

# PREMIUM RETAIL SPACE

AVAILABLE  
FOR LEASE!

4862 Thompson Pkwy, Johnstown, CO 80534



## PROPERTY HIGHLIGHTS

- **Located in The Johnstown Plaza**
- **High-End, Corner Suite** (Next to Scheel's)
- **Premier Location (I-25 / HWY 34 Intersection)**
  - Quick & Easy Access to I-25 (Busiest Interstate in CO)
  - 120k Cars/Day, 6.2M/Yr in foot traffic (Unmatched Visibility)
  - Thriving Power Center anchored by Scheel's and other major retailers like: Comfort Suites, Anytime Fitness, Ulta Beauty Store, Hobby Lobby, Starbucks, Bone Fish Grill & more
  - Est 300 Businesses, 5k Employees (1 Mile Radius)
  - Avg HH Income > \$130k (3 Mile Radius)
  - Exceptional Business Growth Potential with massive developments underway in Johnstown & surrounding area (bldg 1,200+ new homes & 1,650+ apartments; see The Ridge, Ledge Rock Center, The Rise at 2534, etc)
- **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)

## RE/MAX Commercial Alliance

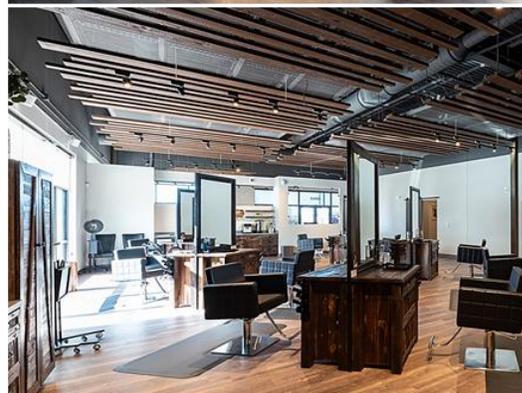
is pleased to offer this exceptionally appointed commercial suite, ideally located in the heart of the Johnstown Plaza—a vibrant and growing area.

## 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,  
Johnstown, CO 80534



## SPACE AVAILABLE

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

## RENT

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

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

**est NNNs:** \$24.36/SF/YR (\$10,028/Mo)\*

\*NNNs include: taxes, insurance, utilities, water & sewer, trash, fire alarm, repairs & maintenance, Johnstown Plaza LLC Assoc dues, snow removal, site lighting, site irrigation, Christmas lights, etc.

## 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



**YOUR  
SIGN**

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





**YOUR SIGN**

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YOUR  
SIGN

**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









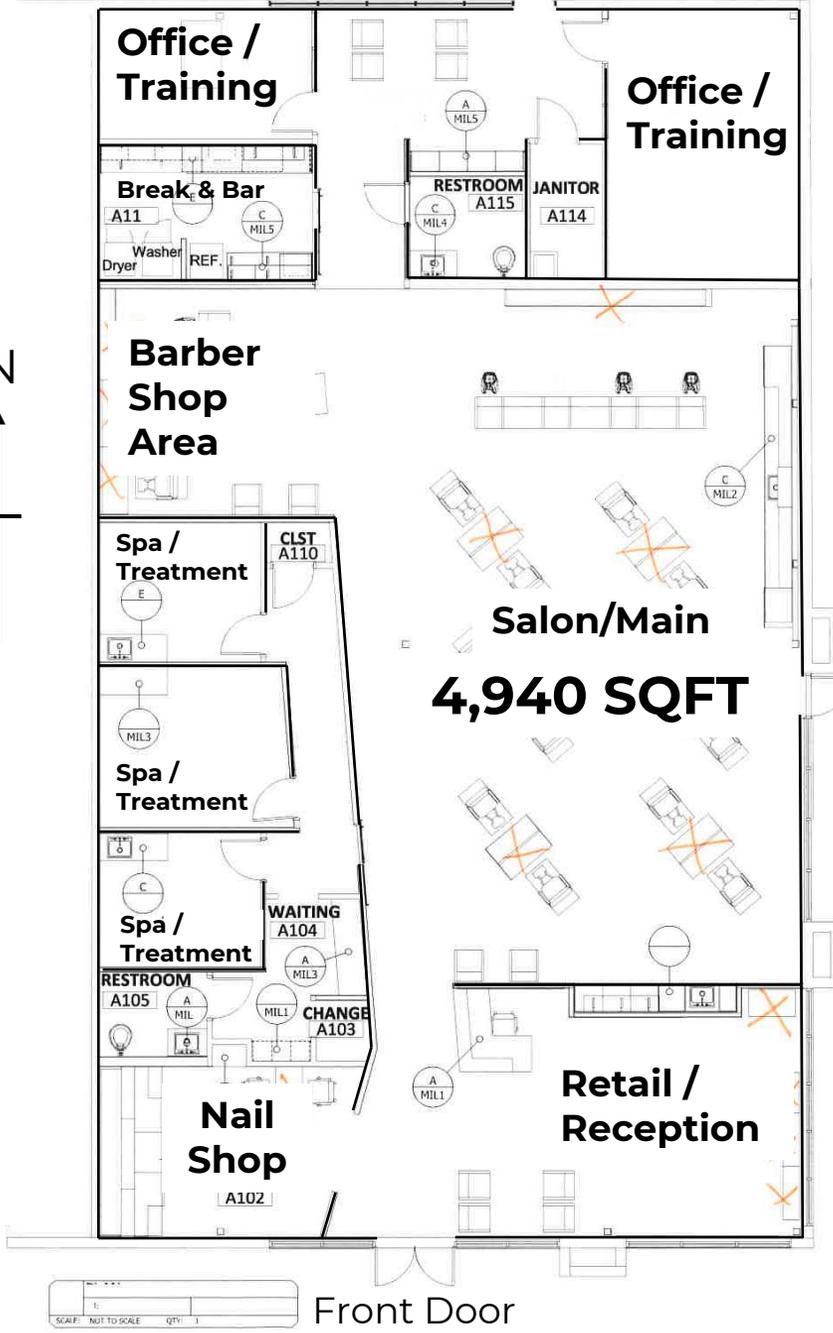
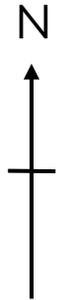
Back Door

# FLOOR PLAN Current Layout



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

Building E2



				<p><b>YOUR BUSINESS GOES HERE</b> (Currently The Cristiana Salon Spa; Aveda)</p>
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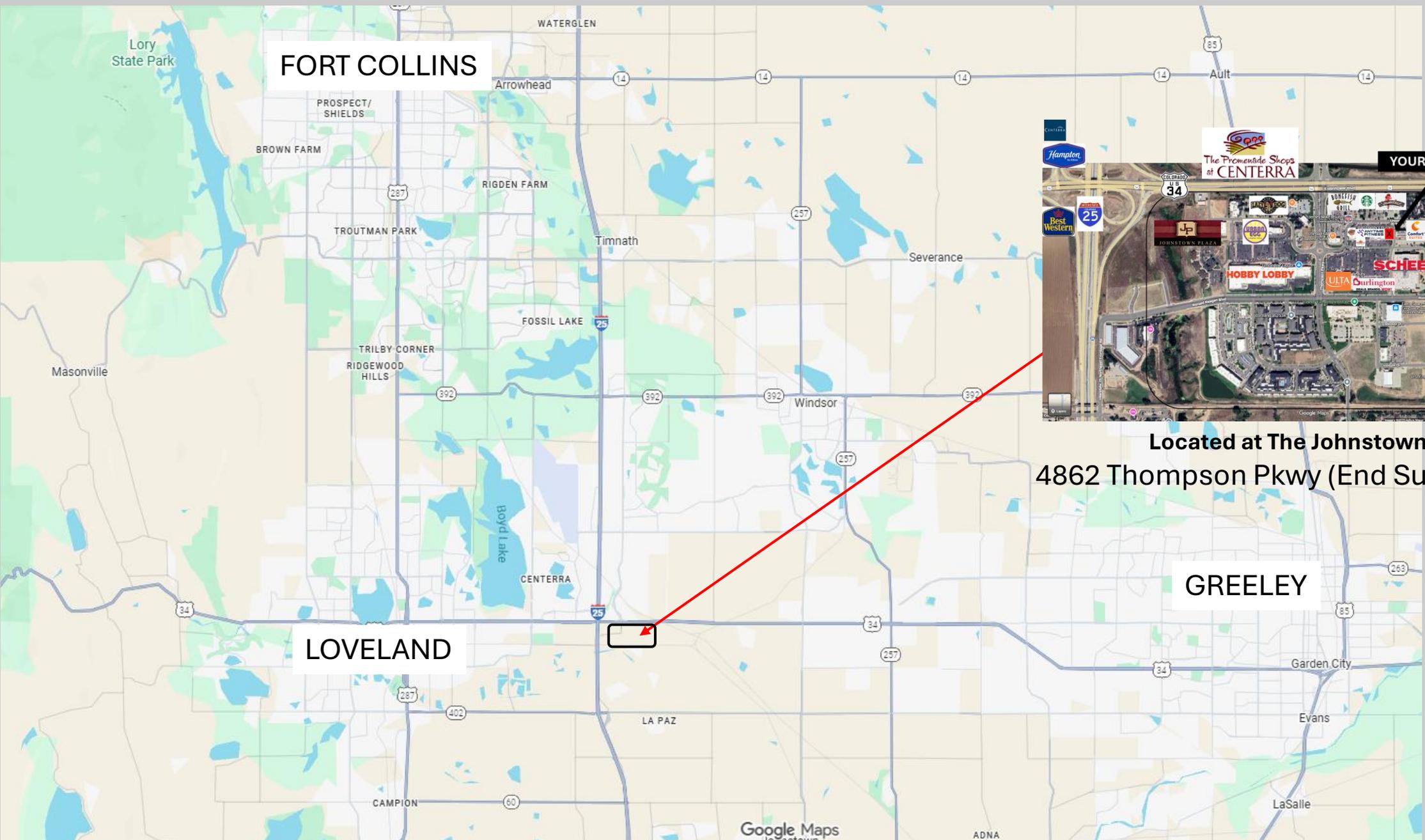


Side Door

Front Door

Measurements are approximate, Not drawn to exact scale.

**FORT COLLINS**



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

**GREELEY**

**LOVELAND**



**YOUR BUSINESS**



sleep number



Jersey Mike's Subs

Cheba Hut "Toasted" Subs



**HOBBY LOBBY**

**SCHEELS**



Ronald Reagan Blvd

Liberty Firearms Institute

Ronald Reagan Blvd

Employment Solutions - Northern Colorado...

Cortland at 2534

Extra Space Storage

Springs at 2534

Exposition Dr

Endeavor Dr

Endeavor Dr

Venture Dr

Lockaway Storage

Limelight Services

Scott Stewart

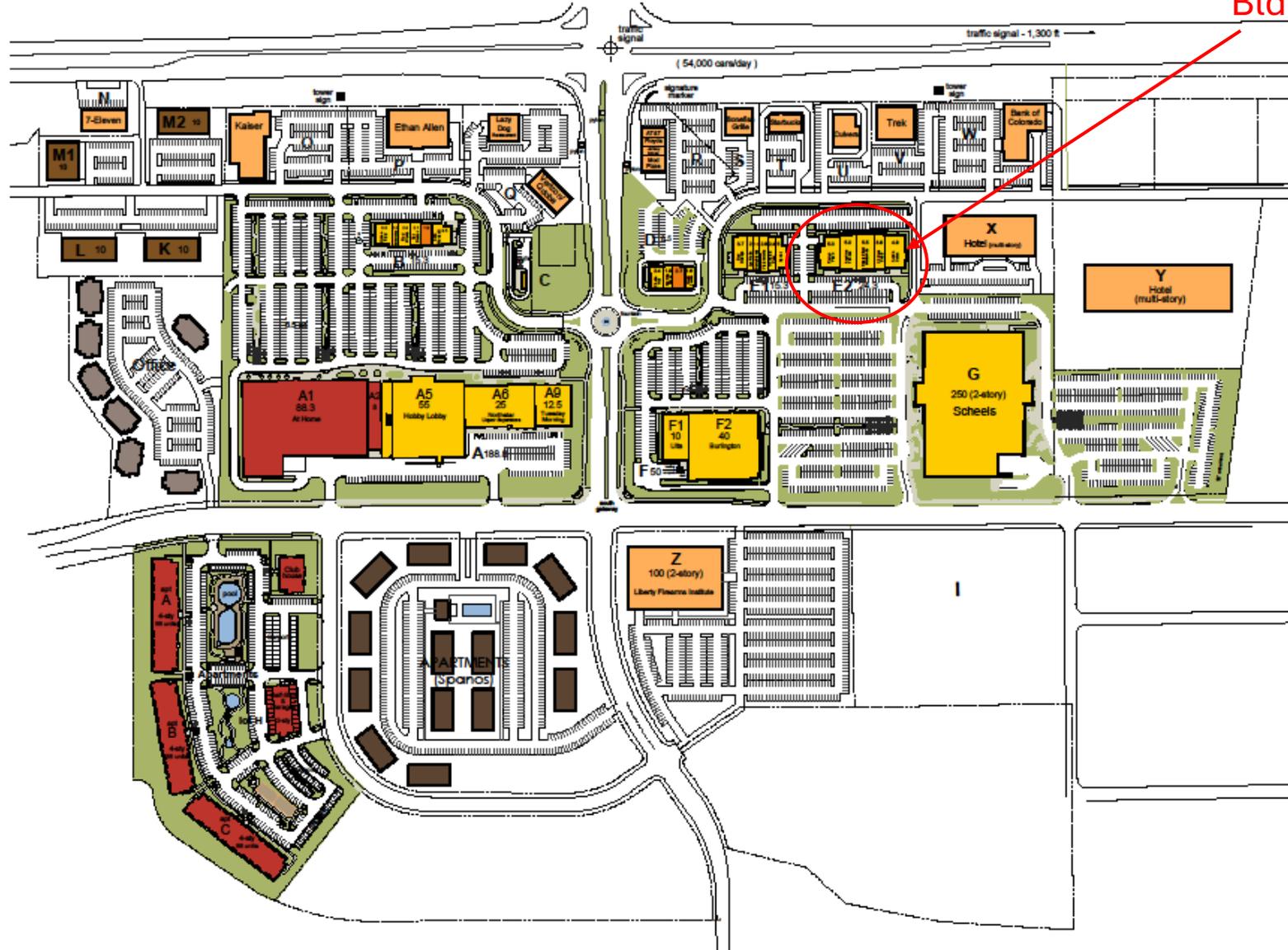
U.S. Engineering



# YOUR BUSINESS



Bldg E2, End Suite



**LEGEND:**

- OPEN SHOPS
- EXISTING - AVAILABLE
- FUTURE - AVAILABLE
- FUTURE - PROP LEASE
- FUTURE - SIGNED LEASE
- EXISTING OPEN RETAIL (by others)
- RETAIL - FUTURE (by others)
- OFFICE (by others)
- APARTMENTS (by others)

Site Plan

Marketing Plan - October 8, 2019



**JOHNSTOWN PLAZA**

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

**Carson Development, Inc**

DeGasperi & Associates Architecture / Point Consulting

**JB**

BROKER CONTACT

**JARRETT BECK, MBA**



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