



NAI Affinity is pleased to present
HIGH VISIBILITY COMMERCIAL SITES

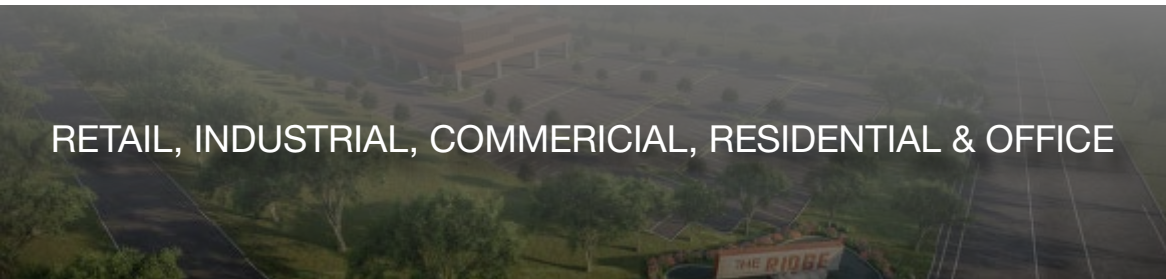
THE RIDGE JOHNSTOWN | NORTH RIDGE | WEST RIDGE NEW MASTER-PLANNED DEVELOPMENTS

LOCATED AT THE NEC, NWC + SEC OF I-25 & HWY 402, JOHNSTOWN, CO

The Ridge Johnstown/North Ridge/West Ridge is an over 540-acre master-planned, mixed-use development with immediate access to I-25 via the developing Highway 402 interchange.

Ideally situated in the heart of northern Colorado, the project will transform the undeveloped land into a dynamic community.

In addition, the adjacency to, and visibility from I-25 make it one of the most prominent in the region, providing unparalleled visibility to more than 85,000 vehicles a day.

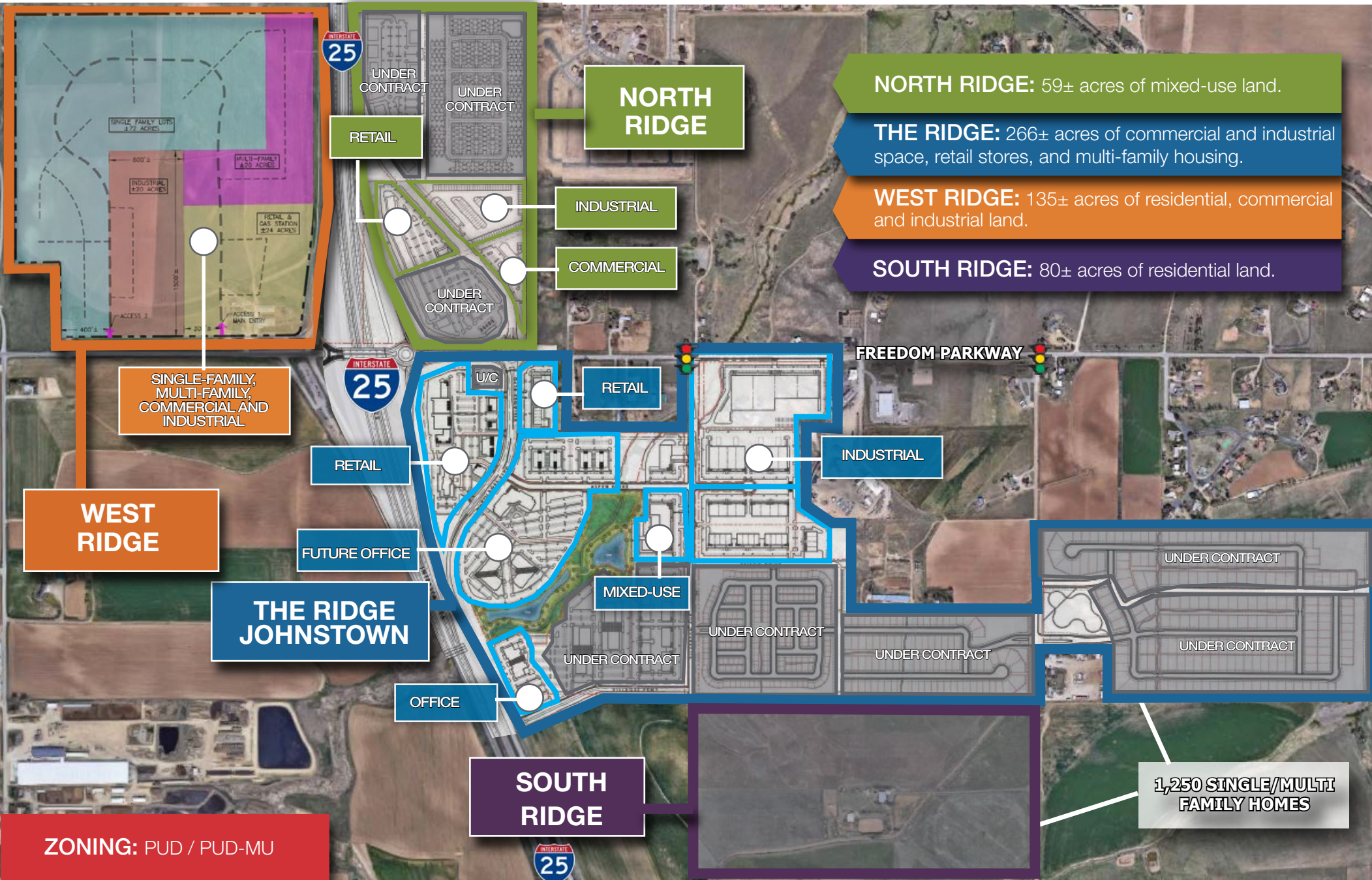


RETAIL, INDUSTRIAL, COMMERCIAL, RESIDENTIAL & OFFICE

THE RIDGE JOHNSTOWN | NORTH RIDGE | WEST RIDGE



RETAIL, INDUSTRIAL, COMMERCIAL, RESIDENTIAL & OFFICE SITES



THE RIDGE JOHNSTOWN | NORTH RIDGE | WEST RIDGE

SITES OVERVIEW & PRICING



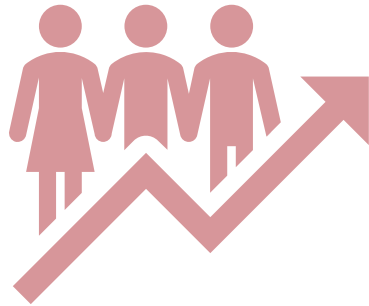
NORTHERN COLORADO'S EPICENTER

Located in the heart of Northern Colorado's residential and employment growth areas, near the intersection of the region's two main highways.

DEMOGRAPHICS

| | 5-MILES | 10-MILES | 15-MILES |
|---------------------------|-----------|-----------|-----------|
| 2021 Est. Population | 45,250 | 219,548 | 508,217 |
| 2026 Projected Population | 50,514 | 245,974 | 557,293 |
| 2021 Est. Avg. HH Income | \$104,800 | \$110,978 | \$100,604 |
| Median Age | 39.9 | 39.6 | 36.8 |
| Daytime Employment | 28,555 | 94,313 | 229,739 |

Source: Site To Do Business, November 2021



RETAIL GAP ANALYSIS

(Within a 5 mile radius)

| 2017 INDUSTRY GROUP | Demand (Retail Potential) | Supply (Retail Sales) | Retail Gap | Leakage/Surplus Factor |
|------------------------|---------------------------|-----------------------|--------------|------------------------|
| Food & Beverage Stores | \$97,124,130 | \$74,358,973 | \$22,765,157 | 13.3 |

Source: Site To Do Business, November 2021

MAJOR EMPLOYERS

| | | | |
|---------------------------|-------|-----------------------------|-------|
| Banner Health Colorado | 5,443 | Qualfon | 800 |
| Broadcom Ltd. | 1,747 | State Farm Insurance | 1,100 |
| Colorado State University | 7,676 | UCHealth | 8,557 |
| Hewlett Packard | 800 | Univ. of Northern Colorado | 1,444 |
| JBS USA | 6,000 | Vestas Blades A/S | 2,500 |
| Larimer County | 1,799 | Weld County | 1,591 |
| OtterBox | 830 | Weld County School District | 2,017 |
| Poudre School District R1 | 3,492 | Woodward Inc. | 1,590 |

Source: BizWest 2021 Book of Lists

DEMOGRAPHIC COMPARISON: LARGER WORKFORCE & RAPID GROWTH

| | The Ridge/North Ridge (subject sites) | | | I-25 & Harmony Road | | | Great Western Ind. Park | | |
|---------------------------|---------------------------------------|----------------|----------------|---------------------|-----------|-----------|-------------------------|-----------|----------|
| | 15 Min. | 20 Min. | 25 Min. | 15 Min. | 20 Min. | 25 Min. | 15 Min. | 20 Min. | 25 Min. |
| DRIVE TIMES | | | | | | | | | |
| POPULATION 2021 | 163,483 | 359,359 | 620,981 | 228,827 | 348,732 | 447,181 | 92,841 | 252,537 | 403,437 |
| PROJECTED 2026 POPULATION | 184,731 | 401,475 | 683,371 | 251,762 | 382,235 | 492,308 | 106,710 | 208,961 | 443,454 |
| AVG HOUSEHOLD INCOME | \$110,293 | \$108,546 | \$98,723 | \$108,957 | \$100,906 | \$101,525 | \$121,138 | \$103,775 | \$97,249 |

Source: Site To Do Business, November 2021

Within a 25-minute drive, The Ridge/North Ridge is accessible to approximately **191,063** more people than I-25 & Harmony and approximately **239,917** more people than Great Western Industrial Park.

NORTHERN COLORADO: STRONG ECONOMY AND PLENTY OF CUSTOMERS

Northern Colorado is home to two major universities, a young and well educated population, and a diverse and well compensated workforce. Nestled between the Rocky Mountains, Colorado's high plains and Denver International Airport – Northern Colorado communities consistently rank as some of the best locations in the country for business, lifestyle and craft beer.

CENTRAL LOCATION

Rapidly growing location with quick access to the region via Highway 34, Interstate 25 and Highway 257.

GROWING POPULATION

Northern Colorado is one of the fastest growing areas in the U.S. with a current population of approximately 925,000 people in the region.

TOP-NOTCH EDUCATION

Colorado State University (33,996+ students) and the University of Northern Colorado (12,930+ students) contribute to the local economy.

SERVICES & AMENITIES

Extensive shopping and dining, cultural and recreational amenities, numerous golf courses and health care facilities.

RESIDENTIAL DEVELOPMENT

Up to 1,200 new homes are planned directly north of the Site, which is included within the Encore master planned development.

NEARBY ATTRACTIONS



NORTHERN COLORADO ACCOLADES

Continually being recognized on "top and best of" lists.

- Fort Collins ranks #5, 'Best Places to Live 2020-21', U.S. News. October 2020
- Windsor ranks #1, 'Colorado's Safest Cities of 2020', SafeWise. June 2020
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau. March, 2020
- Greeley MSA ranks as seventh-fastest-growing in country. U.S. Census Bureau, April, 2019
- Greeley ranks #1 nationwide for growth in jobs and the economy. WalletHub, October, 2018
- Weld County (East and Southeast of site) leads all of Colorado with more than 16,500 active oil and gas wells. www.cogoa.org

NORTHERN COLORADO: HIGH QUALITY OF LIFE & RAPID GROWTH

Northern Colorado is characterized by front range views and activities such as outdoor parks and trails, pristine golf courses, shopping, art galleries, restaurants, breweries and distilleries.

DRIVE TIMES

| | |
|------------------------------------|------------|
| 2534 & Johnstown Plaza | 4 minutes |
| Promenade Shops at Centerra | 7 minutes |
| Medical Center of the Rockies | 9 minutes |
| Walmart Supercenter (Loveland) | 9 minutes |
| Budweiser Event Center | 10 minutes |
| Northern Colorado Regional Airport | 10 minutes |
| UCHealth Greeley Hospital | 16 minutes |
| University of Northern Colorado | 25 minutes |
| Colorado State University | 25 minutes |
| Amazon (144th & I-25) | 26 minutes |
| Boulder | 44 minutes |
| Downtown Denver | 56 minutes |
| Estes Park | 56 minutes |
| Denver International Airport | 58 minutes |

Source: www.google.com/maps

NEARBY CATALYSTS

The map shows the 'SITE' location in Loveland, Colorado, marked with a blue pin. Surrounding areas include Fort Collins, Windsor, Greeley/Evans, Johnstown, Milliken, Longmont, Berthoud, Boulder, and Denver. Major highways like I-25, I-76, I-70, and I-80 are shown. The Colorado-Wyoming border is also indicated. A blue box labeled 'SITE' is positioned near Loveland. Various landmarks are connected to the map by lines, leading to their respective photos and captions.

- Northern Colorado Regional Airport** (Photo of airplane)
- Medical Center of the Rockies - Regional Hospital** (Photo of hospital building)
- Budweiser Events Center** (Photo of arena)
- SCHHEELS at Johnstown Plaza** (Photo of Scheels store)
- The Promenade Shops at Centerra** (Photo of shopping center)
- University of Northern Colorado** (Photo of university building)
- Centerplace Shopping Center** (Photo of shopping center)
- UCHealth - Greeley Hospital** (Photo of hospital building)

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