

Ledge Rock Center

Shop Space in Buildings 9 and 10 Available for Lease

Building 9: 4365 Ledge Rock Dr
 Building 10: 4395 Ledge Rock Dr
 Johnstown, CO 80534
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

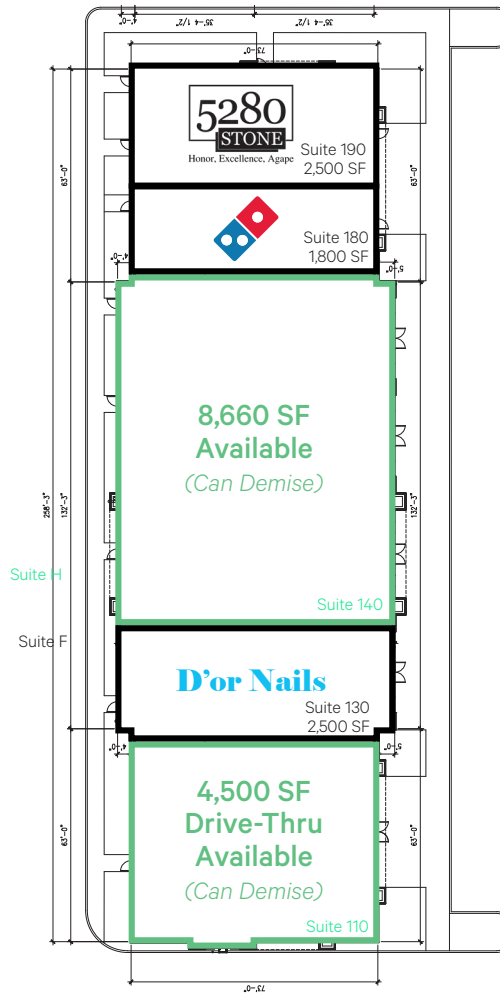
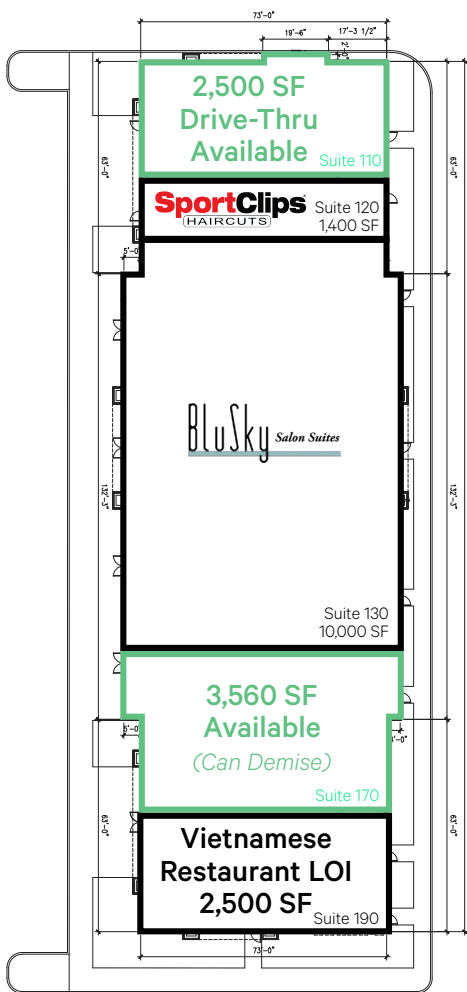


Buildings 9 and 10



BUILDING 9*
4395 Ledge Rock Drive

BUILDING 10*
4365 Ledge Rock Drive



Building 9 Information

- + [Building Plan Link](#)
- + Suite 110
 - 2,500 SF drive-thru endcap space available for lease
- + Suite 170
 - 3,560 SF available for lease
 - Can demise

Building 10 Information

- + [Building Plan Link](#)
- + Can be demised as small as approx. 1,200 SF
- + Suite 140
 - 8,660 SF available for lease
 - Can demise
- + Suite 110
 - 4,500 SF available for lease
 - Drive-thru available
 - Can demise

*Approximate locations / sizes of working deals



Buildings 9 and 10 Location in Ledge Rock Center

Ledge Rock Center

4365 & 4395 Ledge Rock Dr | Johnstown, CO

Click for more information:

www.LedgeRockCenter.com

Apartments Phase 1 Construction (Oct. 2023)



Retail Phase 1 Construction (Oct. 2023)



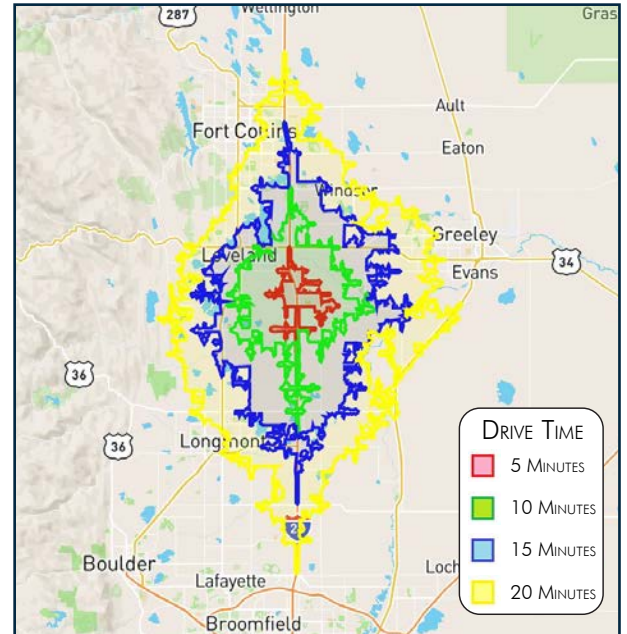
Traffic Volume

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



Contact Us

Michael Kendall

+1 303 264 1914

michael.b.kendall@cbre.com

Cameron Flint

+1 303 264 1908

cameron.flint@cbre.com

Katherine Moy

+1 303 264 1917

katherine.moy@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

