

4806 LARIMER PKWY

Johnstown, CO 80534

JOHNSTOWN FREESTANDING DRIVE-THROUGH RESTAURANT



FOR SALE

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AVAILABLE

2,790 SF

PRICING

\$1,200,000

CITY/COUNTY

Johnstown/Larimer

ZONING

PUD-MU 2534, Planned
Unit Development



ABOUT THE PROPERTY

- 2,790 SF freestanding restaurant building available for sale
- Equipped with drive-through
- Located just off I-25, providing easy access for interstate travelers seeking convenient food options

TRAFFIC COUNTS

US Highway 34

51,000 VPD

Year: 2025 | Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,806	18,515	59,260
Daytime Population	5,672	29,202	65,445
Avg. Household Income	\$125,411	\$140,211	\$143,644
Estimated Households	1,950	8,078	23,673

Year: 2025 | Source: Esri

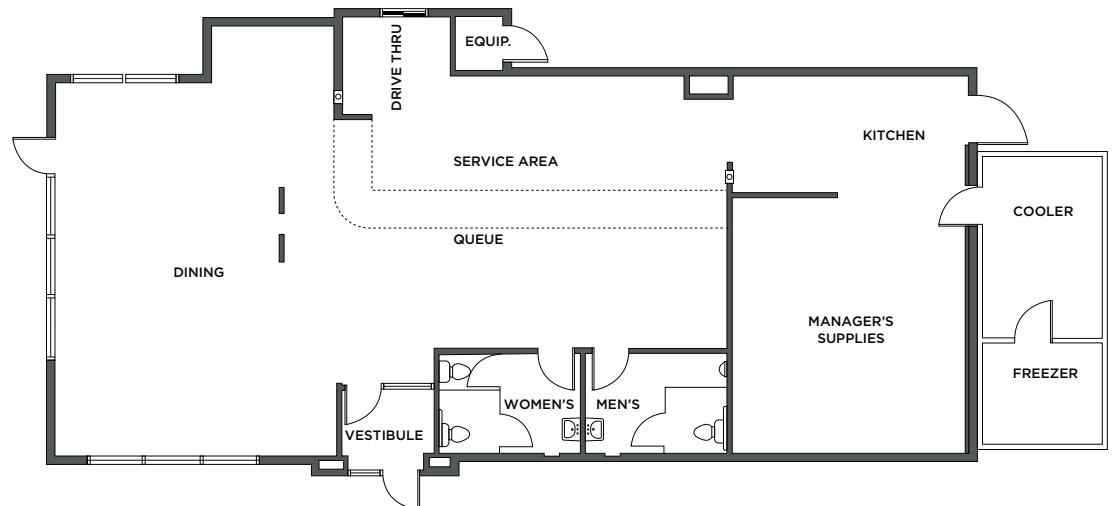
BUILDING SPECS

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- **Kitchen Hood:** CaptiveAire 3044 BD-2 Series hood, approximately 5' (60" x 28" x 47"), 1,200 CFM
- **Walk-In Cooler:** ICS unit – 15' x 10'
- **Walk-In Freezer:** ICS unit – 8' x 10'
- **Electrical Service:** Three panels: Panel A: 600 Amps, Panel B: 225 Amps, Panel C: 225 Amps
- **HVAC:** Two Lennox rooftop units, 7.5 tons each
- **Grease Trap:** Size not specified
- **Furniture, Fixtures & Equipment (FF&E):** All equipment and furniture will convey with the sale
- **Roof & HVAC Age:** Original year of construction; no replacements due to hail or wind events

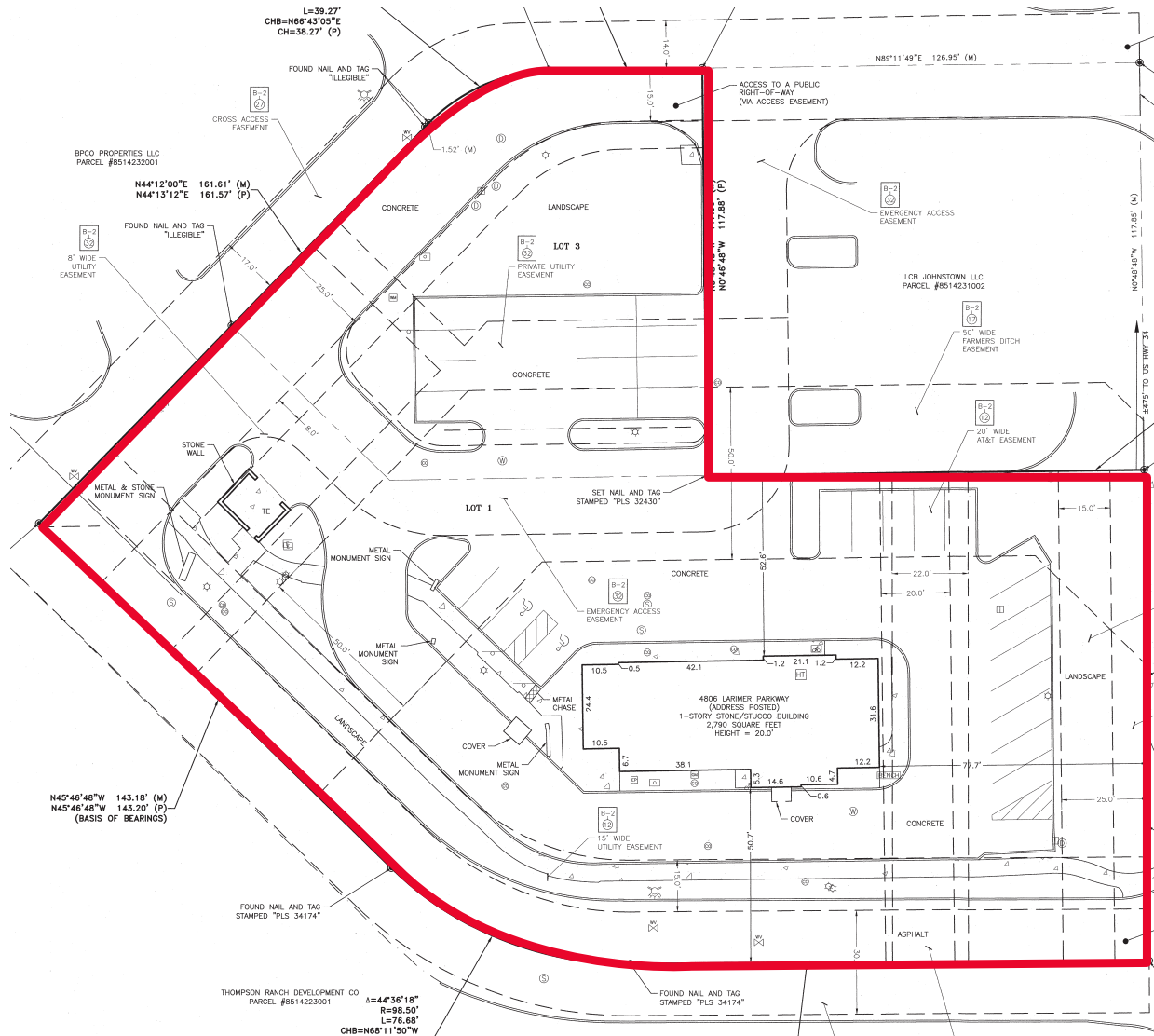


FLOOR PLAN





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SITE AERIAL

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TRADE AERIAL

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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's [Denver office](#). The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.