

# Ledge Rock Center

Retail Anchor, Shop and Pad Sites Available

SEQ of I-25 & Hwy 60

Johnstown, CO





[www.LedgeRockCenter.com](http://www.LedgeRockCenter.com)



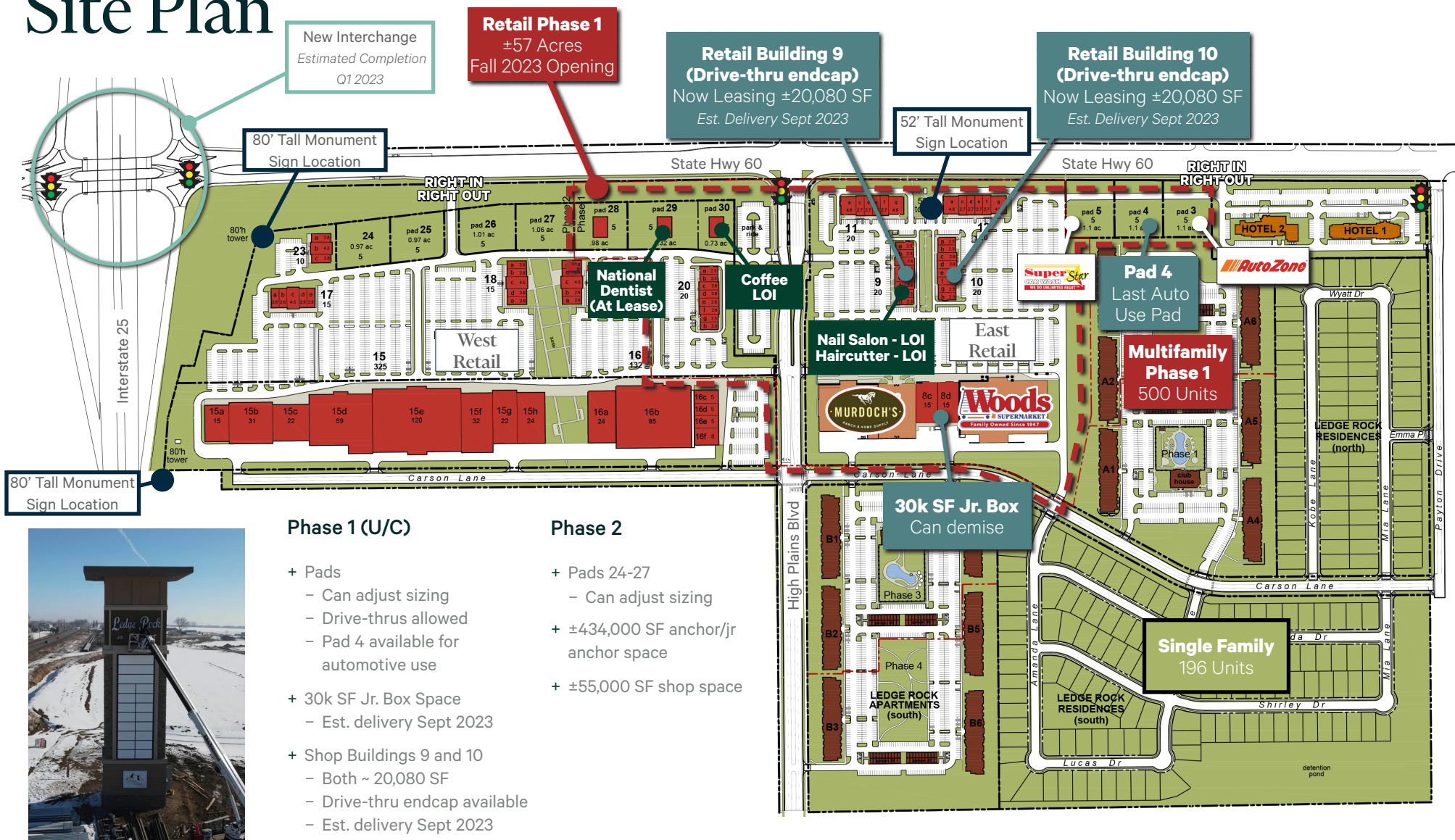
## Property Information

Located 10 minutes north of Highway 119 to Longmont, and 15 minutes south of Harmony Road (Fort Collins/Timnath), this new development in Johnstown is centrally located in Northern Colorado off the I-25 corridor. Northern Colorado is a fast growing region with over 42,000 new residential units planned within a 7 mile radius of this site.

## Property Highlights

- + Join  &  &  & 
- + Centrally located capturing the Northern Colorado trade area
- + Excellent access and visibility to I-25 with over 89,000 VPD
- + Two (2) 80' and one (1) 52' tall monument signs planned
- + 1,200 apartment units and 196 single family homes planned
- + Opportunity for 2 hotels

# Site Plan



80' Tall Monument Sign Location

New Interchange  
 Estimated Completion  
 Q1 2023

**Retail Phase 1**  
 ±57 Acres  
 Fall 2023 Opening

**Retail Building 9**  
 (Drive-thru endcap)  
 Now Leasing ±20,080 SF  
 Est. Delivery Sept 2023

**Retail Building 10**  
 (Drive-thru endcap)  
 Now Leasing ±20,080 SF  
 Est. Delivery Sept 2023

52' Tall Monument Sign Location

80' Tall Monument Sign Location



Monument sign under construction. Project will have two (2) 80' tall and one (1) 52' tall monument signs strategically placed around the center

### Phase 1 (U/C)

- + Pads
  - Can adjust sizing
  - Drive-thrus allowed
  - Pad 4 available for automotive use
- + 30k SF Jr. Box Space
  - Est. delivery Sept 2023
- + Shop Buildings 9 and 10
  - Both ~ 20,080 SF
  - Drive-thru endcap available
  - Est. delivery Sept 2023

### Phase 2

- + Pads 24-27
  - Can adjust sizing
- + ±434,000 SF anchor/jr anchor space
- + ±55,000 SF shop space

+ 2 hotel sites

Size and layout can vary based on user needs

Preliminary site plan. Subject to change. Updated 8/25/2022



# Market Aerial





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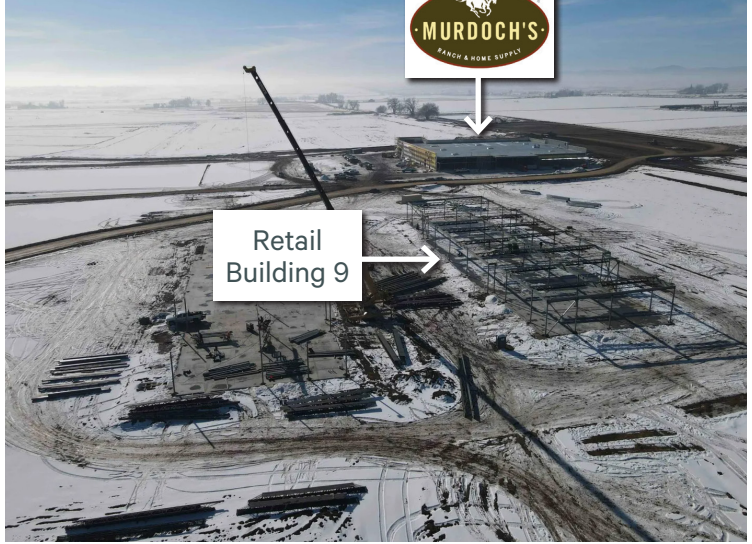
Click for more information:

[www.LedgeRockCenter.com](http://www.LedgeRockCenter.com)

**Apartments Phase 1 Construction**



**Retail Phase 1 Construction**



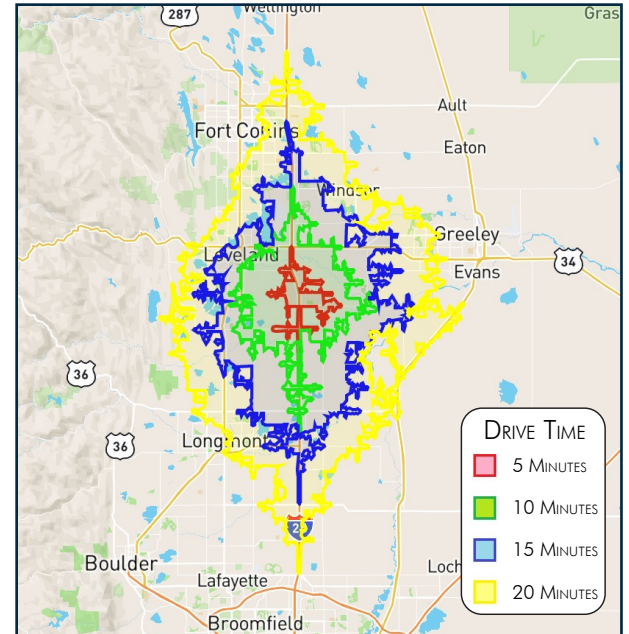
## Traffic Volume

Road	Cars/Day
On Interstate 25	89,660 cars/day
On Colorado State Highway 60	15,128 cars/day

Source: Placer, 2021

## Demographics (2022)

	5 Minute Drive	10 Minute Drive	15 Minute Drive	20 Minute Drive
Population	7,510	37,713	123,532	356,982
5 Year Projected Growth	3.25%	2.24%	1.60%	1.20%
Daytime Population	6,153	42,703	124,819	332,294
Median Household Income	\$108,081	\$101,768	\$93,776	\$96,635



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