

# 2534 MEDICAL / SURGICAL CENTER

## JOHNSTOWN PLAZA | LARIMER PROFESSIONAL PLAZA



**PRICE REDUCED \$250,000!**

**FOR SALE \$4,250,000**

**\$24 - \$26/SF NNN Suites For Lease**  
**Turn Key Clinic with High End Finishes**

**4450 Union Street**  
**Johnstown, CO**



## 2534 Medical / Surgical Center | Johnstown, CO

\$4,250,000 | 13,687 SF Out Patient Surgical Center | \$310/SF

For Lease: 3,694 - 8,771 RSF | \$24 - \$26/SF NNN

Current Annual Income of \$162,746 from in-place tenants w/5+ Yr Lease Terms

### Executive Summary

LC Real Estate Group is proud to present a premier medical investment and owner-user opportunity in the heart of Northern Colorado. This exceptional turn-key medical and surgical facility, strategically located off Interstate-25 and Highway 34 in Johnstown, offers unmatched accessibility to Loveland, Fort Collins, Windsor, Greeley, and Longmont—some of the fastest-growing communities in the state.

Built in 2008 with high-end Class-A finishes, this unique property features custom tilework, millwork, wainscoting, and elegant architectural details that set it apart from typical medical buildings. The versatile layout includes two main-level suites that can be combined for comprehensive clinical and surgical services or separated for distinct medical practices. The second floor is fully leased to Front Range Neurology and Edward Jones, providing immediate financial benefit to investors or income to offset carrying cost for owner-users.

For **owner-users**, this property presents an opportunity to establish or expand a practice in a supply-constrained market with growing regional patient demand. With the \$280 million expansion of UC Health Medical Center of the Rockies nearby and nearing completion, practitioners can be confident in the growing demand for healthcare services well into the future and will enjoy the synergy from the close proximity of the only regional Level I trauma center.

**Investors** will benefit from the contribution of \$163k/year of gross income from two well-qualified second-floor tenants in an area with increasing healthcare needs in supply constrained market with exceptionally high replacement costs. This is a rare chance to acquire a top-tier medical asset well below replacement cost, in one of Colorado's most sought-after regions.

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# SURROUNDING MEDICAL | PUBLIC HEALTH | RESIDENTIAL



LOVELAND

FORT COLLINS

CENTERRA

South

Visionworks

KAISER PERMANENTE

INTERSTATE 25

uhealth  
Medical Center of the Rockies | Expansion Project

FUTURE RESIDENTIAL  
(SEE CENTERRA MASTER PLAN)

RONALD REAGAN BLVD

Trail Ridge DENTAL

Johnstown Heights BEHAVIORAL HEALTH

JP JOHNSTOWN PLAZA

The Promenade Shops at CENTERRA

uhealth Urgent Care

E. EISENHOWER BLVD

LARIMER PKWY

Good Day PHARMACY

ALTITUDE DERMATOLOGY

Thompson River PEDIATRICS & URGENT CARE

4450 UNION ST. SURGICAL CENTER

UNION ST.

COLORADO IN MOTION

Nadora Healthcare

- SEE PAGE 14 FOR REGIONAL MAP INCLUDING NEARBY DEVELOPMENTS:
- CENTERRA MASTER PLAN DETAILS
  - CENTERRA SOUTH PLANS
  - JOHNSTOWN PLAZA
  - JOHNSTOWN DEVELOPMENT MAPS



LFRA Station 10

# SURROUNDING AMENITIES

FORT COLLINS →



236 Units  
**RISE**  
AT 2534

254 Units  
**CORTLAND**  
AT 2534



LOVELAND

HOBBY LOBBY  
**Burlington**

**SCHHEELS**

Larimer  
Office Park

RONALD REAGAN BLVD



4450 UNION ST.  
SURGICAL CENTER

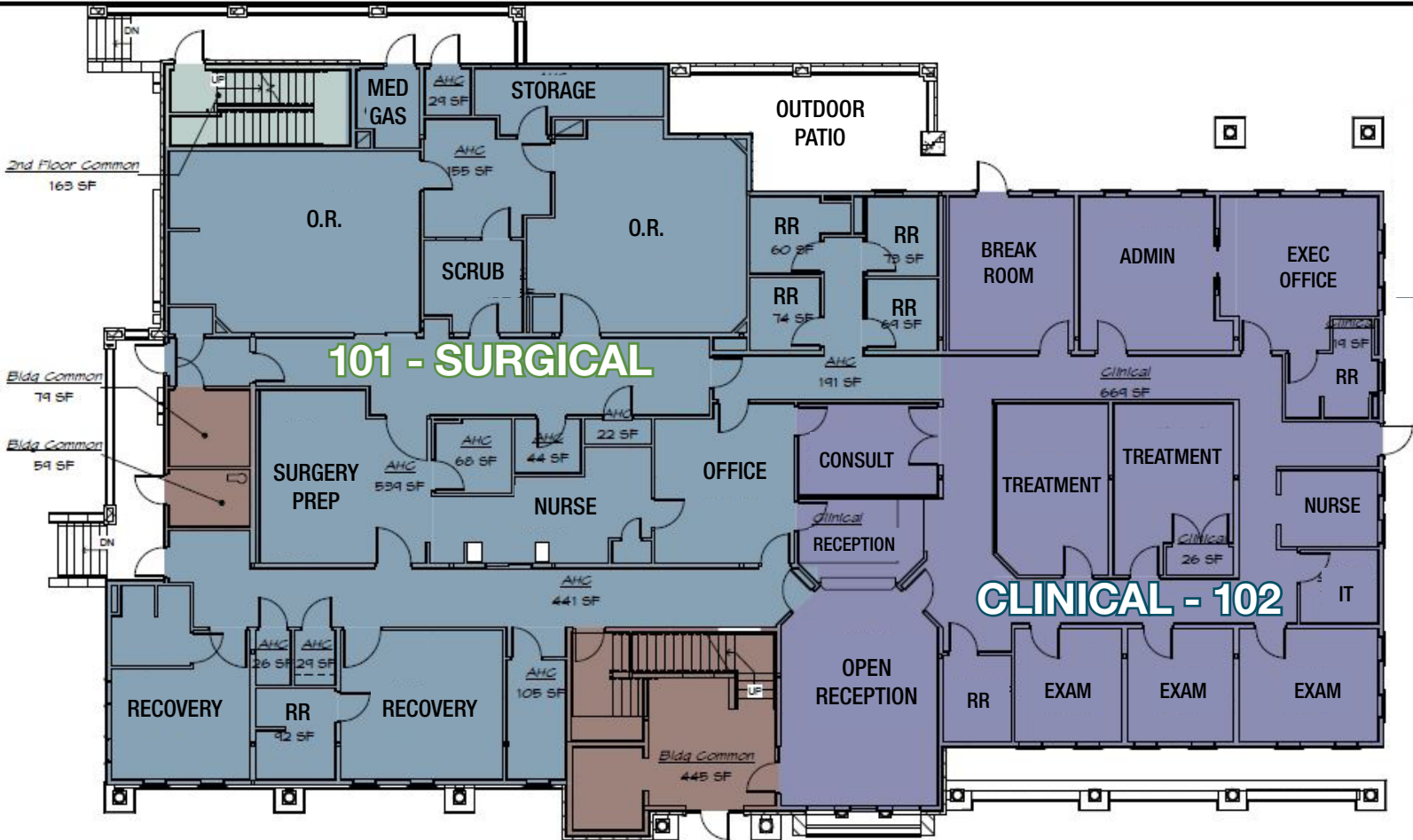
LARIMER PKWY

UNION ST.

**1ST LEVEL | FLOORPLAN**

SUITE 100 (COMBINED) - 8,771 RSF | Lease rate \$24/sf NNN (est. \$16.23/sf)

SUITE 101 - 5,077 RSF | SUITE 102 - 3,694 RSF (Can be demised TIA negotiable) | Lease Rate \$26/sf NNN



**2ND LEVEL | FLOORPLAN**

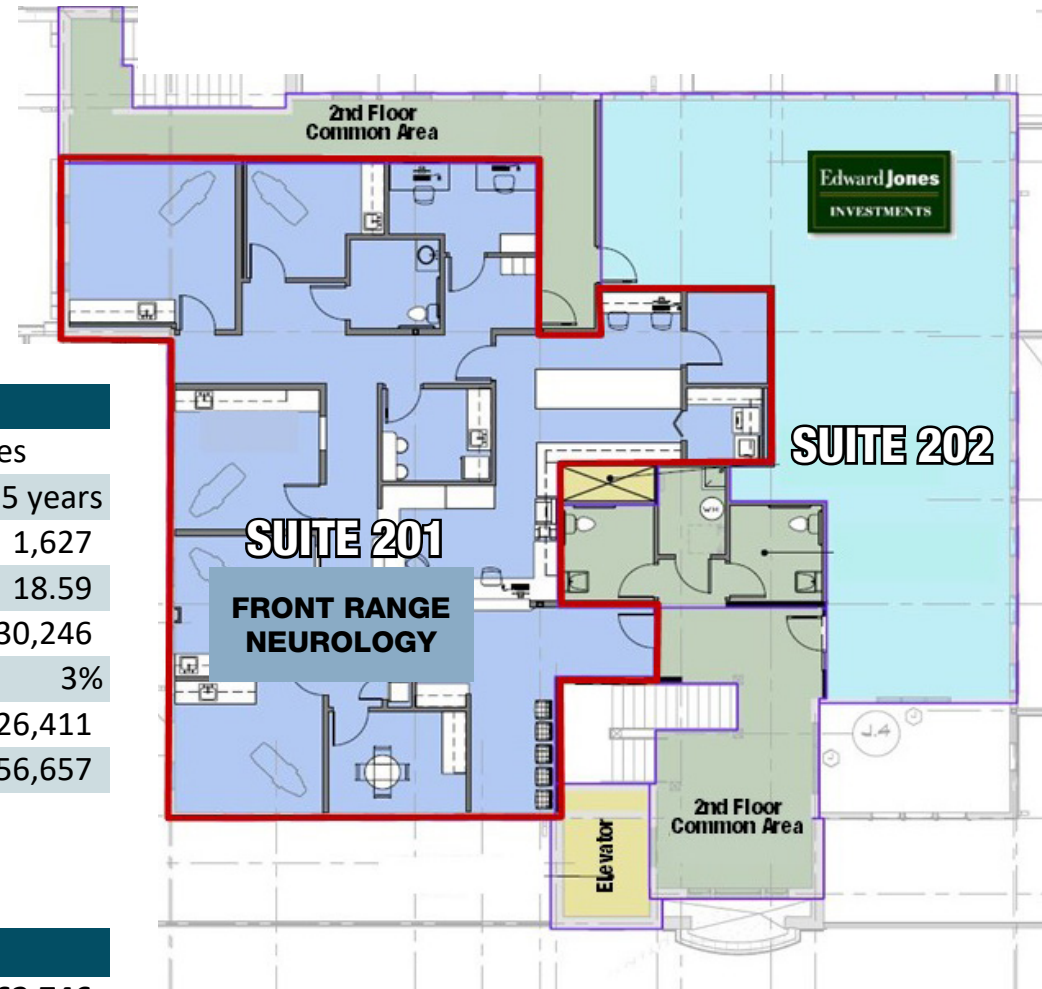
SUITE 201 2,928 RSF - FRONT RANGE NEUROLOGY

SUITE 202 1,348 RSF - EDWARD JONES

	Suite 201	Suite 202
Tenant	Front Range Neurology	Edward Jones
Lease Term	7 years	5 years
RSF	2,928	1,627
Base PSF	\$ 20.00	\$ 18.59
Annual	\$ 58,560	\$ 30,246
Annual Increase	3%	3%
NNN	\$ 47,529	\$ 26,411
Total	\$ 106,090	\$ 56,657

**Benefit to Owner-Users of Investment Income**

Total Annual Income - 2nd Floor Tenants	\$ 162,746
Total Annual Operating Cost for Building	\$ (216,318)
Net Operating Cost of ownership	\$ (53,571)
Net Operating Cost PSF	\$ (4.02)



# 2534 MEDICAL / SURGICAL CENTER

4450 UNION STREET  
JOHNSTOWN, CO 80534



## PROPERTY OVERVIEW

Property Address	4450 Union Street, Johnstown, CO 80534
Total Land	4450 Union St.: 0.28 Acres
Building SF	13,687 SF (Assessor)
Year of Construction	2008
Property Type	Commercial
Built As	Medical Office + Surgical Center - Out patient
Zoning	PD 2534: Planned Unit Development (PUD) <a href="#">(Johnstown Zoning Districts Map Link)</a>
Parking	90 Spaces (Non-Exclusive Pending Future Development)

## PROPERTY TAXES

Parcel	85141-12-001
Legal	LOT 1, LARIMER PROFESSIONAL PARK, JOHNSTOWN (20070052873)
Mill Levy	125.376
Assessed Value (2025)	\$896,832
Actual Value (2025)	\$3,321,600
Taxes (2025:Payable in 2026)	\$107,236.89

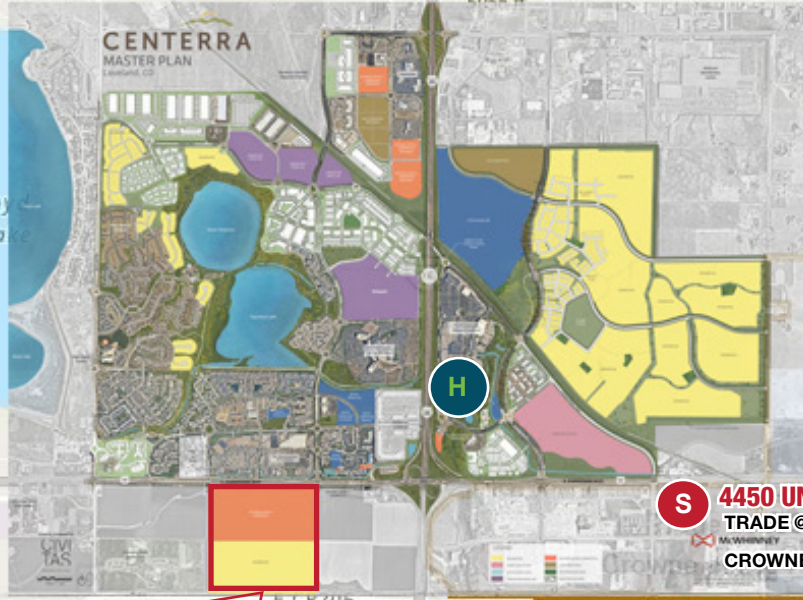
## UTILITIES

Water	Town of Johnstown
Sanitary Sewer	Town of Johnstown
Storm Sewer	Town of Johnstown
Gas	Xcel Energy
Electricity	Town of Johnstown
Telephone	Multiple Providers
Internet	Multiple Providers





[CLICK HERE FOR CENTERRA MASTER PLAN](#)



[CLICK HERE FOR CENTERRA SOUTH PROPOSED PLANS](#)

**CENTERRA SOUTH PRELIMINARY MASTER PLAN**



**S 4450 UNION ST.**  
TRADE @ 2534  
CROWNE @ 2534

Thompson River Ranch Filing 13  
Thompson River Ranch Filing 15  
North Ridge ODP  
Ridge Filing 1

[CLICK HERE FOR JOHNSTOWN CURRENT DEVELOPMENT PROJECTS](#)

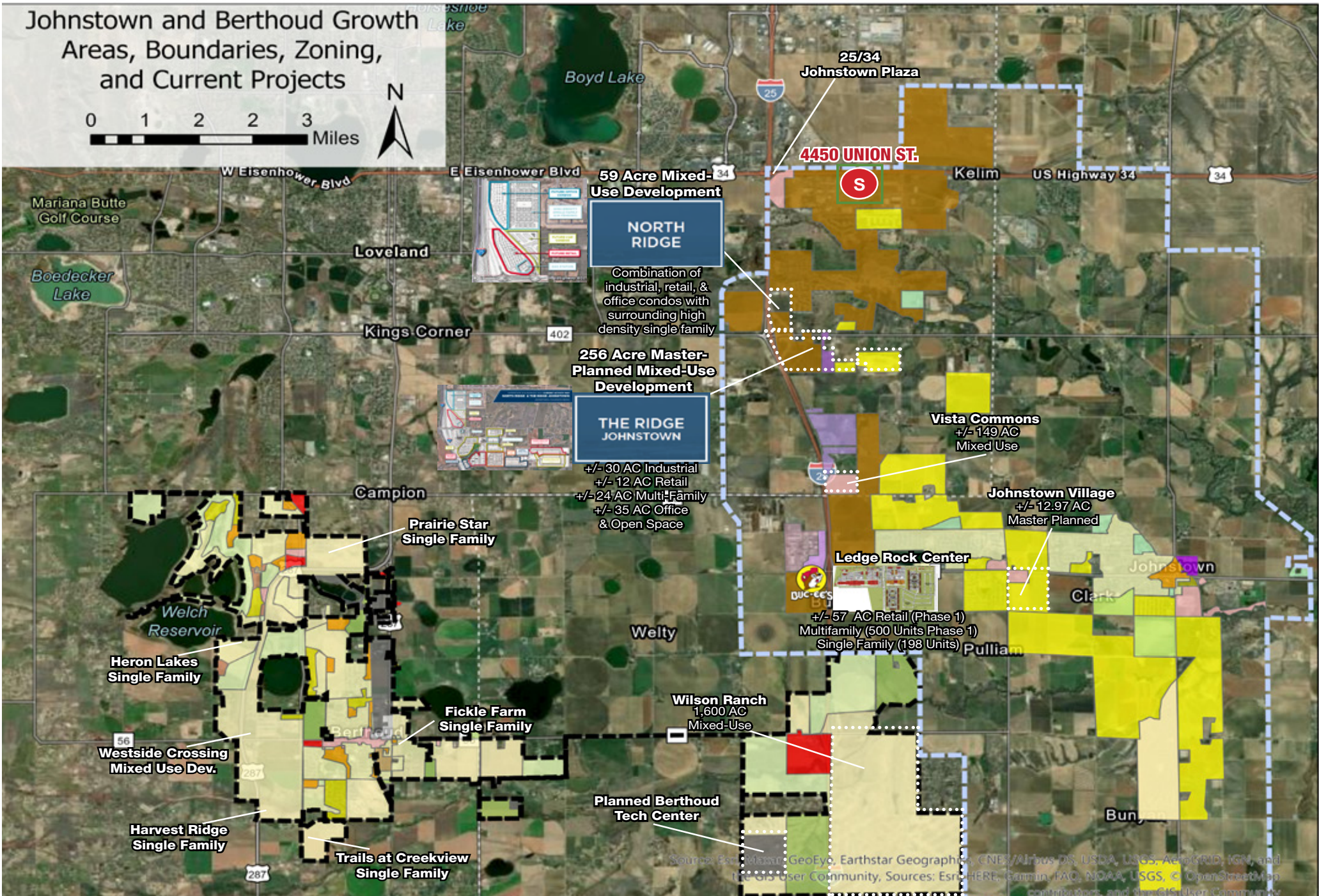
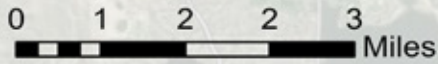
Greybill Annexation

Revere North

Sources:  
Centerra  
McWhinney  
Town of Johnstown (GIS)

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# Johnstown and Berthoud Growth Areas, Boundaries, Zoning, and Current Projects



Source: Esri, Mapbox, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

<b>Berthoud</b>	R1	R4	C2	PUD	<b>Johnstown</b>	GATEWAY	O	PUD_GTWY	PUD_M	SF_1
AG	R2	R5	M1	T	CB	HA	PUD	PUD_I	PUD_MU	SF_2
	R3	C1	M2			I	PUD_B	PUD_JC	PUD_R	

# NORTHERN COLORADO

## A THRIVING MARKET

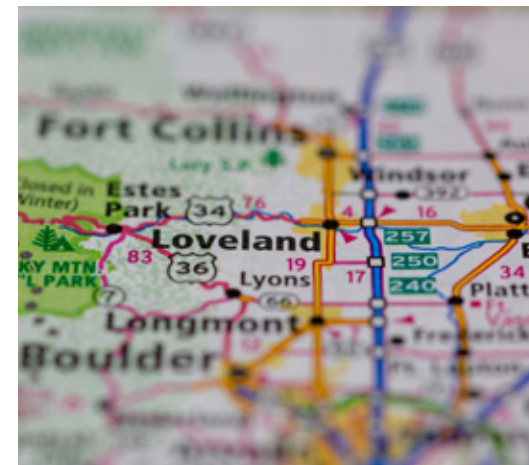
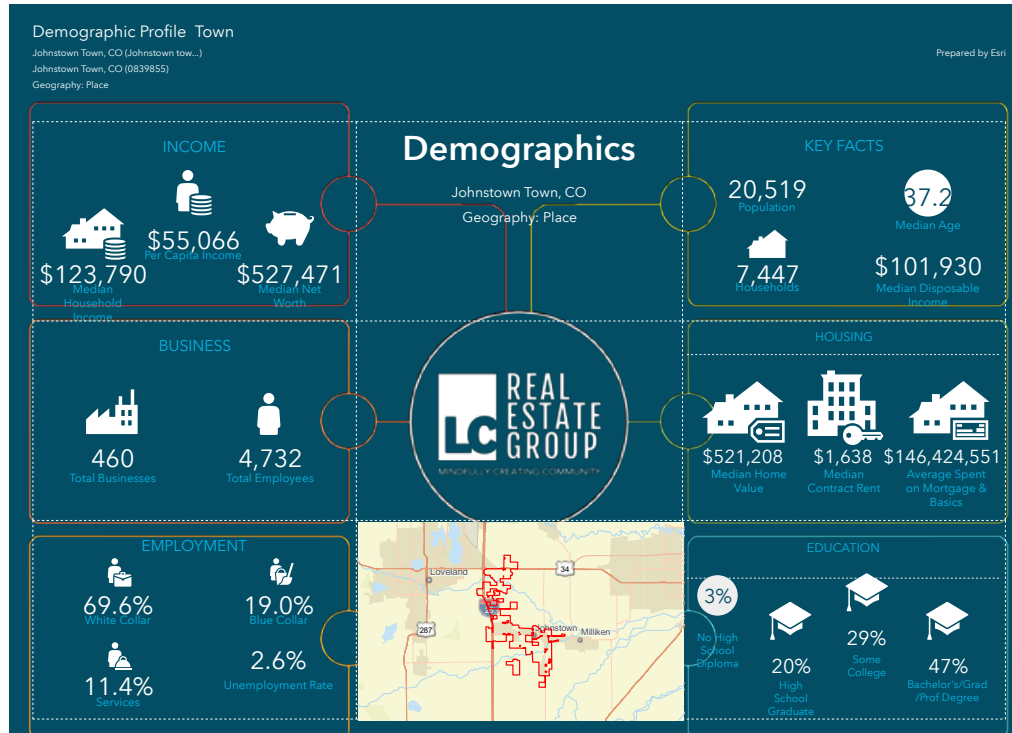
### Regional Highlights

Northern Colorado is one of the most dynamic and rapidly expanding regions in the state, with a strong economy driven by healthcare, technology, higher education, and manufacturing. The area boasts a combined population of over **900,000 residents**, with consistent growth projected in the coming years. Fort Collins, Loveland, and Greeley rank among the top cities for job growth and economic vitality, attracting young professionals and families seeking high-quality employment and a strong quality of life.

The region benefits from **affluent demographics**, with median household incomes exceeding national averages and a highly educated workforce, thanks to the presence of Colorado State University, the University of Northern Colorado, and CU Boulder. These institutions also provide a robust talent pipeline for healthcare professionals, ensuring long-term staffing stability for medical and surgical practices.

### Thriving Retail & Residential Developments

The facility is situated near the bustling intersection of Interstate 25 and Highway 34, a hub of **commercial and residential growth**. The area encompasses nearly 600 acres of shopping, employment, and housing developments, including well-planned centers like the 2534 Shopping Center and Johnstown Plaza. Notable retailers such as SCHEELS, a prominent sporting goods store, anchor the retail landscape, offering a diverse range of shopping and dining options. In addition to retail amenities, the region is experiencing **significant residential expansion**. McWhinney, a renowned developer, has introduced several master-planned communities in the vicinity. The Lakes at Centerra offers residents lakeside living with 275 acres of open space, while Kinston provides a variety of new homes oriented around parks, art, and trails, fostering a vibrant community atmosphere. These developments cater to a wide range of residents, from young professionals to families, contributing to the area's dynamic growth.



# 2534 MEDICAL / SURGICAL CENTER 4450 Union Street

Johnstown, Colorado

Exclusively Presented By:



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