

THE RIDGE

JOHNSTOWN

NEW MIXED-USE, MASTER-PLANNED DEVELOPMENT

LOCATED AT THE NWC, NEC + SEC OF I-25 & HWY 402 / FREEDOM PARKWAY
JOHNSTOWN, CO 80534



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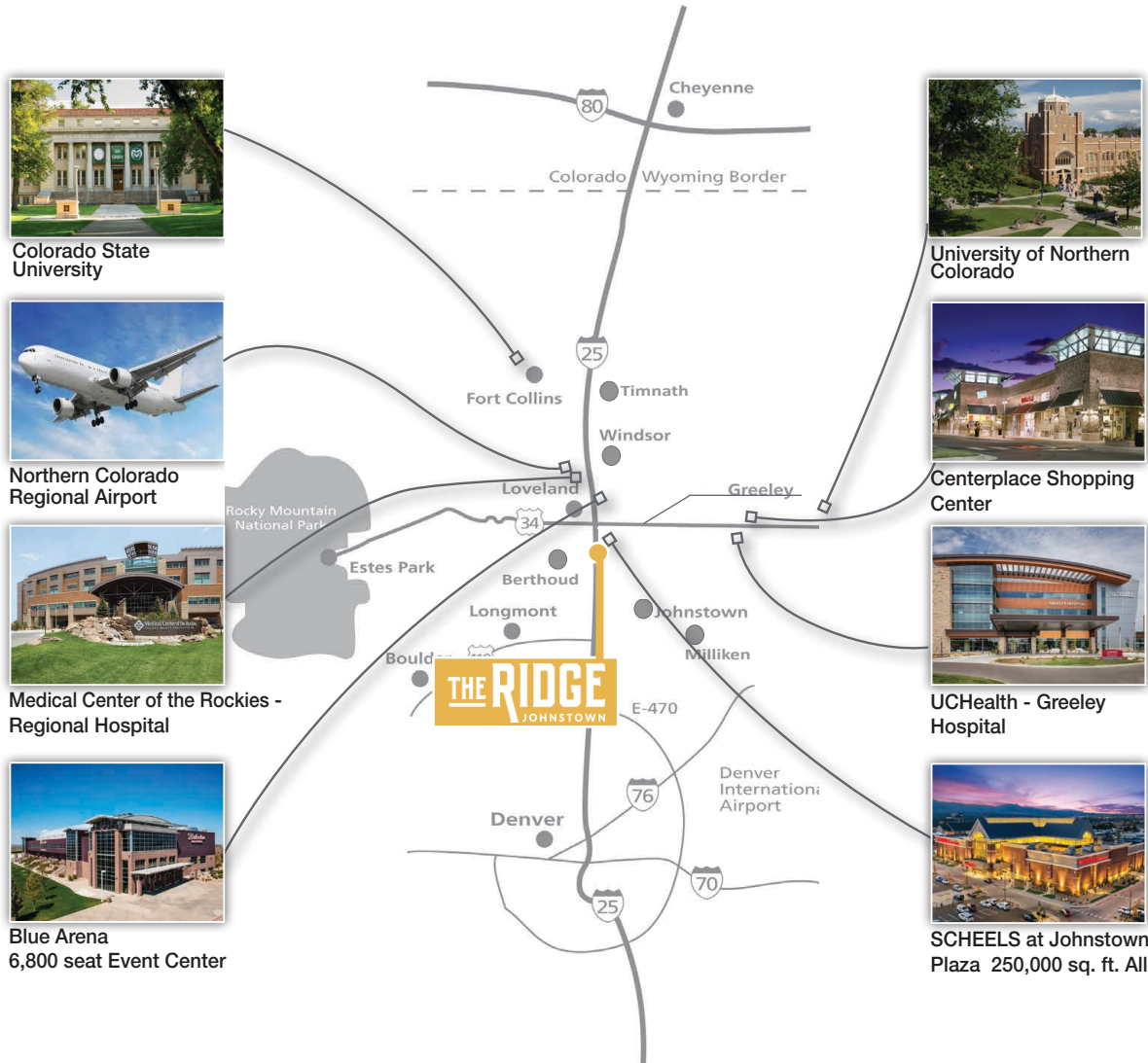
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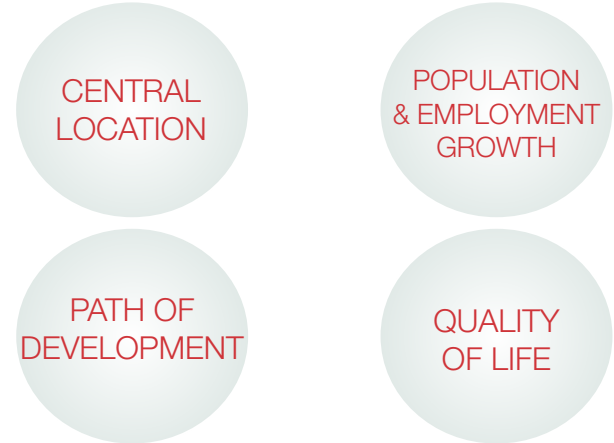


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LOCATION MAP & NEARBY CATALYSTS

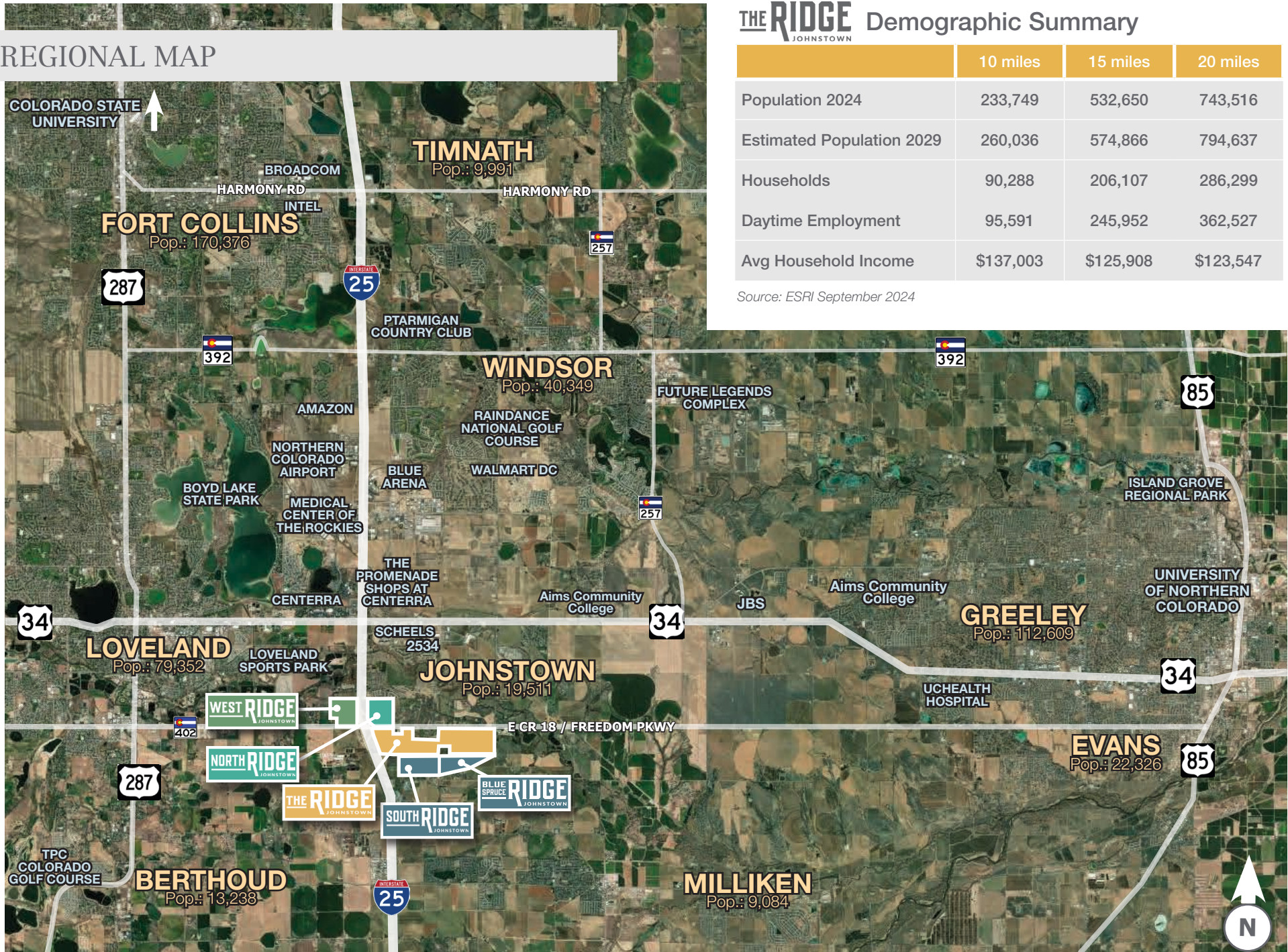


NORTHERN COLORADO Nestled between the Rocky Mountains, Colorado's high plains and Denver International Airport – Northern Colorado communities consistently rank as some of the best locations in the country for business, lifestyle and craft beer.



Northern Colorado's trade area consists of approximately 950,000 people (within 30 miles of I-25 & US 34). The trade area is well-known for its high quality of life and is home to two major universities, a young, well educated, population, and a diverse and well compensated workforce. Northern Colorado offers outdoor activities and recreation for every season. With ideal proximity to Rocky Mountain National Park and Estes Park as the main gateway, residents enjoy an active lifestyle through activities such as mountain biking, backpacking, kayaking, rafting and camping, and have easy access to world-class skiing and snow sports in the Rocky Mountains.

REGIONAL MAP



THE RIDGE Demographic Summary

	10 miles	15 miles	20 miles
Population 2024	233,749	532,650	743,516
Estimated Population 2029	260,036	574,866	794,637
Households	90,288	206,107	286,299
Daytime Employment	95,591	245,952	362,527
Avg Household Income	\$137,003	\$125,908	\$123,547

Source: ESRI September 2024

Development Map Overview



IMMEDIATE ACCESS TO INTERSTATE 25

*Traffic data from cdot.com & costar.com

THE RIDGE

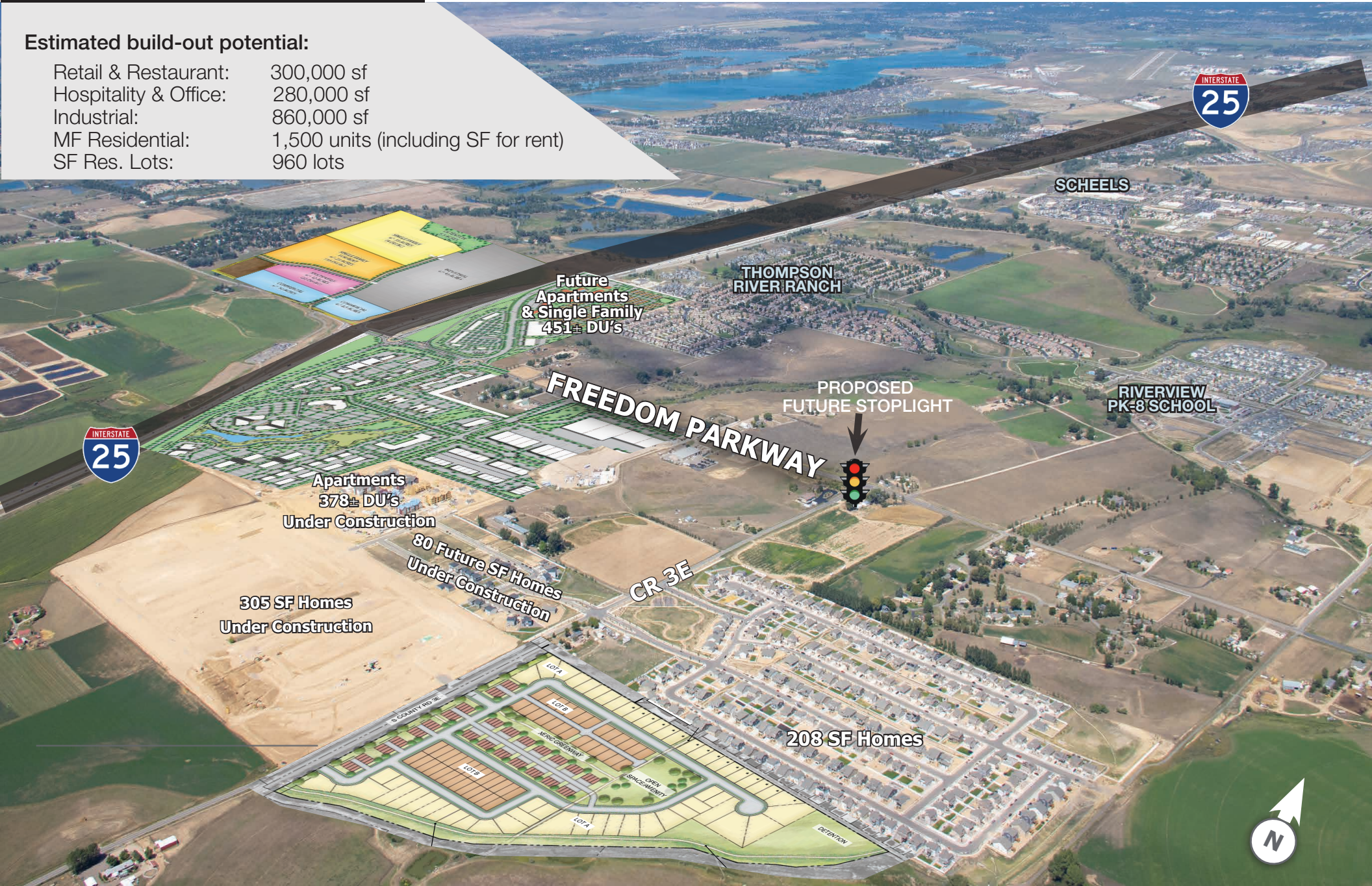
JOHNSTOWN

NEW MIXED-USE, MASTER-PLANNED DEVELOPMENT

LOCATED AT THE NWC, NEC + SEC OF I-25 & HWY 402
JOHNSTOWN, CO 80534

Estimated build-out potential:

Retail & Restaurant:	300,000 sf
Hospitality & Office:	280,000 sf
Industrial:	860,000 sf
MF Residential:	1,500 units (including SF for rent)
SF Res. Lots:	960 lots



SCHEELS

THOMPSON RIVER RANCH

Future Apartments & Single Family
451+ DU's

PROPOSED FUTURE STOPLIGHT

RIVERVIEW PK-8 SCHOOL

FREEDOM PARKWAY

Apartments
378+ DU's
Under Construction

80 Future SF Homes
Under Construction

305 SF Homes
Under Construction

CR 3E

208 SF Homes



The Ridge Overview



The Ridge Overview

NAI Affinity is pleased to present available sites within The Ridge Johnstown (The Ridge, West Ridge, North Ridge, South Ridge, and Blue Spruce Ridge), a new master-planned community in Johnstown, Colorado. The Ridge Johnstown is an over 440-acre master-planned, mixed-use development with immediate access to I-25 via the Highway 402 interchange. Ideally situated in the heart of northern Colorado, and now under construction. The adjacency to, and visibility from I-25 make it one of the most prominent master planned communities in the region, providing excellent visibility to more than 86,000* vehicles a day.

Video: [Story of The Ridge Deal](#)

*Traffic data from cdot.com

Opportunity Highlights

ENTITLEMENTS

- Annexed and zoned (PUD / PUD-MU) within the Town of Johnstown.
- Existing Design Guidelines/ODP are being updated and is likely to include expedited administrative planning approvals for many uses.
- ODP for [North Ridge](#), [Design Guidelines](#), & [Plat Map](#)
- ODP for [The Ridge](#), [Design Guidelines](#), & [Plat Map Filing 4](#)

PROPERTY HIGHLIGHTS

- Convenient central northern Colorado location.
- Prominent access and visibility to and from I-25 and Freedom Parkway/Highway 402.

LOWEST MUNICIPAL FEES IN THE AREA

- Town of Johnstown Fees: [click here](#)

ACCESS AND UTILITIES

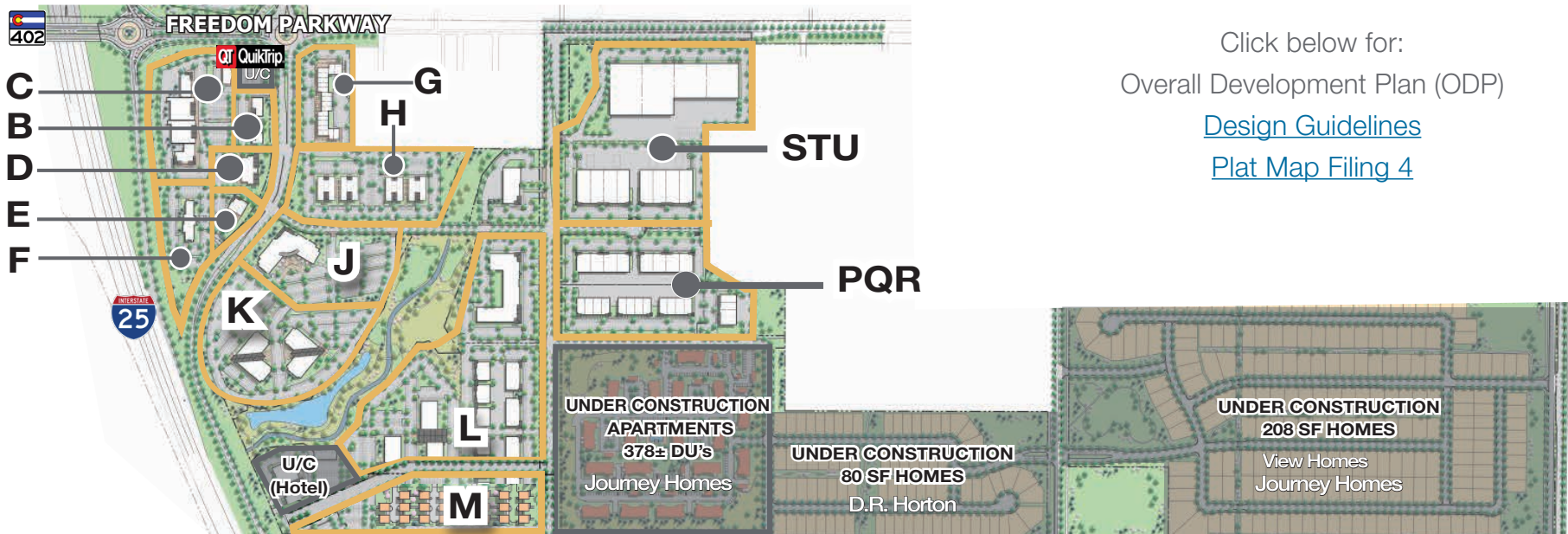
- Sites at The Ridge will generally be delivered with access and wet utilities at or adjacent to the property, or otherwise noted in the contract or lease.
- Water and Sewer provider: Town of Johnstown.
- Electric & Gas provider: Xcel Energy.

THE RIDGE

LOT	LAND USE	ACRES	PRICE PSF
B	Retail	1.2±	\$18.00
C	Retail	5.6±	\$15.00
D	Retail	1.5±	\$15.00
E	Retail	0.9±	\$12.00
F	Retail	2.9±	\$12.00
G	Retail	3.5±	\$10.00
H	Office/Commercial	7.3±	\$8.00
J	Office/Commercial	6.5±	\$8.00
K	Office/Commercial	10.3±	\$8.00
L	MF Residential	9.0± - 18.29±	\$8.00
M	MF Res. / Commercial	6.69±	\$8.00
STU	Industrial / Self-Storage	2.6 - 17.2±	\$7.00
PQR	Industrial / Self-Storage	1.8 - 11.1±	\$6.00



Conceptual Site Plan



Click below for:
[Overall Development Plan \(ODP\)](#)
[Design Guidelines](#)
[Plat Map Filing 4](#)

NEW RETAIL DEVELOPMENT COMING TO THE RIDGE IN JOHNSTOWN, CO

FOR LEASE

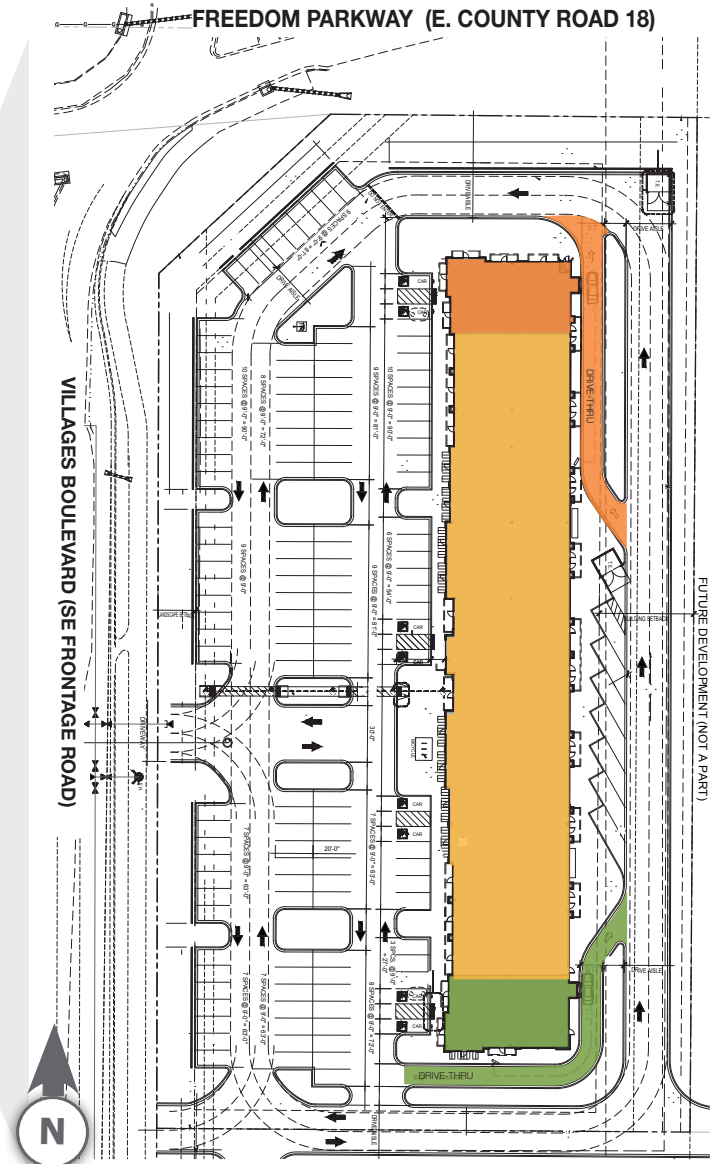
SEC of Freedom Parkway & Villages Boulevard (SE Frontage Rd)
Johnstown, CO 80534

HIGH TRAFFIC INTERSTATE EXIT LOCATION

Owned and Developed by:



Site Overview



SITE PLAN

Future Multi-Tenant Building

The 26,443± sq ft building will consist of two end-cap restaurant spaces with drive-thru access, as well as in-line retail shopping spaces. Each tenant will have building signage, a glass store front, and ample parking.

In-Line Retail Spaces

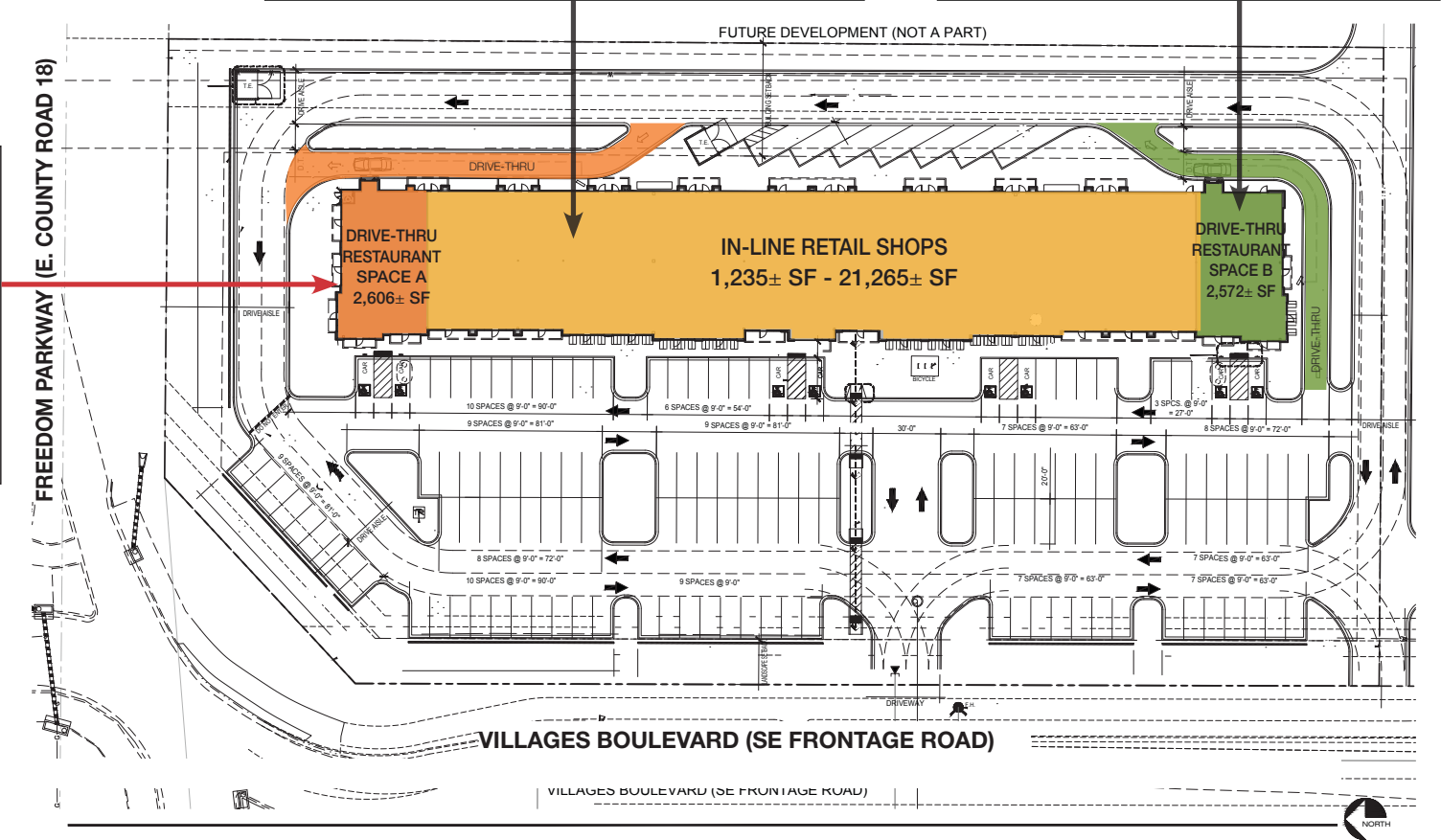
SIZE: 1,235± SF - 21,265± SF
 LEASE RATE: \$28.00 / SF NNN
 TI ALLOWANCE: Negotiable

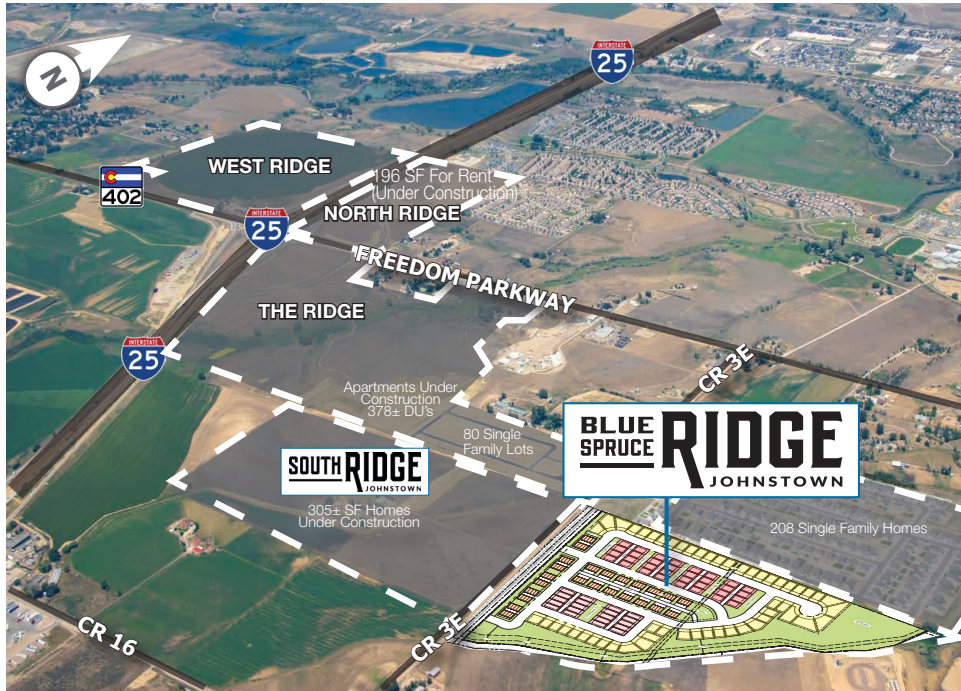
End-Cap Restaurant Space
SPACE B

SIZE: 2,572± SF
 LEASE RATE: \$40.00 / SF NNN
 TI ALLOWANCE: Negotiable

End-Cap Restaurant Space
SPACE A

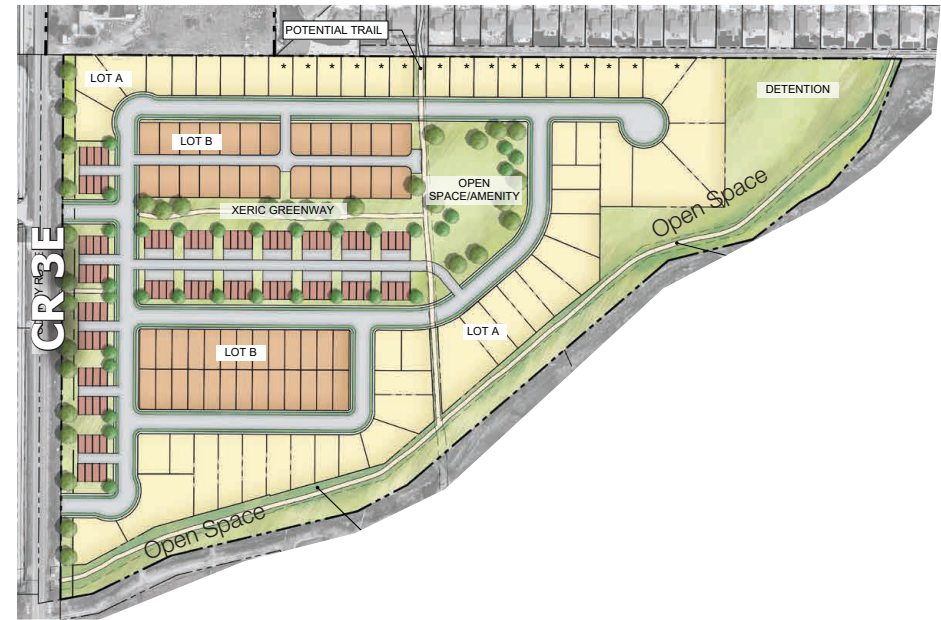
SIZE: 2,606± SF
 LEASE RATE: \$45.00 / SF NNN
 TI ALLOWANCE: Negotiable





PARCEL	LAND USE	ACRES	PRICE PSF
Blue Spruce	Single Family Residential	42±	\$2.50

CONCEPTUAL PLAN



UNIT MIX:

- LOT A** (6K SF MINIMUM SIZE) = **55 LOTS**
 - 60'(W) x 100'(L) LOT TYP.
- LOT B** (4K SF MINIMUM SIZE) = **52 LOTS**
 - 50'(W) x 80'(L) LOTS = **26 LOTS**
 - 40'(W) x 100'(L) LOTS = **26 LOTS**
- ROW HOMES** **96 UNITS**
 - 1.5K SF MINIMUM UNIT SIZE
 - 18' MINIMUM UNIT WIDTH
 - PLAN UNIT SIZE = 18'(W) x 45'(L), 2-STORY

TOTAL = **203 UNITS**

* SINGLE STORY HOME RESTRICTION (~16 OF 55)

**SITE PLAN ASSUMES R2 ZONING

*** DENSITY = 5DU/AC

**** OPEN SPACE MIN. - 30%

NORTH RIDGE

Conceptual Site Plan

LOT	LAND USE	ACRES	PRICE PSF
1	Multifamily (23 du/ac) /Commercial	6.86±	\$8.50
2	Multifamily (23 du/ac) /Commercial	4.42±	\$8.50
3	Commercial / Industrial	10.5±	\$8.50
4	Retail	11.69±	\$14.00

ODP for [North Ridge](#), [Design Guidelines](#), & [Plat Map](#)

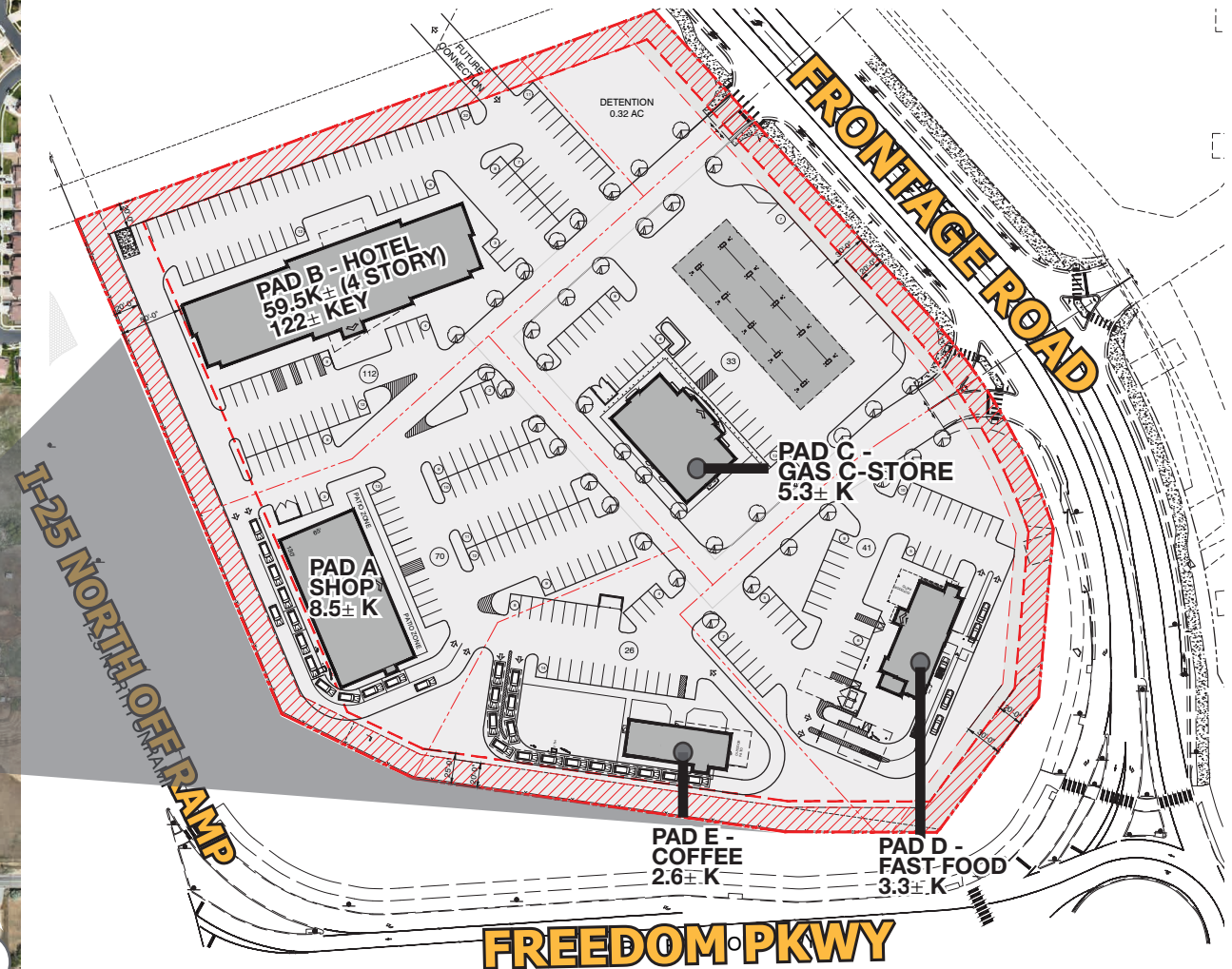


NORTH RIDGE

CONCEPTUAL RETAIL SITE PLAN

LOT	PROPOSED USE	ACRES	PRICE PSF
A	Shop	1.54±	\$12.00
B	Hotel	2.10±	\$12.00
C	Gas / C-Store	1.76±	\$25.00
D	Fast Food	1.53±	\$20.00
E	Coffee	1.04±	\$20.00

Conceptual Plan:
[click here](#)



NEW INDUSTRIAL / FLEX / SHOWROOM DEVELOPMENT COMING TO THE RIDGE IN JOHNSTOWN, CO

FOR LEASE

NEC of Freedom Parkway &
Villages Boulevard (SE Frontage Rd)
Johnstown, CO 80534

Owned and Developed by:



CALIBER



HIGH QUALITY BUILDINGS WITH IMMEDIATE
INTERSTATE ACCESS AND REGIONAL LOCATION !

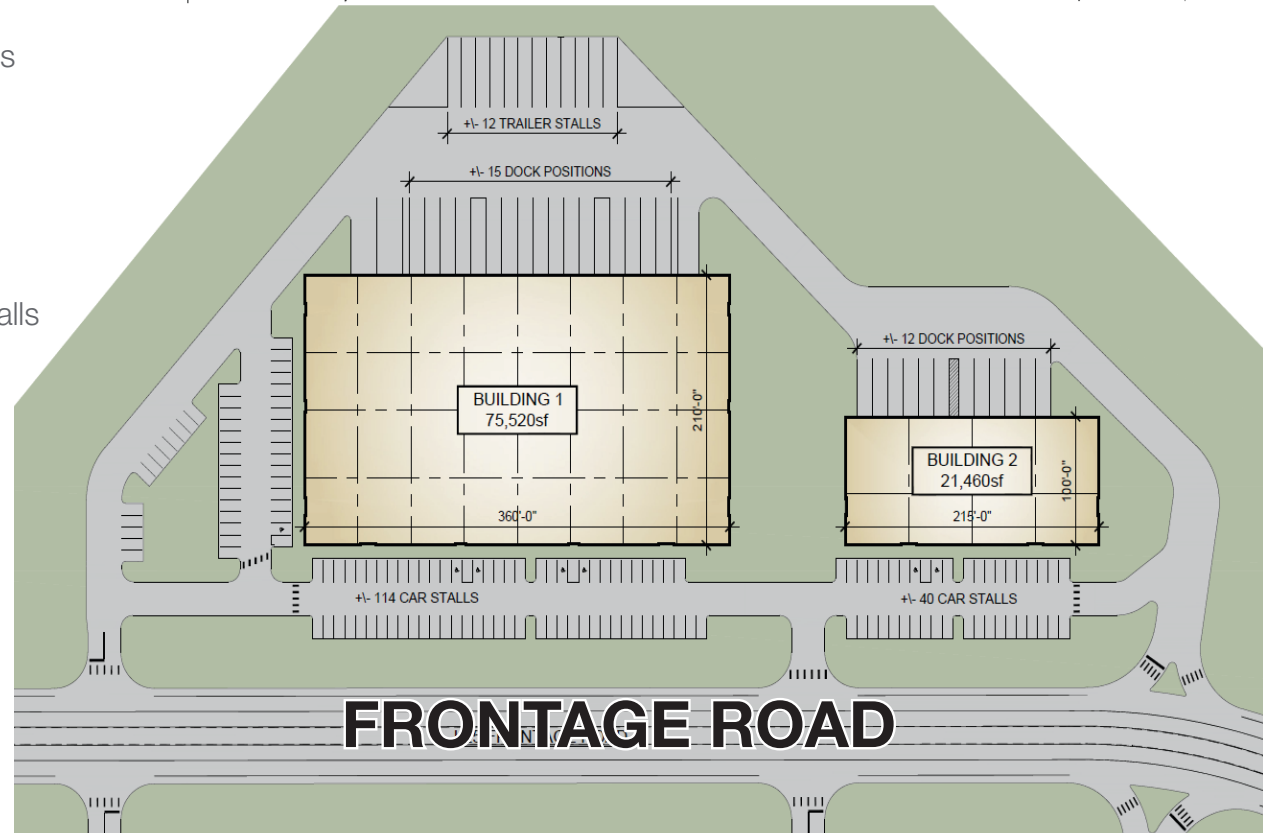
BUILDING DETAILS

BUILDING 1

Available:	20,000± - 75,600± SF
Lease Rate:	Starting at \$12.00 / SF NNN
Est. NNN's:	\$5.00 / SF
Power:	3-Phase - 277/480V, 2,000 amps
Dock High Doors:	Fifteen (15)
Drive-In Doors:	Three (3)
Clear Height:	28'± in warehouse
Column Spacing:	50'± x 52'± 60'± speed bay in Building 1
Parking Stalls:	115± parking stalls & 12 trailer stalls
Site Size:	7.1± acres (309,276± sq. ft.)
Zoning:	PUD - MU

BUILDING 2

Available:	5,000± - 21,500± SF
Lease Rate:	Starting at \$15.00 / SF NNN
Est. NNN's:	\$5.00 / SF
Power:	3-Phase - 277/480V, 1,200 amps
Dock High Doors:	One (1)
Drive-In Doors:	Six (6)
Clear Height:	24'± in warehouse
Column Spacing:	50'± x 52'±
Parking Stalls:	40± parking stalls
Site Size:	3.2± acres (139,392± sq. ft.)
Zoning:	PUD - MU



RENDERINGS AND SITE PLAN

FULL SITE PLAN: [Click here](#)



WEST RIDGE

LAND PLAN: [West Ridge](#)



LOT	LAND USE	ACRES	PRICE PSF
A	Single Family	35±	\$2.50
B	Single Family for Rent	23±	\$8.50
C	Multifamily	12±	\$8.50
D	Commercial	10±	\$14.00
E	Commercial	8.5±	\$17.00
F	Industrial	43±	\$7.50

