



**257 JOHNSTOWN  
CENTER DRIVE  
JOHNSTOWN, CO  
JOHNSTOWN CENTER  
ASKING PRICE  
\$5,400,000**

**TENANTS:**

18

**TOTAL BUILDING AREA:**

27,856 SQ FT PER ASSESSOR

**NO. OF BUILDINGS:**

1

**TOTAL LAND AREA:**

2.295 ACRES +/-

**ELEVATION:**

4,852 FEET

**ADDRESS:**

257 Johnstown Center Drive, Johnstown, Colorado 80534

**LOCATION:**

The Town of Johnstown is located in the heart of the northern Front Range in Weld County and is one of the fastest growing communities in Northern Colorado. It is approximately 5 miles east of I-25 on Highway 60. Drive times to major cities and airports include Denver 50 min, Greeley 25 min, Fort Collins 30 min, Denver International Airport 50 min, and Northern Colorado Regional Airport 15 min. Spanning over 15 square miles that includes major transportation corridors such as I-25, Hwy-60, and Hwy-34, Johnstown provides strategic accessibility for major retailers and companies to locate in the community.

**SUMMARY:**

This multi-tenant property has undergone significant improvements by the current owner to reposition the center into Johnstown's premier business center. The Johnstown Center hosts a diverse mix of vibrant businesses that compliment and support each other. [WWW.JOHNSTOWNCENTER.COM](http://WWW.JOHNSTOWNCENTER.COM)

**SHOCKCOR**

**REAL ESTATE**  
management investment brokerage

**SHOCKCOR, INC.**  
333 W. HAMPDEN AVE., SUITE #440  
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[www.shockcor.com](http://www.shockcor.com)  
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# OVERVIEW

Well maintained building with upside in the Johnstown Downtown District. Quality 2005 construction with excellent rental history. There is 18,530 SF of retail on the main level that includes two restaurants, liquor store, café, hair salon, nail salon, two dentists, massage therapy, and H & R Block. The second level hosts 5,848 SF of office spaces with eight businesses. There is ample parking. Other great features: Low maintenance, upgrades & professional management. An easy to own investment property!

## PROPERTY HIGHLIGHTS

- Diversified Tenants
- Average Leasable Space Size is 1,354 Square Feet
- **100% Occupied** with Escalating Lease Terms
- 125 Parking Spaces 4.49:1,000 square feet
- Low Maintenance

## PROPERTY SUMMARY

- Asking Price: \$5,400,000
- Year Built: 2005
- Lot Size: 2.295 ACRES +/-
- Total SF: 27,856 SF
- Price PSF \$193.85
- CAP Rate 7.00%

## LOCATION HIGHLIGHTS

- Diversified Economy
- Population Growth
- Abundant Outdoor Recreational Activities
- Preferred location for residents/businesses in NoCo



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# PROPERTY PHOTOS

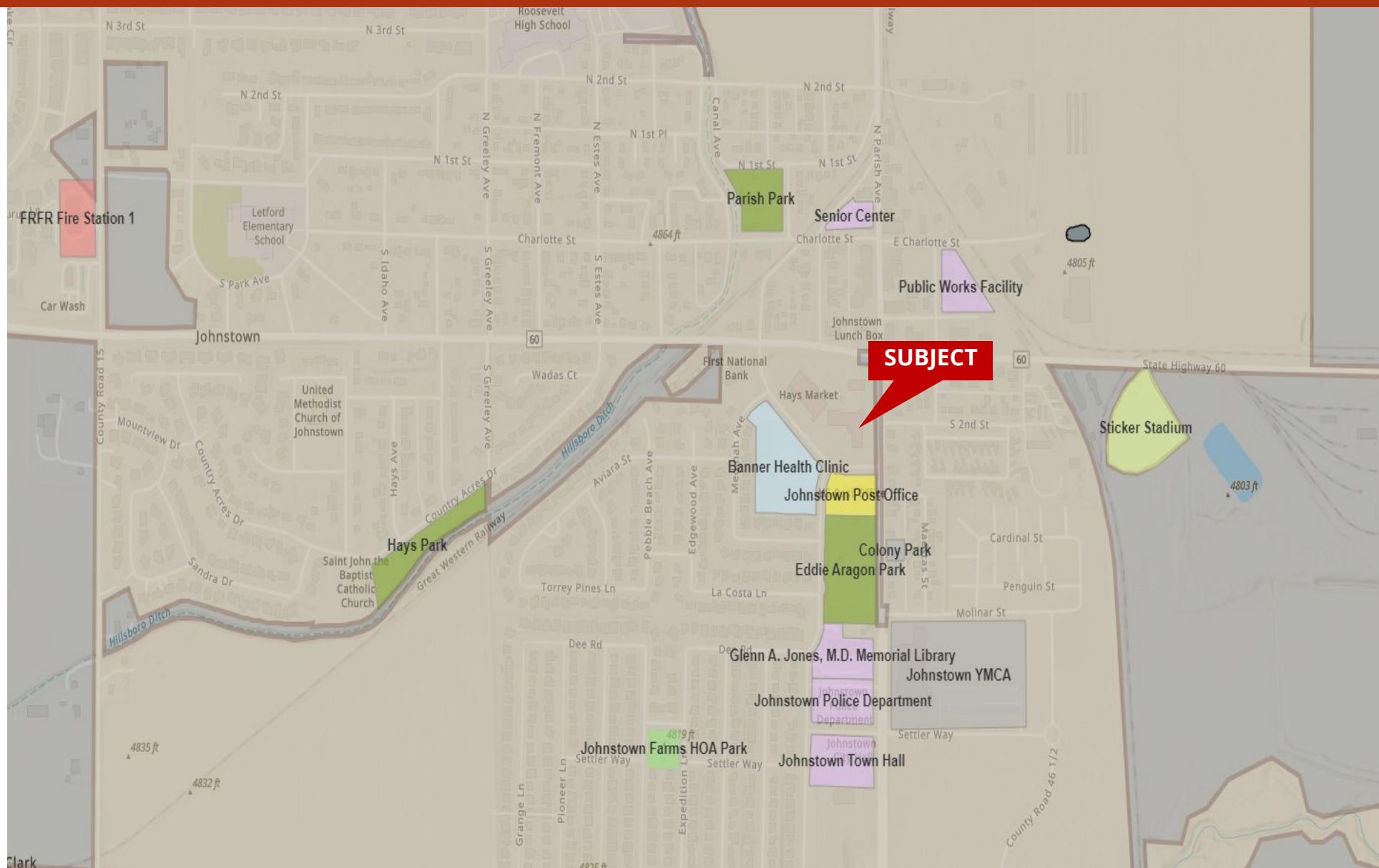


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# STREET MAP

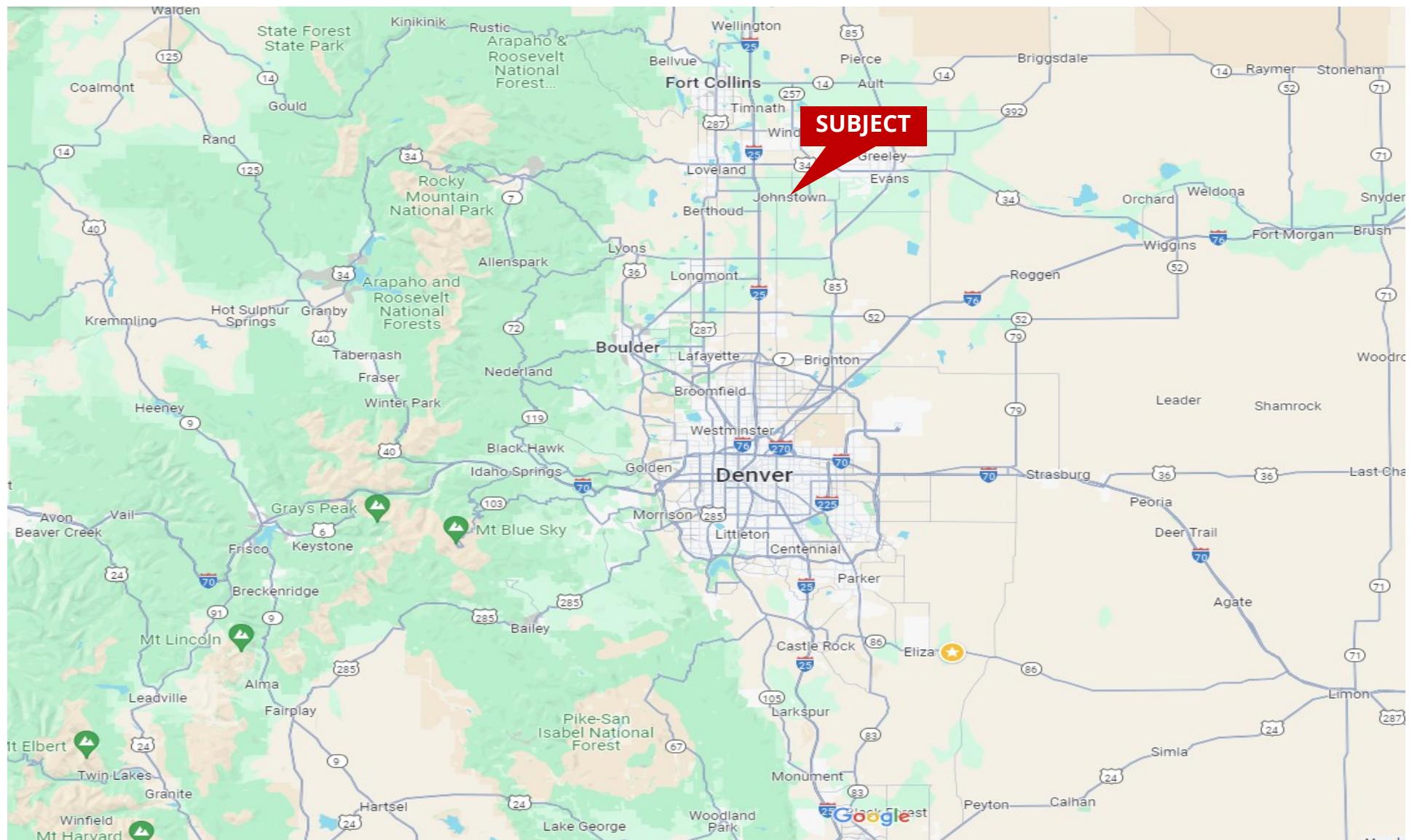


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# REGIONAL CONTEXT MAP



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# FINANCIAL SUMMARY

PROFORMA	2024	2025
<b>Monthly Income</b>	\$40,120	\$41,415
<b>Monthly CAM Income</b>	\$14,033	\$14,033
<b>Annualized Income</b>	\$649,836	\$665,376
<b>Less Vacancy (5%)</b>	\$-32,492	\$-33,269
<b>Effective Gross Income</b>	<b>\$617,344</b>	<b>\$632,107</b>
<b>EXPENSES</b>		
<b>Administrative</b>	\$485	\$485
<b>Real Estate Taxes</b>	\$98,792	\$105,126
<b>Insurance</b>	\$7,904	\$9,653
<b>Utilities - Water</b>	\$10,900	\$10,900
<b>Utilities - Sewer</b>	\$5,100	\$5,100
<b>Utilities - Storm Drainage Charge</b>	\$1,140	\$1,140
<b>Utilities - Common Electric</b>	\$5,190	\$5,190
<b>Utilities - Office Electric</b>	\$8,600	\$8,600
<b>Utilities—Office Gas</b>	\$2,435	\$2,435
<b>Fire Prevention</b>	\$1,930	\$1,930
<b>Trash Removal</b>	\$13,600	\$13,600
<b>Repairs and Maintenance</b>	\$60,000	\$60,000
<b>Management Fee</b>	\$30,867	\$31,605
<b>Total Expenses</b>	\$246,943	\$255,764
<b>NET INCOME</b>	<b>\$370,401</b>	<b>\$376,343</b>



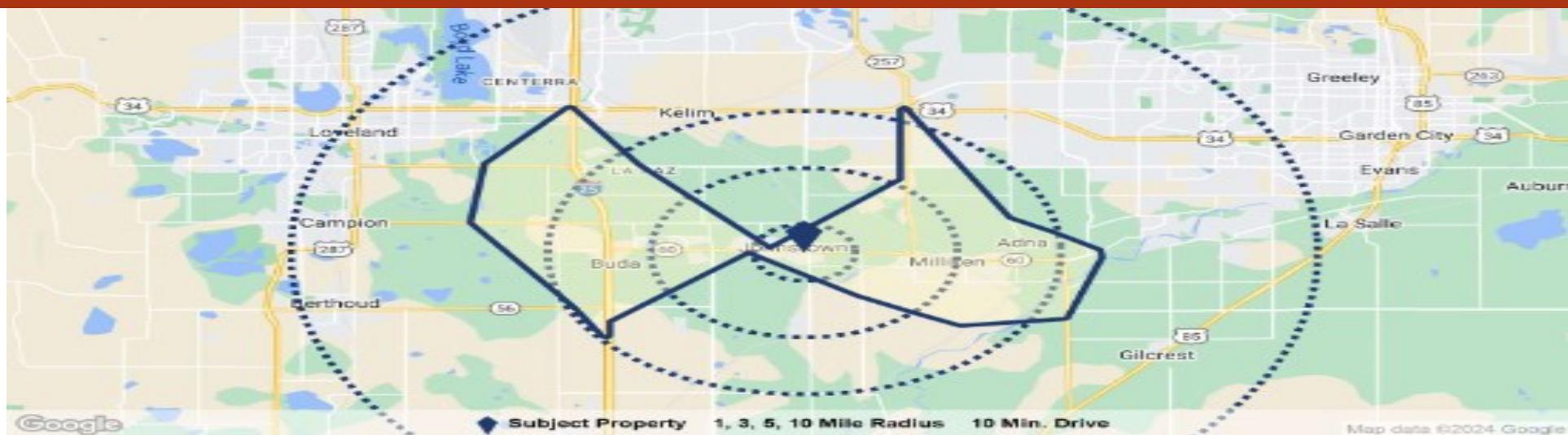
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# DEMOGRAPHICS

(Source: 2024 CoStar Group)



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	6,315	21,805	25,642	154,950	24,406
5 Yr Growth	9.4%	9.1%	9.6%	7.6%	11.6%
Median Age	37	36	35	36	35
5 Yr Forecast	38	37	37	39	37
White / Black / Hispanic	93% / 1% / 32%	94% / 1% / 24%	94% / 1% / 24%	94% / 1% / 20%	94% / 1% / 24%
5 Yr Forecast	93% / 1% / 32%	94% / 1% / 24%	94% / 1% / 24%	93% / 1% / 20%	94% / 1% / 24%
Employment	1,114	1,945	3,647	63,130	12,972
Buying Power	\$213.2M	\$776.6M	\$1B	\$5.5B	\$640M
5 Yr Growth	11.3%	11.5%	11.7%	9.6%	13.5%
College Graduates	26.9%	29.0%	27.5%	31.5%	36.2%
<b>Household</b>					
Households	2,300	7,545	9,664	56,669	6,446
5 Yr Growth	9.6%	9.4%	9.7%	7.6%	11.7%
Median Household Income	\$82,684	\$103,221	\$101,495	\$92,571	\$89,457
5 Yr Forecast	\$94,134	\$105,212	\$103,342	\$94,473	\$101,065
Average Household Income	\$84,747	\$111,700	\$112,395	\$109,336	\$112,526
5 Yr Forecast	\$85,806	\$113,417	\$113,965	\$111,115	\$113,556
% High Income (>\$75K)	62%	69%	66%	61%	68%
<b>Housing</b>					
Median Home Value	\$302,569	\$358,336	\$361,087	\$369,237	\$366,954
Median Year Built	2000	2007	2006	2005	2006
Owner / Renter Occupied	77% / 23%	63% / 37%	61% / 39%	74% / 26%	60% / 20%

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# TOP EMPLOYERS

(Source: TOWN OF JOHNSTOWN 2024 ECONOMIC PROFILE)



## TOP EMPLOYERS

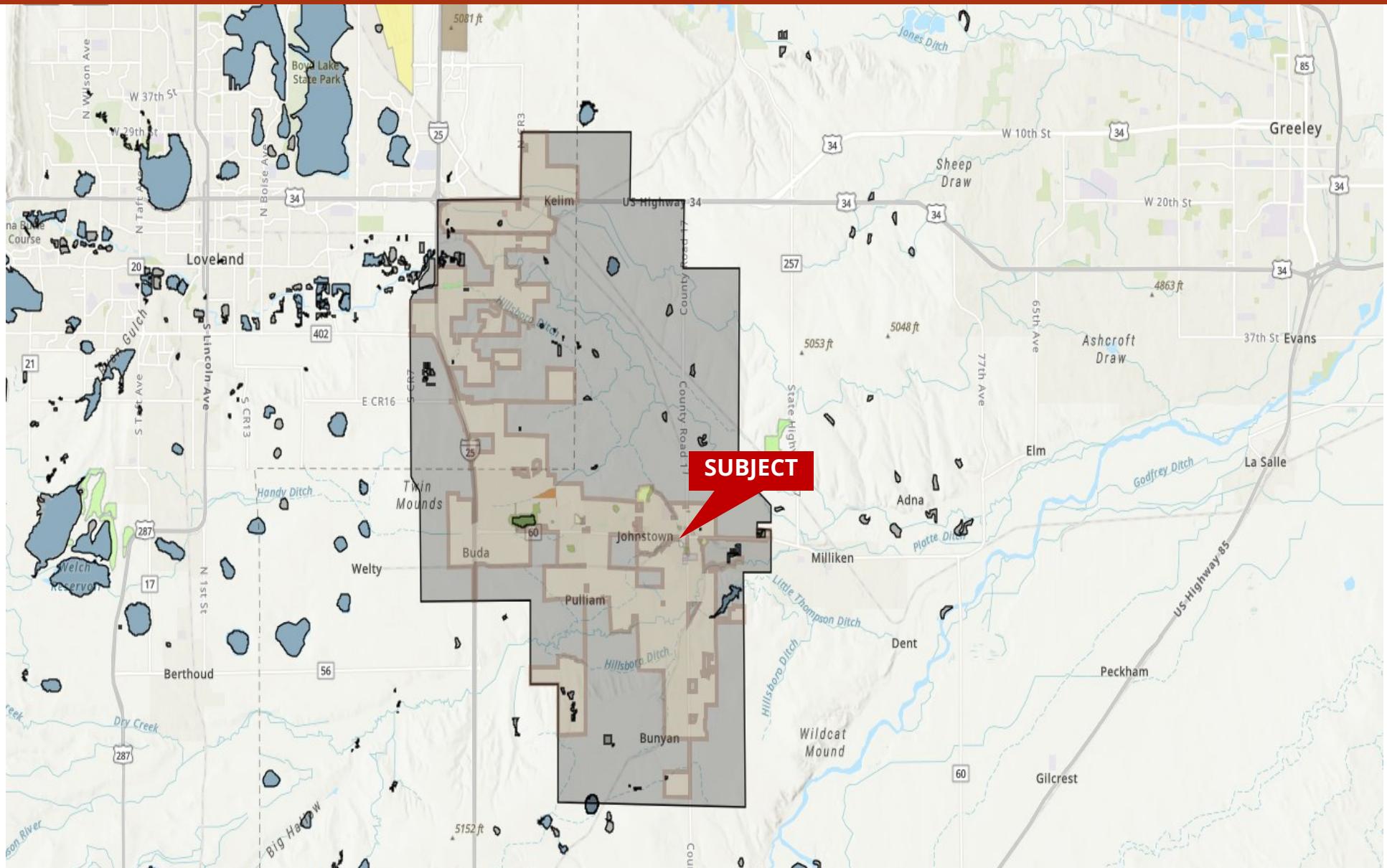
EMPLOYERS	EMPLOYMENT
Scheel's All Sports	600
Weld County School District, RE-5J	371
Sampson Construction Co.	325
Blackeagle Energy Services	250
Canyon Bakehouse	250
High Country Beverage	245
Kroger Fulfillment Center	225
Northern Co. Rehabilitation Hospital	210

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# TOWN LIMITS



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