

PREMIUM RETAIL SPACE

4862 Thompson Pkwy (End Suite, Bldg E2), Johnstown, CO 80534

AVAILABLE
FOR LEASE!



PROPERTY HIGHLIGHTS

- **Located in The Johnstown Plaza**
- **High-End, Corner Suite** (Next to Scheel's)
- **Premier Location (I-25 / HWY 34)**
 - High Traffic Power Center anchored by Scheel's All Sports, Comfort Suites, Ulta Beauty Store, Hobby Lobby, Starbucks, Bone Fish Grill & more
 - Traffic Counts 50k-80k+
 - Quick & Easy Access to I-25
 - High Visibility
 - Exceptional Business Growth Potential
- **Est 300 Businesses, 5k Employees** (1 Mile Radius)
- **Avg HH Income > \$130k** (3 Mile Radius)
- **Exceptional Retail & Office Space with Flexible Layout and Functionality**
- **Energy Efficient Appliances & Infrastructure**
- **High-End Finishes, Upscale Appearance** (elegant & soothing ambience)
- **Long Term Lease Incentive** (\$ savings, establish your business)

REMAX
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RE/MAX Commercial Alliance

is pleased to offer this exceptionally appointed commercial suite, ideally located in the heart of the Johnstown Plaza—a vibrant and growing area.

BUILDING OVERVIEW

- **Property Type:** Commercial
- **Zoned:** Retail
- **Use:** retail, office, hospitality/restaurant/food service, medical/medical specialty, showroom, and more
- **Year Built:** 2016
- **Bldg Size:** 24,856 SF
- **Bldg Class:** B
- **Land:** est 0.63 Acres

SUITE DETAILS

4862 Thompson Parkway (End Suite,
Bldg E2), Johnstown, CO 80534



SPACE AVAILABLE

<u>Suite</u>	<u>Size (SF)</u>	<u>Status</u>
End Cap	4,940	Available Now

RENT

Lease Type: Sublease (terms negotiable; subdividing is an option)

Base Rent: \$30.80/SF/YR (\$12,679/Mo) NNN

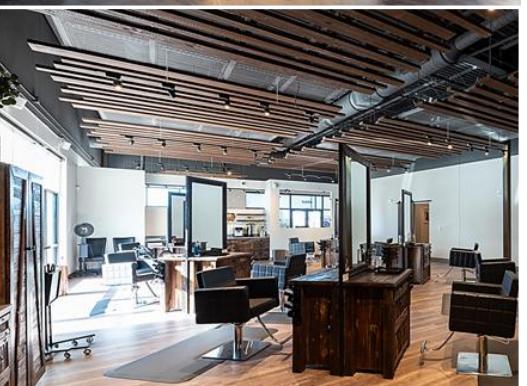
est NNNs: \$22.49/SF/YR (\$ 9,258/Mo)

SUITE DESCRIPTION

Introducing an exceptionally appointed, well designed corner suite—combining industrial and warm rustic styles with premium finishes and a versatile layout that feels spacious but intimate.

This well-sized suite can accommodate a variety of uses, given its SQFT and flexible layout. It's large enough for a full-service restaurant, while remaining turnkey for retail, office, medical, or other uses.

Featuring modern and natural lighting, this corner suite offers great visibility on 3 sides, helping attract new customers in an area known for heavy foot traffic and traffic counts.



SUITE OVERVIEW

- Current Layout:**

- Retail/Reception: 1
- Manicure & Pedicure Area: 1
- Salon/Main: 1
- Spa/Treatment Rooms: 3
- Gentleman's Barber Shop Area: 1
- Office: 2
- Bathrooms: 2
- Breakroom: 1

- Other Features:** Low Voltage Telecom Lines; HVAC & Plumbing well maintained; Tankless Water Heater & Mop Station; Instant Hot Water; Drink Bar; Ample Parking







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(End Suite, Bldg E2)



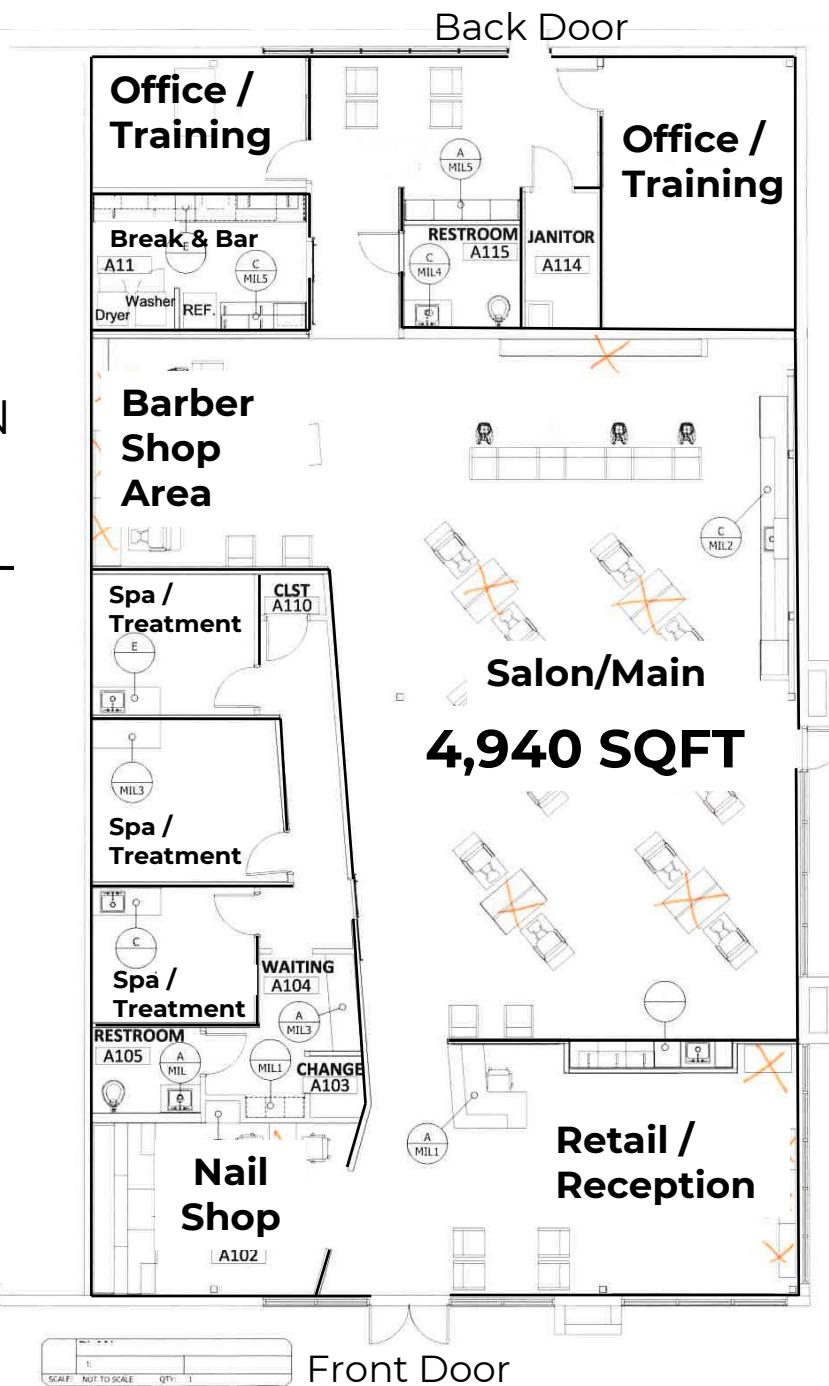
NEIGHBORS: Comfort Suites, Scheel's, C3 Real Estate, Ripple Effect Martial Arts, Anytime Fitness, Parry's Pizzeria & Bar, Screamin Peach, Incycle Bicycles, Culver's, Starbucks, Bonefish Grill, & More











FLOOR PLAN

Current Layout

4862 Thompson Parkway, Johnstown, CO 80534
(Bldg E2, End Suite)

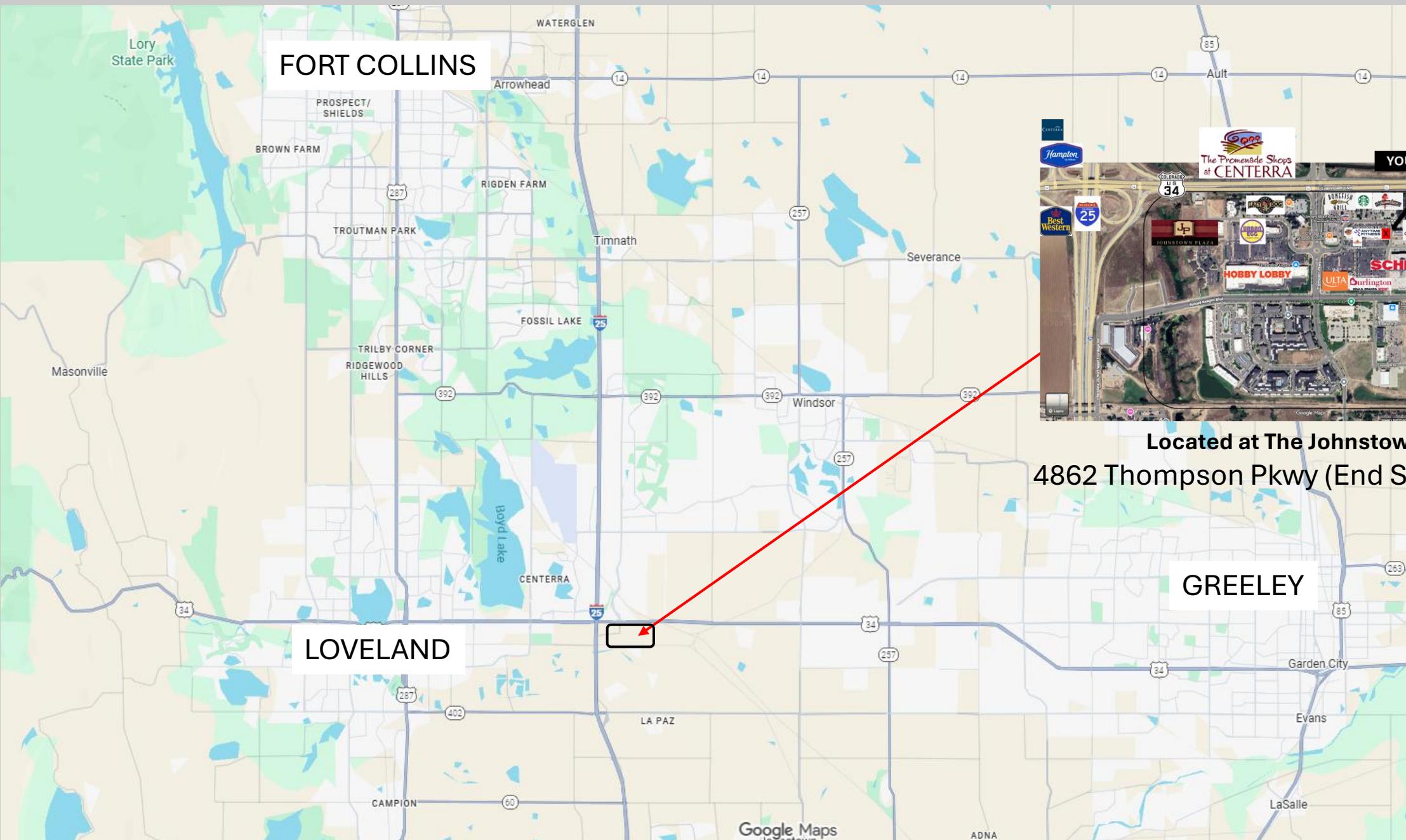
REMAX
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Building E2



Measurements are approximate, Not drawn to exact scale.

FORT COLLINS



Located at The Johnstown Plaza
4862 Thompson Pkwy (End Suite, Bldg E2)




The Promenade Shops
at CENTERRA

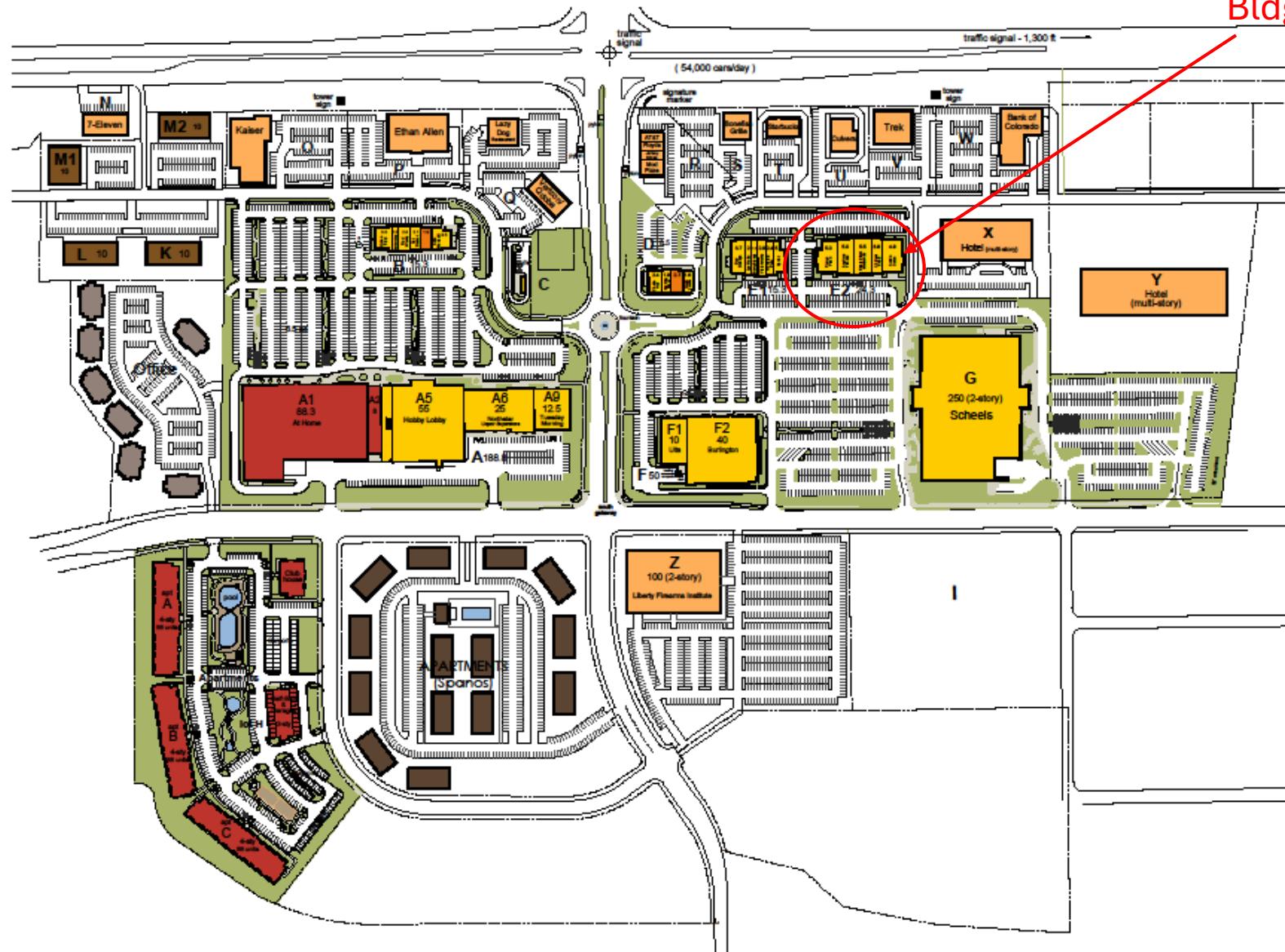
YOUR BUSINESS



YOUR BUSINESS



Bldg E2, End Suite



JOHNSTOWN PLAZA

SEC of I-25 & US 34, Johnstown, Colorado

Site Plan
Marketing Plan - October 8, 2019



Carson Development, Inc

DeGasperi & Associates Architecture / Point Consulting

JB

BROKER CONTACT **JARRETT BECK, MBA**



(970)699-0422



Jarrett.Beck@Remax.Net

125 S Howes St, Suite 120,
Fort Collins, CO 80521

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