

AVAILABLE FOR LEASE
Retail Anchor, Junior Box,
Small Shop, Pad Sites



SEQ OF I-25 & HIGHWAY 60
JOHNSTOWN, CO



Property Highlights



250 Acres of mixed-use development



Excellent Visibility - 35 Million cars/year



200 Single Family Residences



1,002 Apartments



3 State-of-the-art new schools



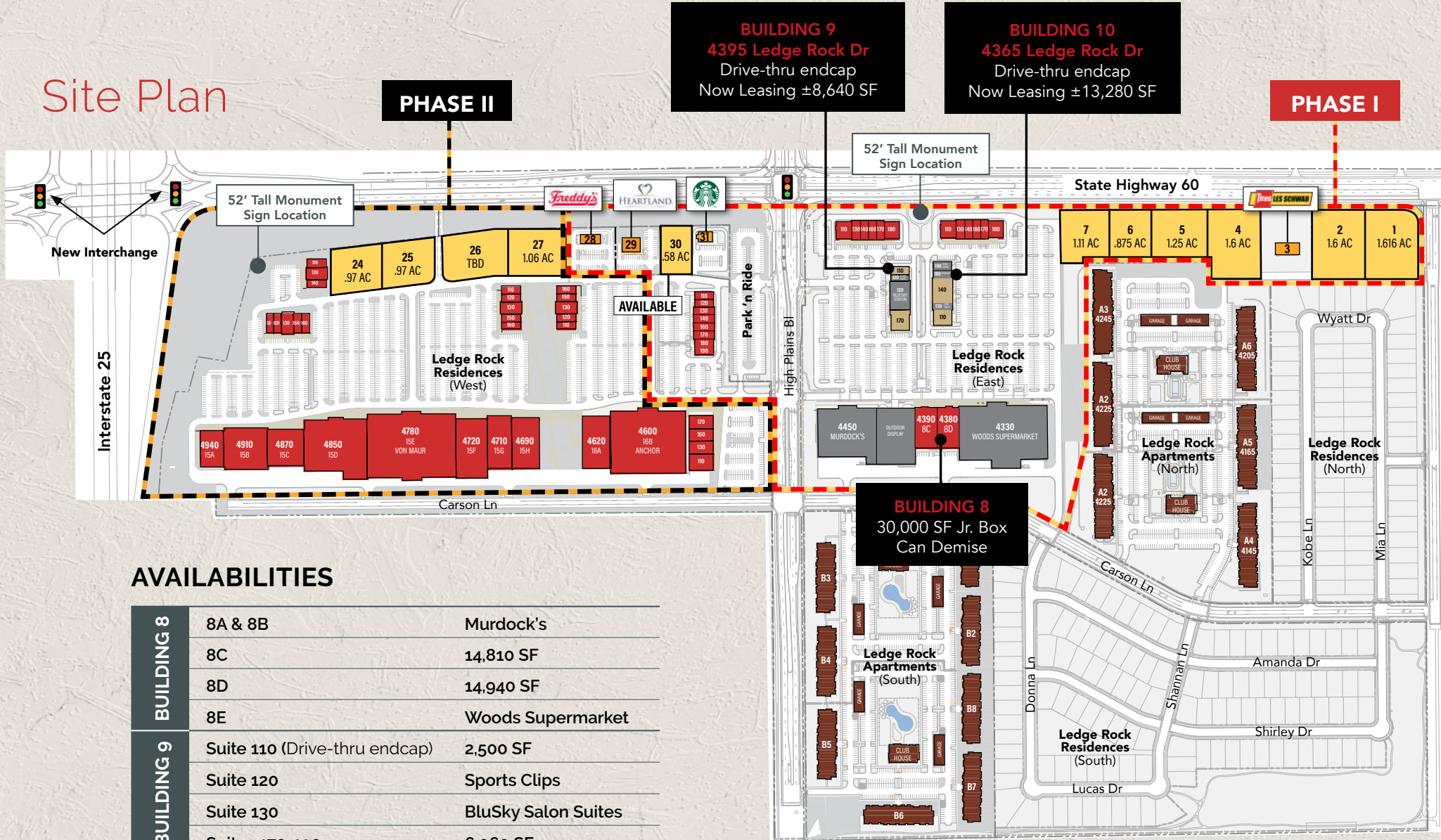
3200 Residents in a 2 mile radius



NEARBY RETAILERS



Site Plan



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

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

PHASE I

PHASE II

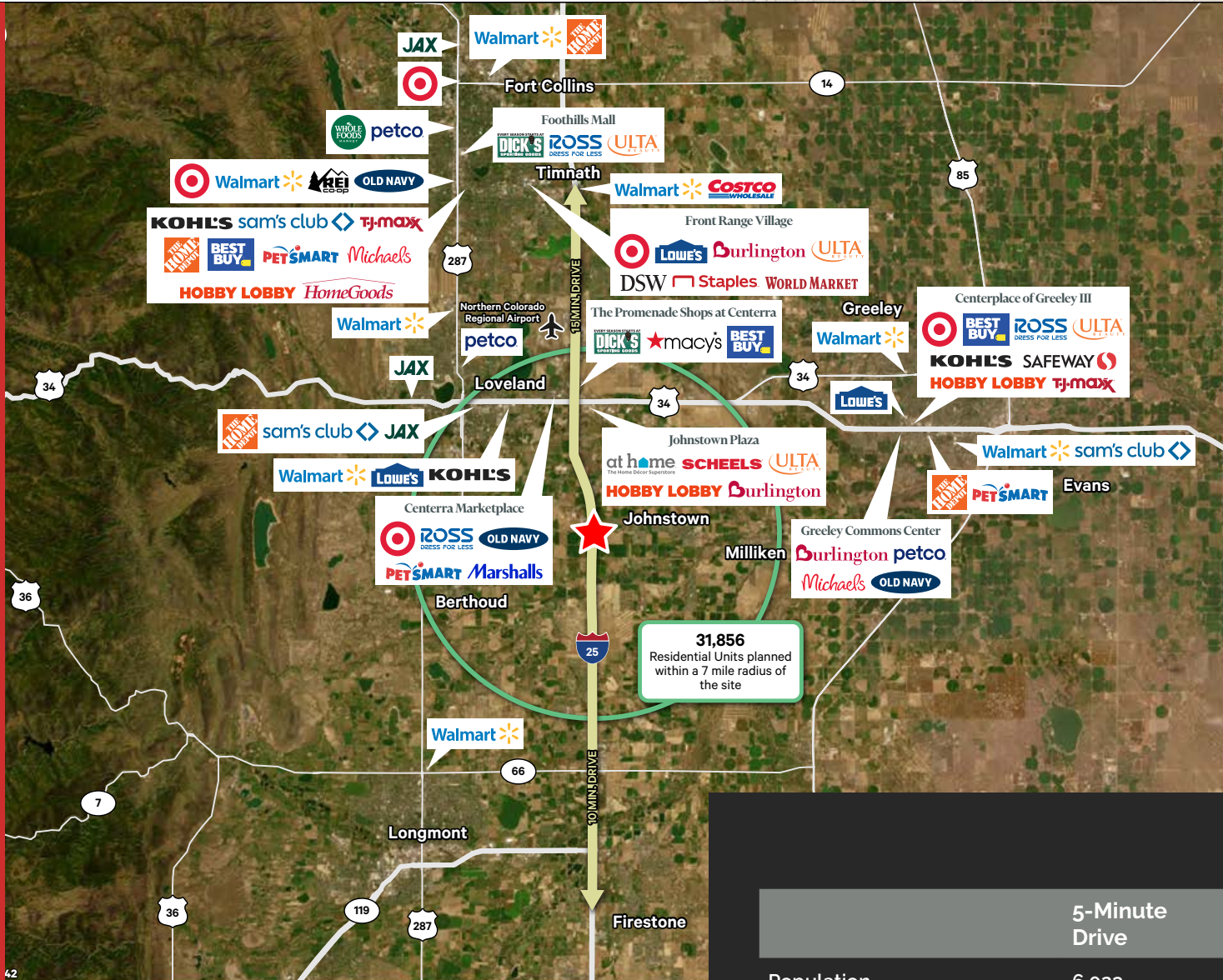
BUILDING 8
30,000 SF Jr. Box
Can Demise

AVAILABILITIES

BUILDING 8	8A & 8B	Murdock's
	8C	14,810 SF
	8D	14,940 SF
	8E	Woods Supermarket
BUILDING 9	Suite 110 (Drive-thru endcap)	2,500 SF
	Suite 120	Sports Clips
	Suite 130	BluSky Salon Suites
	Suites 170-190	6,060 SF
BUILDING 10	Suite 110 (Drive-thru endcap)	4,500 SF
	Suite 130	D'or Nails
	Suites 140-170	8,660 SF
	Suite 180	Dominos
	Suite 190	5280 Stone Company

- - - Phase I
- - - Phase II
- Pad Sites – Available
- Existing – Available
- Existing – Signed Lease
- Future – Signed Lease
- Future – Available
- Apartments

Market Overview



TRAFFIC VOLUME

Road	VPD
On Interstate 25	85,943
On Colorado State Highway 60	13,810

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 Yr 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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