

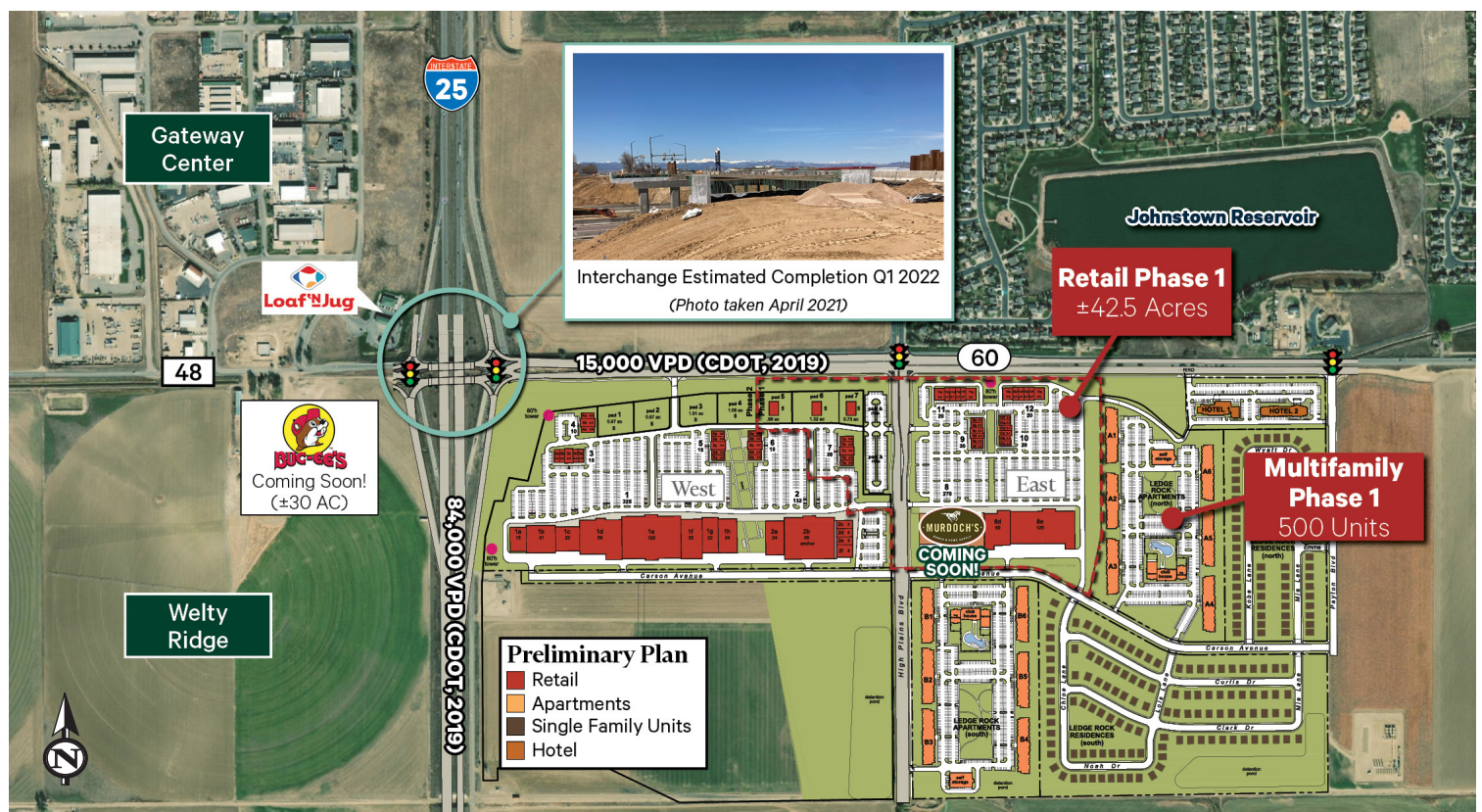
# Ledge Rock Center

Retail Anchor, Shop and Pad Sites Available

SEQ of I-25 & Hwy 60

Johnstown, CO


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



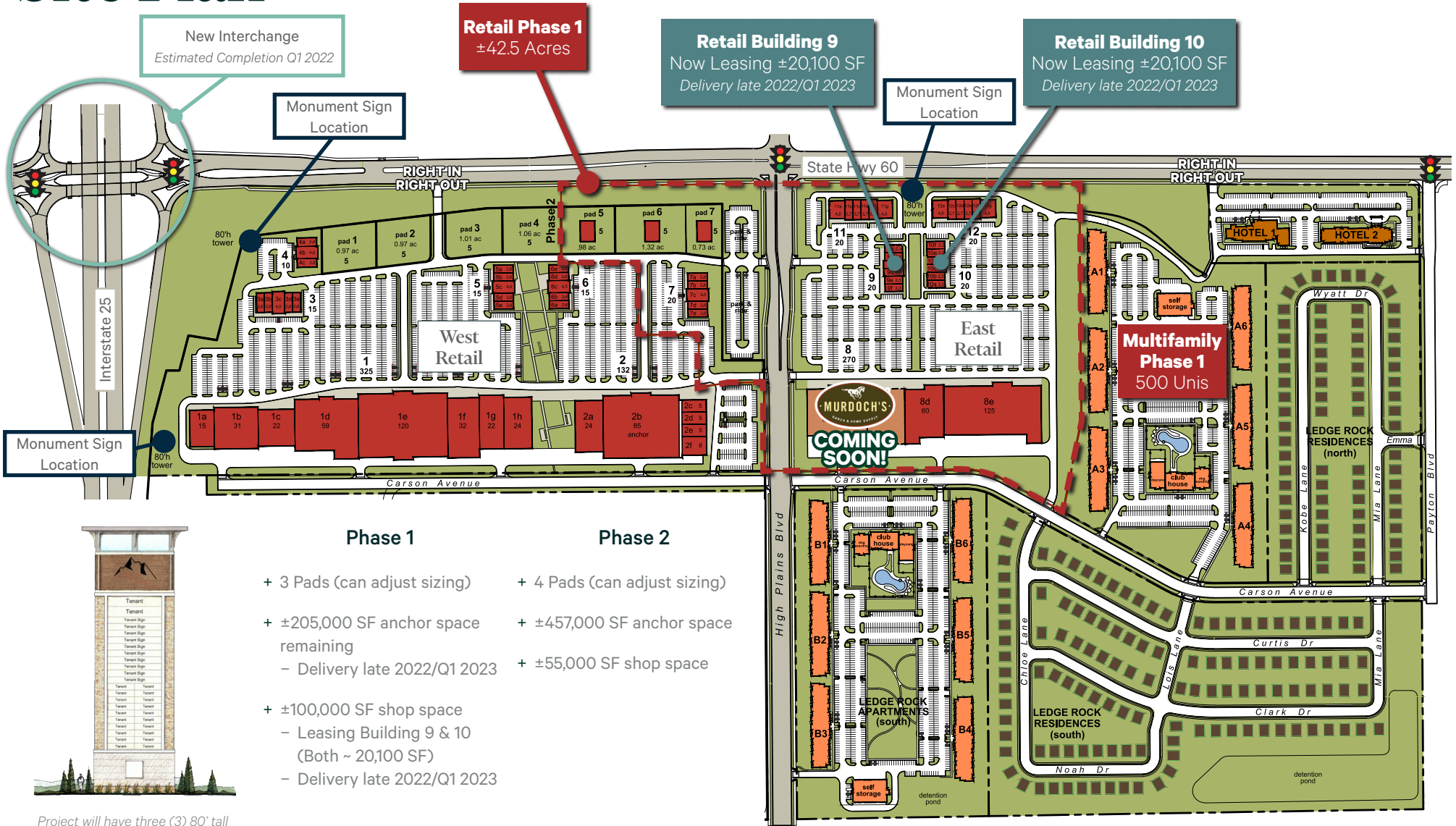
## Property Information

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 84,000 VPD
- + Three (3) 80' tall monument signs planned
- + 1,008 apartment units and 196 single family homes proposed
- + Opportunity for 2 hotels

# Site Plan



Monument Sign Location

New Interchange  
Estimated Completion Q1 2022

Monument Sign Location

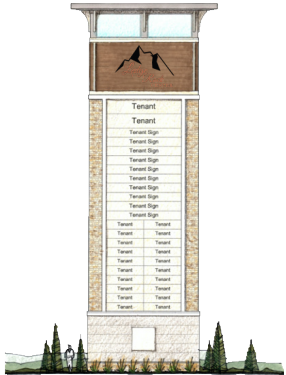
**Retail Phase 1**  
±42.5 Acres

**Retail Building 9**  
Now Leasing ±20,100 SF  
Delivery late 2022/Q1 2023

**Retail Building 10**  
Now Leasing ±20,100 SF  
Delivery late 2022/Q1 2023

Monument Sign Location

Phase 1	Phase 2
+ 3 Pads (can adjust sizing)	+ 4 Pads (can adjust sizing)
+ ±205,000 SF anchor space remaining - Delivery late 2022/Q1 2023	+ ±457,000 SF anchor space + ±55,000 SF shop space
+ ±100,000 SF shop space - Leasing Building 9 & 10 (Both ~ 20,100 SF) - Delivery late 2022/Q1 2023	



Project will have three (3) 80' tall monument signs strategically placed around the center.

Size and layout can vary based on user needs

Preliminary site plan. Subject to change. Updated January 2022.

# Market Aerial



# Ledge Rock Center

SEQ of I-25 & Hwy 60 | Johnstown, CO

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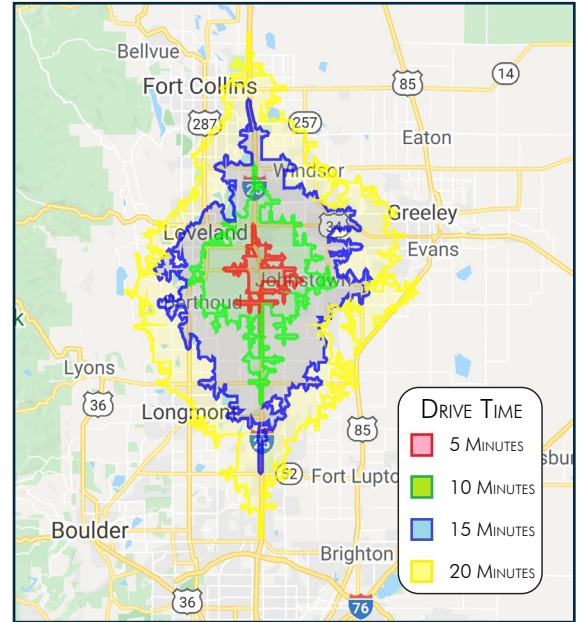
## Traffic Volume

Road	Cars/Day
On Interstate 25	84,000 cars/day
On Colorado State Highway 60	15,000 cars/day

Source: CDOT, 2019

## Demographics (2021)

	5 Minute Drive	10 Minute Drive	15 Minute Drive	20 Minute Drive
Population	8,565	33,383	126,655	358,636
5 Year Projected Growth	2.85%	2.82%	2.76%	2.27%
Daytime Population	7,385	37,832	125,402	343,520
Median Household Income	\$101,976	\$92,805	\$87,387	\$87,971



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