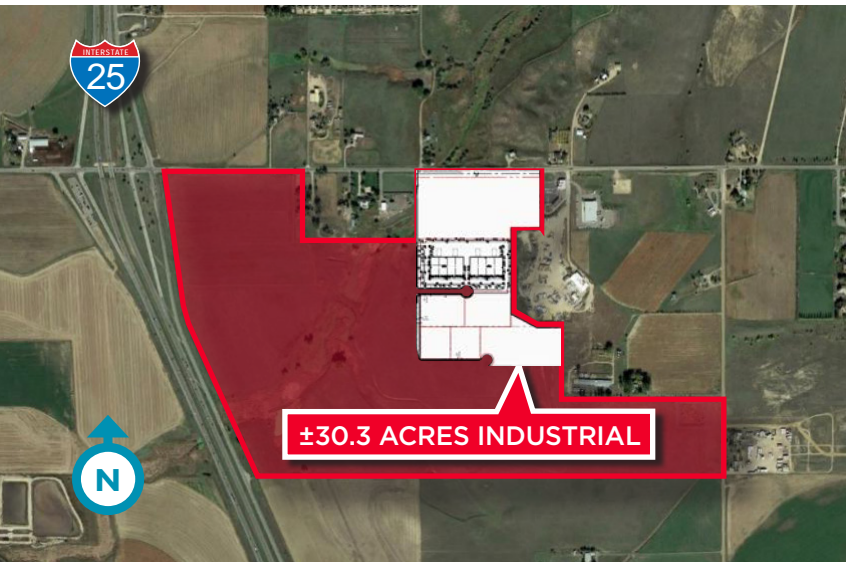
**Rare Build-To-Suit Opportunity!**  
**Available for Sale or for Lease | Industrial**



**MASTER-PLANNED DEVELOPMENT  
OPPORTUNITY IN JOHNSTOWN**

**±30.3 ACRES  
INDUSTRIAL LAND**

**IMMEDIATE ACCESS  
TO INTERSTATE 25**



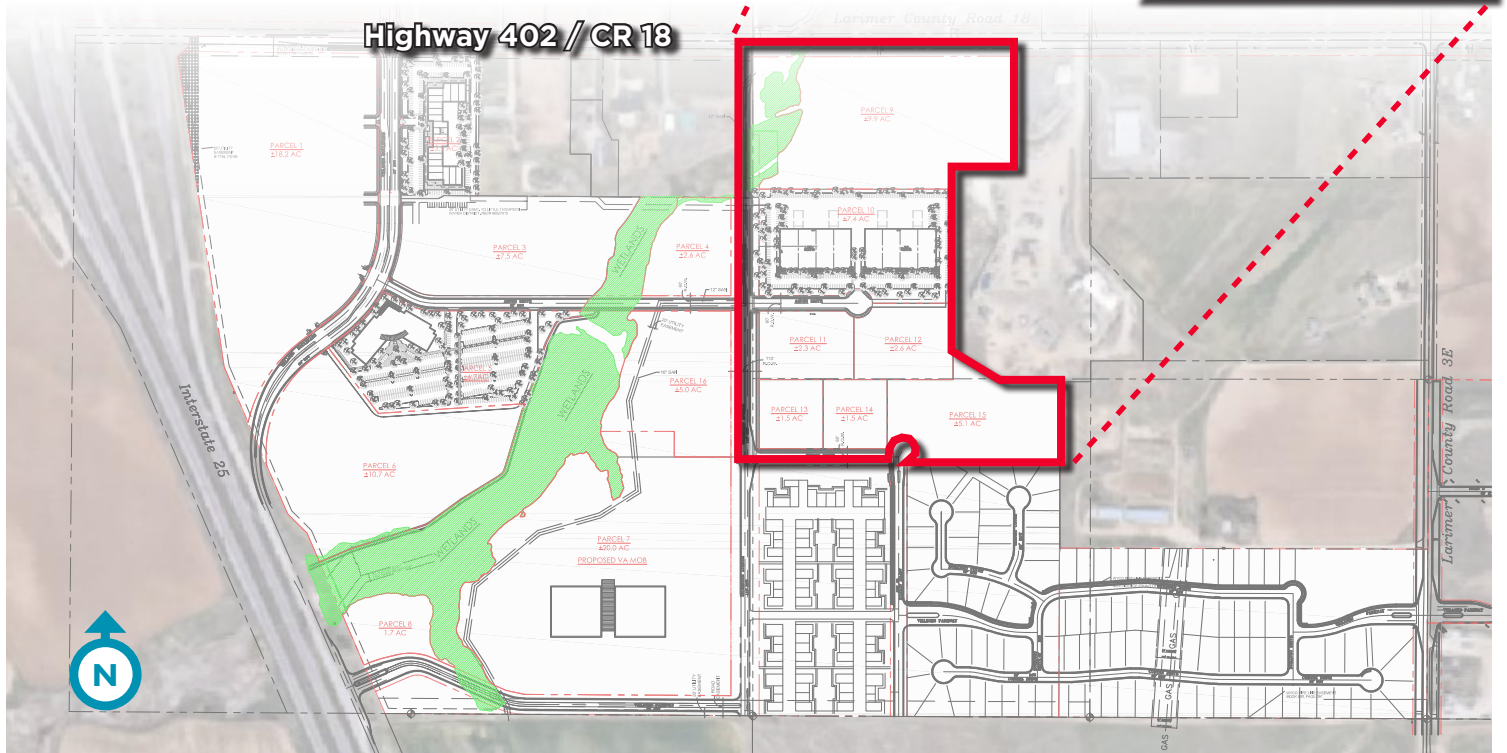
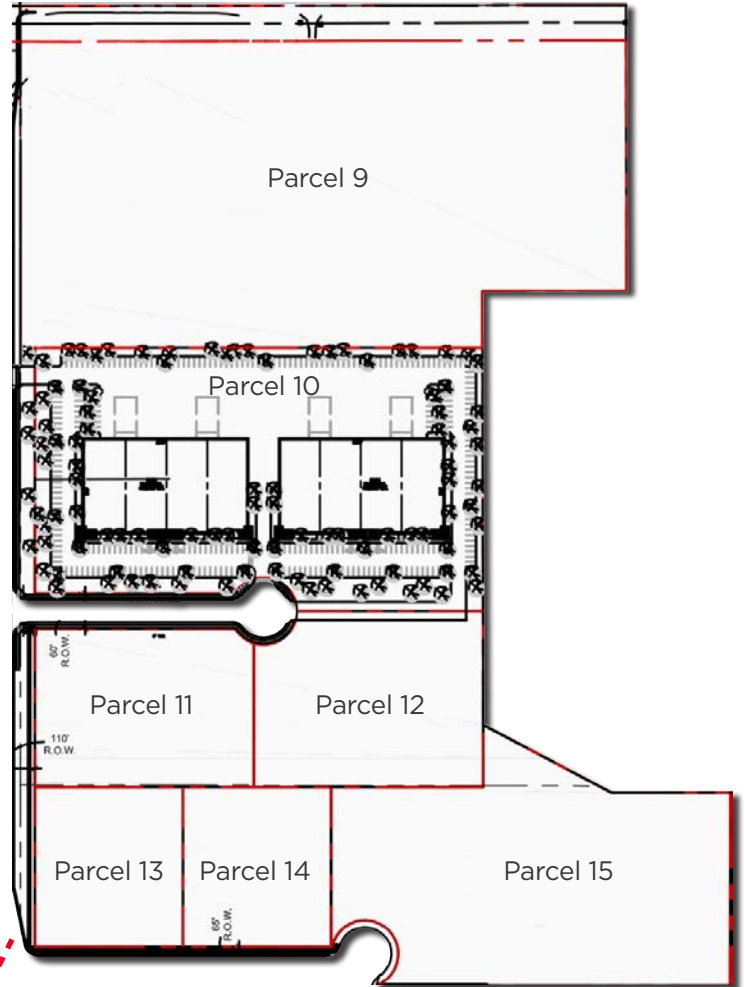
**Building Size: 5,000 to 100,000 SF**  
**Sale Price: \$150-\$180/SF**  
**Lease Rate: \$11-\$14/SF NNN**

Johnstown Villages is a 256 acre, master-planned, mixed-use development with immediate access to I-25 via the developing Highway 402 interchange. Lot sizes ranging from one to twenty (1-20) acres for industrial uses. On-site development is highly flexible as build-to-suits, sales, and leasing of industrial lots are available to prospective users. With over 2,700 feet of frontage on I-25, the property is one of the most prominent in the region providing unparalleled visibility to more than 160,000 vehicles per day.

# Johnstown Villages

**Industrial Site Plan | ±30.3 Acres**  
**5,000 to 100,000 SF Build-to-Suit**

Parcel	Acreage
Parcel 9	±9.9 Acres
Parcel 10	±7.4 Acres
Parcel 11	±2.3 Acres
Parcel 12	±2.6 Acres
Parcel 13	±1.5 Acres
Parcel 14	±1.5 Acres
Parcel 15	±5.1 Acres



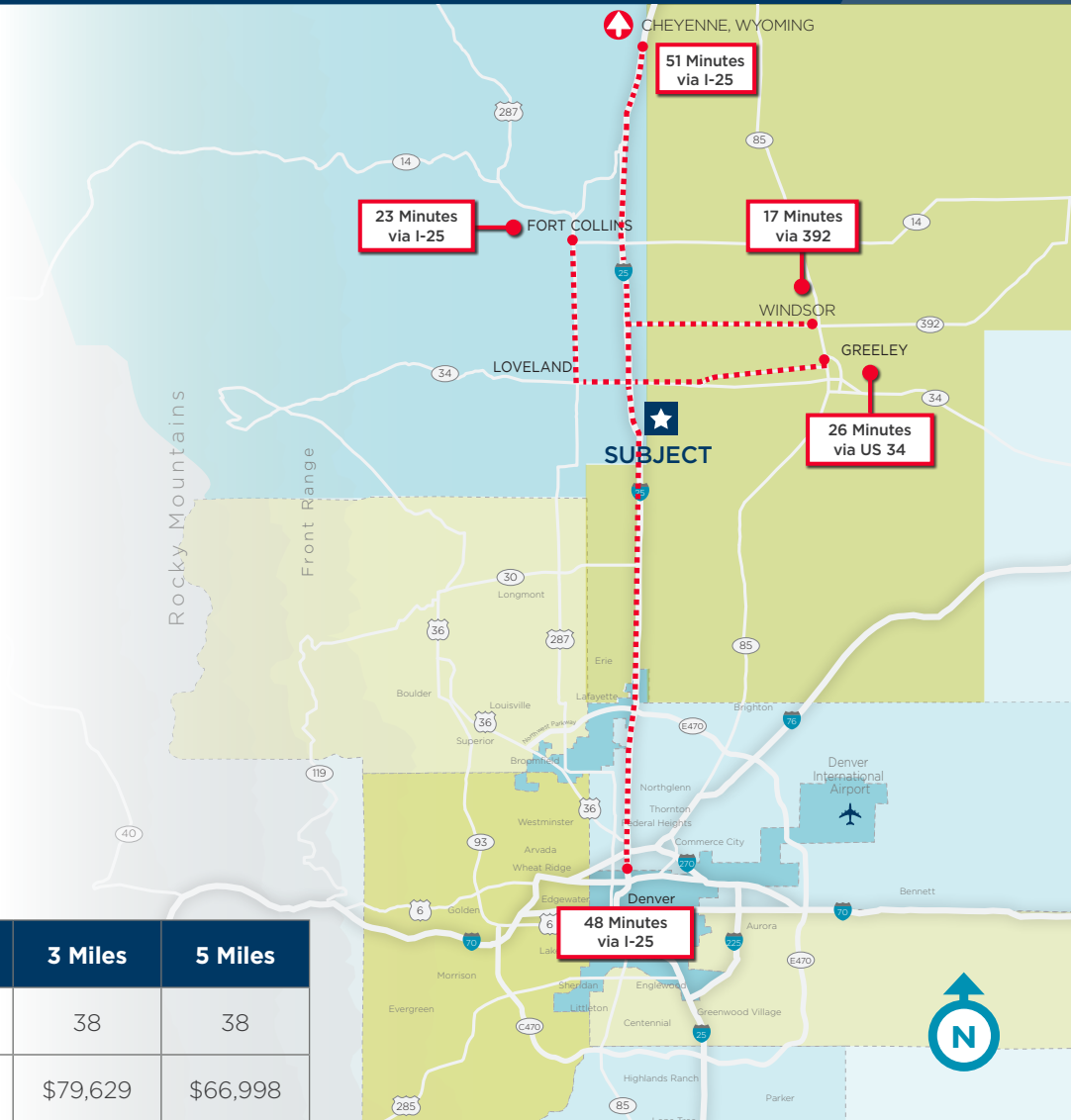
# Interstate 25 & Highway 402 / Johnstown, Colorado 80534

## Location

Johnstown is strategically located just 40 minutes north of Denver and 20 minutes south of Fort Collins along I-25. Convenient to businesses and retail, Johnstown is in the heart of the Front Range community with easy access to highways and major arterials. Johnstown is also centrally located between the campuses of Colorado State University in Fort Collins, Northern Colorado in Greeley, and Colorado University at Boulder. Johnstown is well positioned in the middle of it all. With a variety of active development sites, this is a prime location for premier retail development.

## Traffic Counts

Average Annual Daily Traffic (AADT) is 85,000 northbound and 83,000 southbound as of 2017, according to the Colorado Department of Transportation.



Demographics	1 Mile	3 Miles	5 Miles
Median Age	40	38	38
Median Household Income	\$104,167	\$79,629	\$66,998

Source: Esri, 2017



Rendering for surrounding retail

# Johnstown Villages

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### SURROUNDING AMENITIES

**A MARKETPLACE AT CENTERRA**  
35 SHOPS, CAFES AND RESTAURANTS ON TOP OF

- TARGET
- RED BATH & BEYOND
- ROSS
- SPORTSMAN'S BARBERSHOP
- PETEMARY
- JOANN
- lanebryant
- OLD NAVY
- STAPLES
- Marshalls
- Pier 1 Imports

**B OUTLETS AT LOVELAND**  
40 BRAND NAME OUTLET STORES

**C THE PROMENADE SHOPS AT CENTERRA**  
70 SPECIALTY SHOPS AND RESTAURANTS ON TOP OF

- MACY'S
- METROPOLITAN
- BEST BUY
- DICK'S
- BARNES & NOBLE

For more information, please contact:

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