

4806 LARIMER PKWY

Johnstown, CO 80534

JOHNSTOWN FREESTANDING DRIVE-THROUGH RESTAURANT



FOR SALE

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AVAILABLE

2,790 SF

PRICING

\$1,600,000

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

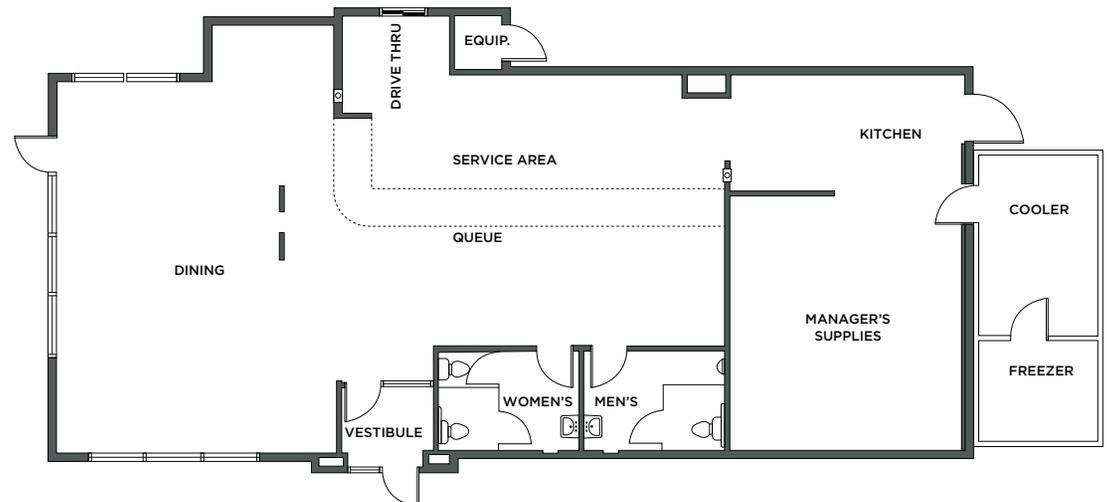
BUILDING SPECS

JOHNSTOWN FREESTANDING DRIVE-THROUGH RESTAURANT

- **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

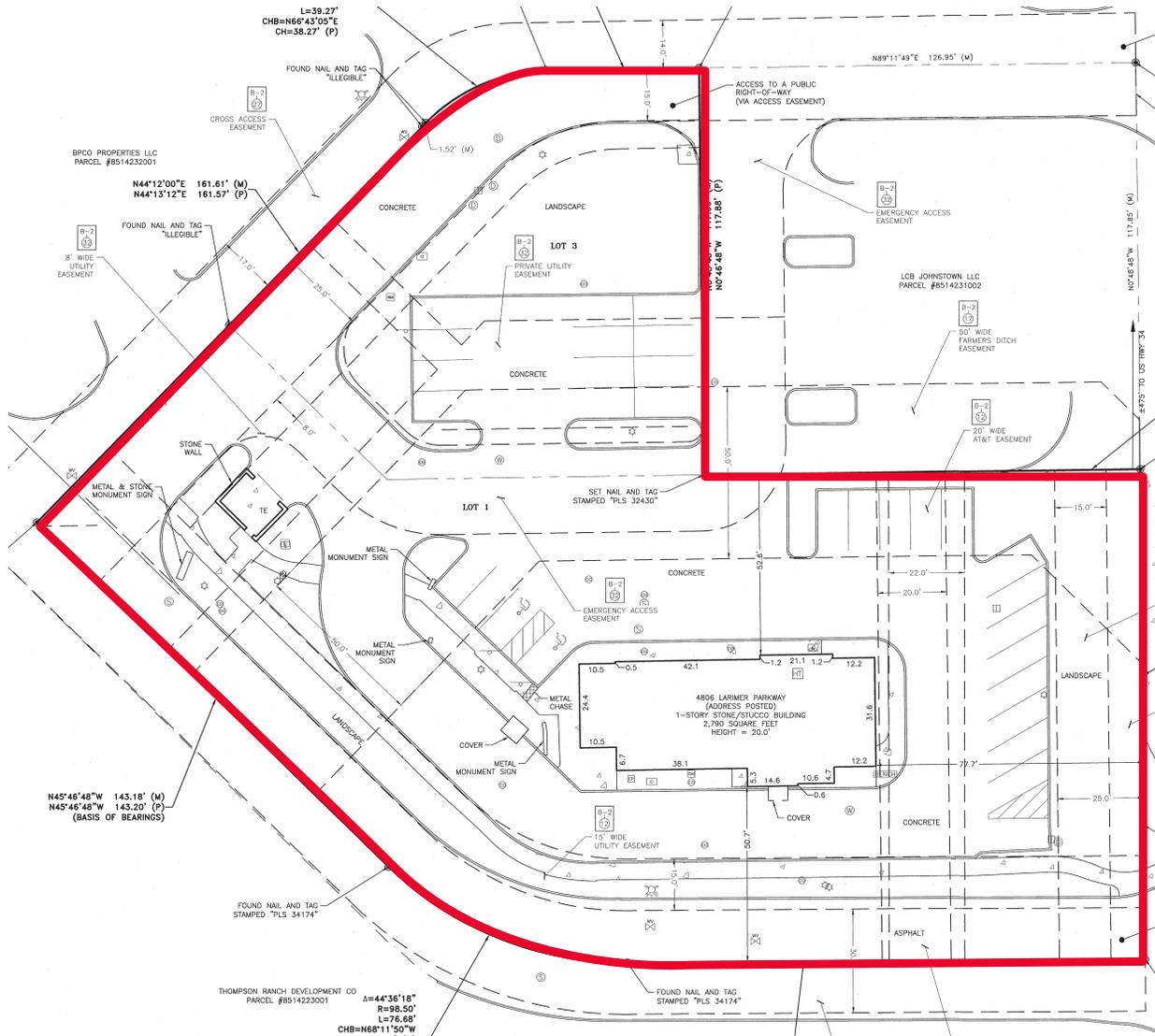


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SITE PLAN

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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.