

RETAIL LAND FOR SALE OR GROUND LEASE

2534

JOHNSTOWN, COLORADO

Prime opportunity to acquire land next to some of the strongest national brands, solid tenant performance, growing population, and commercial synergy in the region. A 3.9 acre lot is available for development in the heart of one of the most active mixed-use developments north of Denver.



3.90 ACRES \$13/SF

ABOUT JOHNSTOWN AND 2534

The available land site is located within the burgeoning 600-acre mixed-use community aptly named 2534 for its ideal location at I-25 and Highway 34. Multifamily housing, offices, hotels, medical offices and many businesses have located here in search of synergy and opportunity in what has been quipped the fastest growing area in Northern Colorado.

A community built upon agricultural roots, Johnstown has transformed into one of the strongest communities for retail, commerce and housing. As Northern Colorado continues to outperform the nation for with a growth rate of 4.02% over the next 5 years, Johnstown's 2534 Development is poised to meet the increased demand and draws from Johnstown, Loveland, Greeley and Fort Collins.

A 250K square foot Scheel's Outdoor Store (with an indoor Ferris wheel) anchors the area and is stocked with an array of activewear, equipment and merchandise for the active enthusiast, families and tourists. Burlington Coat Factory, At Home and Hobby Lobby round out the retail line-up and draws a wide and deep customer base from Fort Collins, Wyoming, Greeley, Loveland and communities in-between.

**RETAIL LAND FOR SALE
OR GROUND LEASE**



**STRONG RESTAURANT AND
TENANT SALES**



**NOTABLE FIRST-TO-MARKET MERCHANTS
AND RESTAURANTS CREATE UNBEATABLE
RETAIL SYNERGY**



**AN AVERAGE OF 120,000 CARS PER DAY I-25
AND HIGHWAY 34 INTERSECTION – HIGHEST
TRAFFIC COUNTS OF ANY INTERSECTION
NORTH OF DENVER**



INTERSTATE
25
87,430 VPD
(2019)

3.9 ACRE
LOT

JUST SOLD!
NEW MULTI-TENANT
RETAIL DEVELOPMENT
COMING IN 2022

HWY 34
46,587 VPD
(2019)

at home
The Home Décor Superstore
HOBBY LOBBY

T-Mobile
MOD PIZZA
Jersey Mike's
SUBS

ETHAN ALLEN
Lazy DOG
EST. DRINK.

Burlington
ULTA
BEAUTY

Tuesday Morning

RED WING SHOES
crumbl
cookies
CUBAN HUT

QDOBA
MEXICAN EAT
verizon

KAISER
PERMANENTE

SCHEELS
GEAR. PASSION. SPORTS.

PARRY'S
PAPER & SUPPLIES

Comfort
LINK STORES

BONEFISH
GRILL

Culver's

Starbucks

Bank of Colorado
TREK

Bank of Colorado
TREK

SHERWIN-WILLIAMS

THE OPPORTUNITY:

The last remaining land development opportunity in the immediate vicinity of the retail and hospitality energy of 2534.

A variety of development uses can be explored including:

HOTEL

ENTERTAINMENT COMPLEX

DRIVE-THRU RESTAURANT

STAND-ALONE RETAILER

RESTAURANT

SERVICE PROVIDER

MEDICAL

BANK

AUTOMOTIVE

THE DETAILS

ZONING: PLANNED UNIT DEVELOPMENT
MIXED-USE DISTRICT (PUD-MU)

3.90 ACRES

Ground lease, Sale or Built-to-Suit

Sale Price: \$13/SF or \$2,212,262

Utilities stubbed to lot line

Can be subdivided

Shared parking with Scheel's Outdoor Store

Excellent site for hotel or entertainment

No on-site stormwater detention requirements

DEMOGRAPHICS

	3 Miles		5 Miles		10 Miles		20 Miles	
PLACE OF WORK								
2020 Businesses	921		2,891		8,101		23,653	
2020 Employees	17,468		36,667		95,534		269,738	
POPULATION								
2020 Population - Current Year Estimate	11,900		51,397		240,044		688,136	
2025 Population - Five Year Projection	14,493		62,074		269,825		755,594	
2020-2025 Annual Population Growth Rate	4.02%		3.85%		2.37%		1.89%	
2020 Population	11,900		51,397		240,044		688,136	
EDUCATION ATTAINMENT								
Bachelor`s Degree or Higher	3,959	47.5%	15,055	42.5%	73,410	44.6%	183,262	40.7%
HOUSEHOLDS								
2020 Households - Current Year Estimate	5,250		20,344		91,016		260,509	
2020-2025 Annual Household Growth Rate	4.07%		3.62%		2.29%		1.86%	
MEDIAN INCOME								
2020 Median Household Income	\$93,898		\$79,241		\$83,857		\$73,344	
2025 Median Household Income	\$103,169		\$88,568		\$92,189		\$79,266	

DEMOGRAPHICS

4.02%

Regional Population Growth
(3 mile radius)

.83%

National Population Growth

\$93,898

Median Household Income

240,044

Population
(2020, 10 mile radius)

95,534

Employees
(10 mile radius)

8,101

Businesses
(10 mile radius)

PSYCHOGRAPHICS

TOP LIFESTYLE SEGMENTS

URBAN CHIC

Well-educated, married couple families and singles who live in the suburbs of major metros on both coasts. Professional and managerial positions in technical and legal occupations fund exclusive, upscale, and sophisticated lifestyles. Portfolios are healthy, filled with stocks, bonds, and real estate investments. Tech savvy. Leisure time is spent visiting museums, traveling, drinking imported wine, going out to the movies, skiing, and practicing yoga.

BRIGHT YOUNG PROFESSIONALS

Active, young, educated, working professionals. There are more renters than homeowners and also more racially diverse couples. White-collar jobs with a mix of food service and part-time employment for those who are still in college. Concern about the environment impacts purchases. Up on technology and own newer computers and other devices. For fun, they go to bars/clubs, visit the zoo, play sports, and eat out often.

GREEN ACRES

Older, self-reliant, married couples who are still working, but edging toward retirement. Most have no children living at home. Earn income from wages and salaries, investments, and increasingly, Social Security benefits. Country life in the rural pockets of urban areas, living in older single-family homes with acreage. Handle maintenance and remodeling projects, vegetable gardening, active in the community Focusing spending on quality and durability.

SOCCER MOMS

Live in affluent, family-oriented neighborhoods in the outer suburbs. Hectic jobs, long commutes, and busy lives with growing children. Fans of conveniences such as banking and shopping online and housekeeping services. Building investments such as funds, bonds, and stocks. Involved in sports and outdoor activities such as jogging, biking, golf, boating, and trips to a theme park.

SAVVY SUBURBANITES

Empty nesters or empty-nester wannabes who still have adult children living at home in established, owner occupied suburban neighborhoods. Well-educated, well-read, and well-capitalized. Research products prior to purchase, and seek quality instead of price. Technology is used for everything including communicating, shopping, banking, and staying current on the news. Even though financially secure, use a variety of resources for informed investing. Foodies and enjoy cooking; natural or organic products are preferred. Exercise, and buy top-of-the-line gear for golf and skiing. Good food and wine and cultural events are also not to be missed.

NORTHERN COLORADO AT A GLANCE

TOP EMPLOYERS



REGIONAL ACCOLADES

No. 5

2021 Top 10 Remote-Ready
Cities in the US
Livability - January 2021

Best Cities

for First-Time
Homebuyers,
SmartAsset - October 2020

Top 25

U.S. Growth City, 2020
Migration Trends
U-Haul - January 2020

No. 1

2020 Top 100
Places to Live
Livability.com - October 2020

No. 8

Most Fitness Friendly Places
for 2021
Smart Asset - December 2020

Best U.S. Cities

for Beer Lovers.
Trips to Discover - August 2020

No. 1

The Best Places to Live in
America in 2020
Market Watch - October 2020

No. 21

Top 30 Creative Small Cities
CVSuite - May 2020

No. 13

The 15 Best Places to Live in
the United States
The Street - October 2020

No. 18

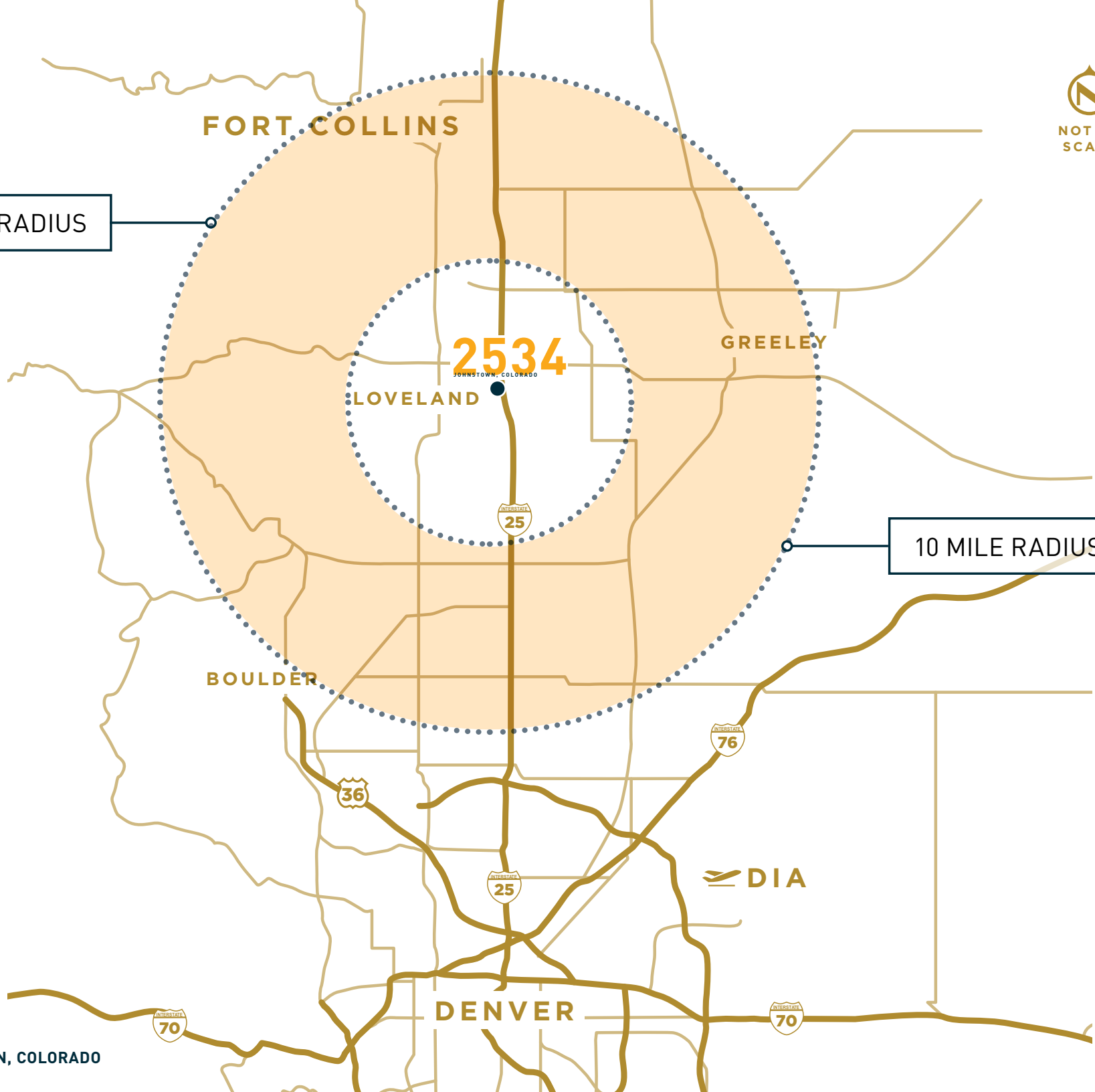
20 Safest Cities
in Colorado
SafeWise - Apr. 2020



NOT TO SCALE

20 MILE RADIUS

10 MILE RADIUS



2534

JOHNSTOWN, COLORADO

**RETAIL LAND FOR SALE
OR GROUND LEASE**

FOR MORE INFORMATION, CONTACT BROKER:

MELISSA M. MORAN, CCIM, CRRP
(970) 372-3858
MELISSA.MORAN@CBRE.COM

CBRE

© 2021 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. PMSStudio_March2022