

# 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 45,000 new residential units planned within a 7 mile radius of this site.

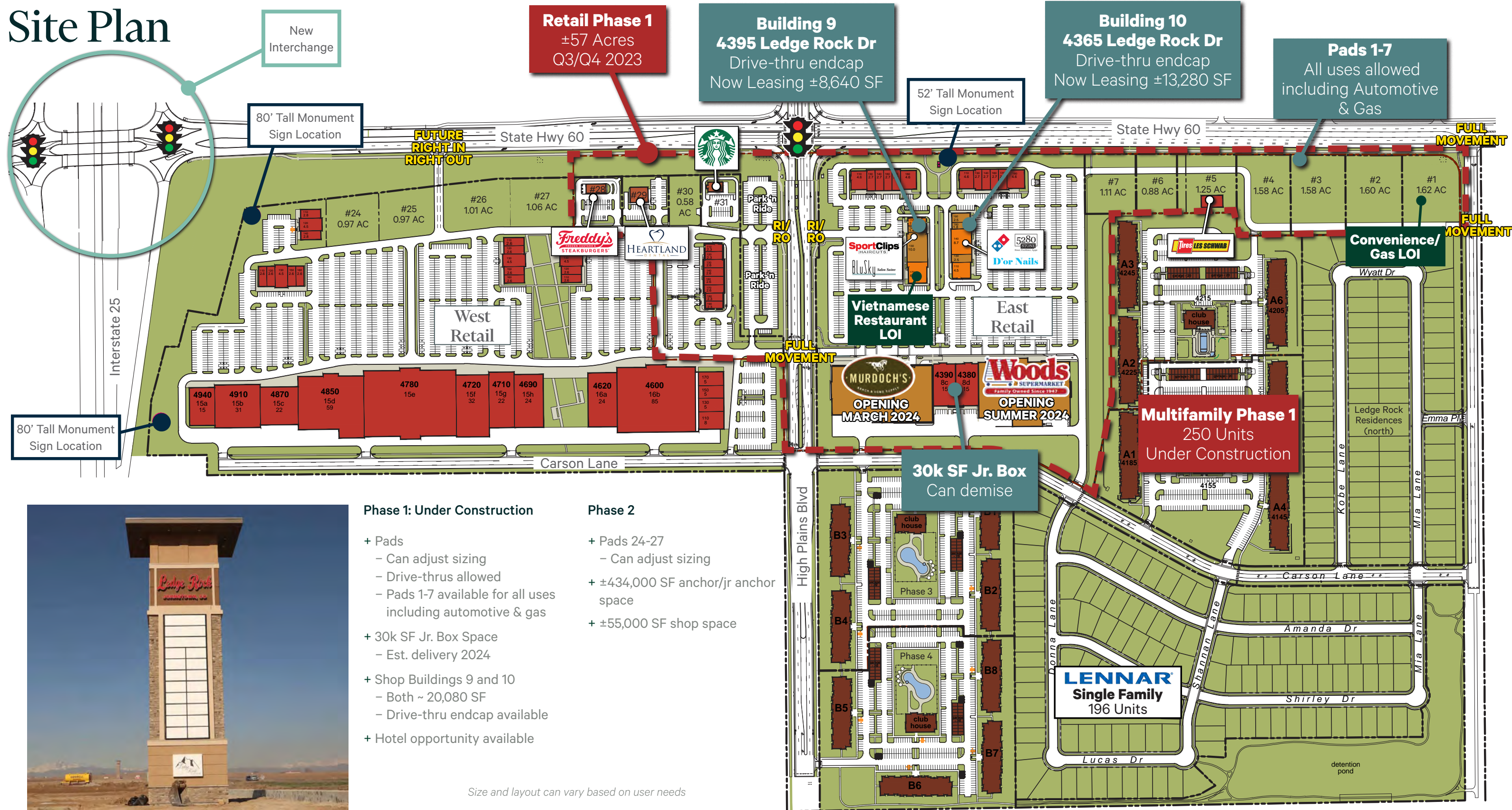
## Property Highlights

- + Centrally located capturing the Northern Colorado trade area
- + Excellent access and visibility to I-25 with over 85,000 VPD
- + Two (2) 80' and one (1) 52' tall monument signs
- + 1,000 apartment units and 196 single family homes planned
- + Hotel opportunity available

## Tenants Include



# Site Plan



80' Tall Monument Sign Location

80' Tall Monument Sign Location

**Retail Phase 1**  
±57 Acres  
Q3/Q4 2023

**Building 9**  
4395 Ledge Rock Dr  
Drive-thru endcap  
Now Leasing ±8,640 SF

52' Tall Monument Sign Location

**Building 10**  
4365 Ledge Rock Dr  
Drive-thru endcap  
Now Leasing ±13,280 SF

**Pads 1-7**  
All uses allowed  
including Automotive & Gas

**Multifamily Phase 1**  
250 Units  
Under Construction

**30k SF Jr. Box**  
Can demise

**Phase 1: Under Construction**

- + Pads
  - Can adjust sizing
  - Drive-thrus allowed
  - Pads 1-7 available for all uses including automotive & gas
- + 30k SF Jr. Box Space
  - Est. delivery 2024
- + Shop Buildings 9 and 10
  - Both ~ 20,080 SF
  - Drive-thru endcap available
- + Hotel opportunity available

**Phase 2**

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

*Size and layout can vary based on user needs*



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

Site Plan. Subject to change. Updated 1/30/2024

# Market Aerial



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Click for more information:

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Buildings 9 and 10 (December 2023)



Apartments (Oct. 2023)

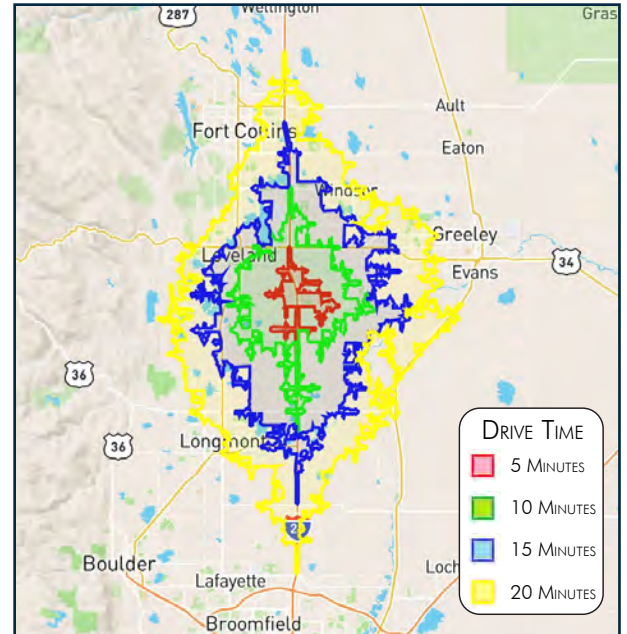
## Traffic Volume

Road	Cars/Day
On Interstate 25	85,943 cars/day
On Colorado State Highway 60	13,810 cars/day

Source: Placer, 2022

## Demographics (2023)

	5 Minute Drive	10 Minute Drive	15 Minute Drive	20 Minute Drive
Population	6,023	31,359	124,391	341,793
5 Year Projected Growth	3.76%	2.50%	1.46%	1.21%
Daytime Population	4,948	38,655	124,949	312,717
Median Household Income	\$112,131	\$104,410	\$97,190	\$96,699



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