

THE RIDGE
JOHNSTOWN

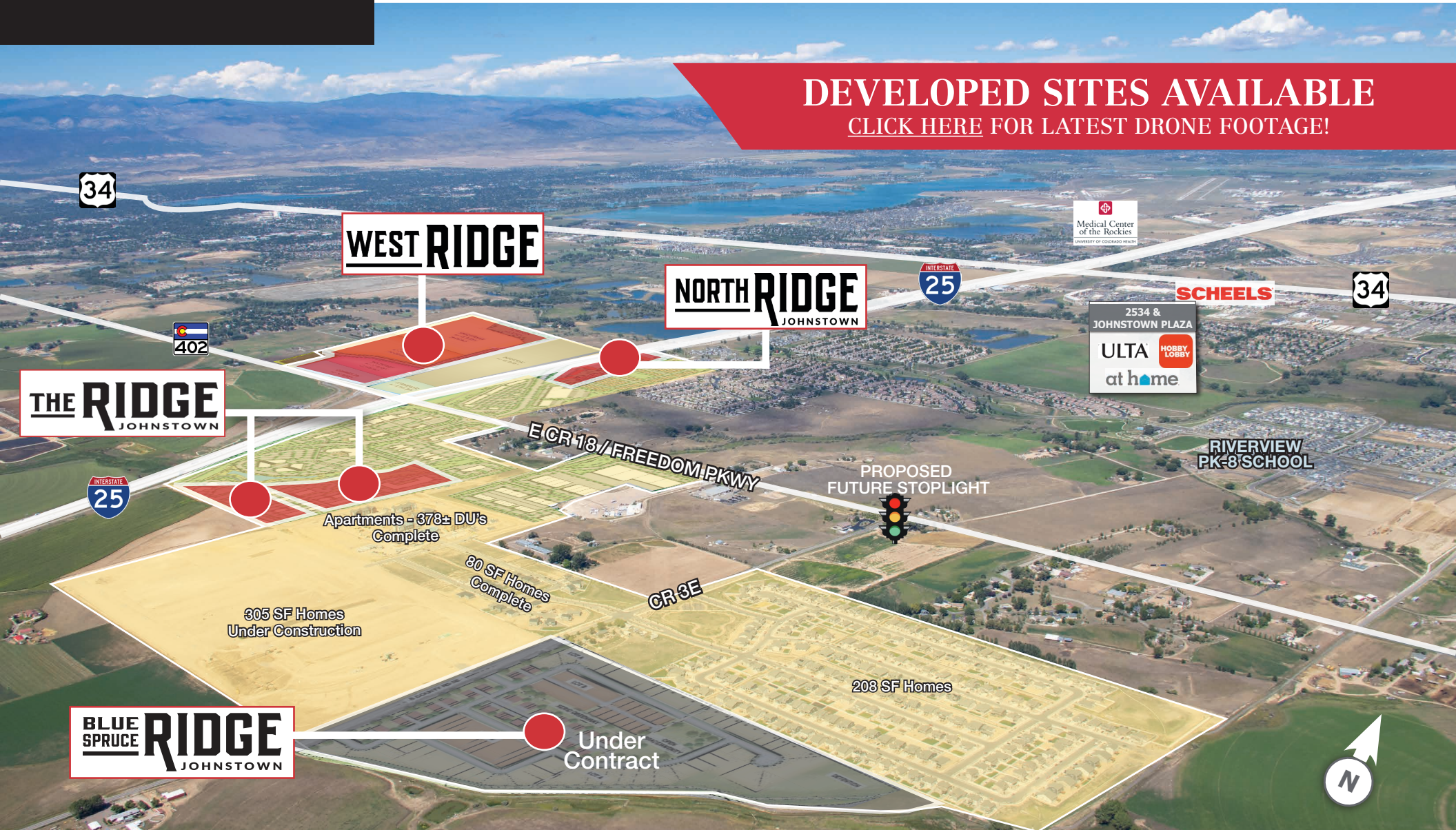
RESIDENTIAL & MULTI-FAMILY SITES AVAILABLE

NEW MIXED-USE, MASTER-PLANNED DEVELOPMENT

I-25 & HWY 402 (FREEDOM PARKWAY), JOHNSTOWN, CO

DEVELOPED SITES AVAILABLE

[CLICK HERE FOR LATEST DRONE FOOTAGE!](#)



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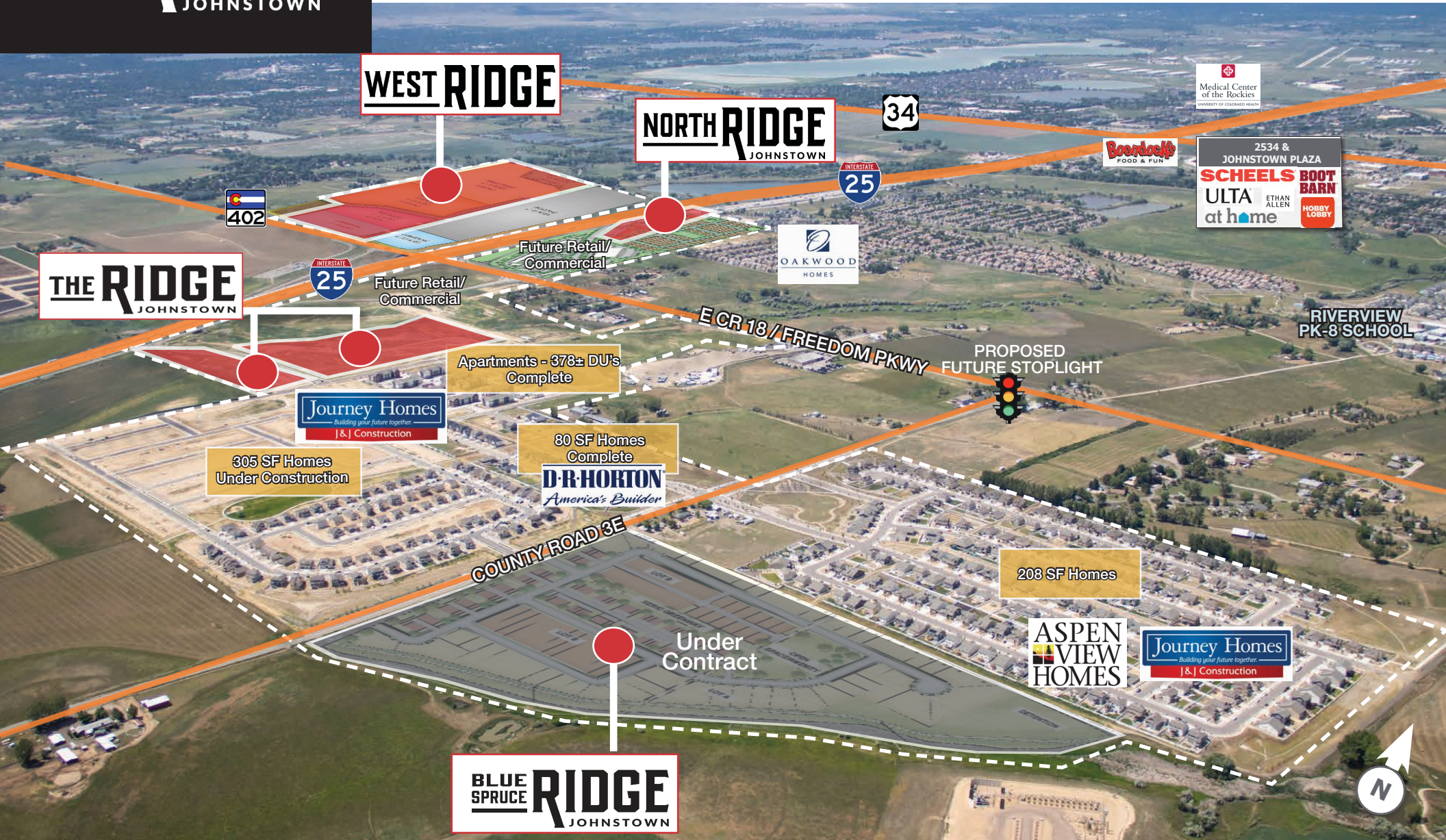

CALIBER

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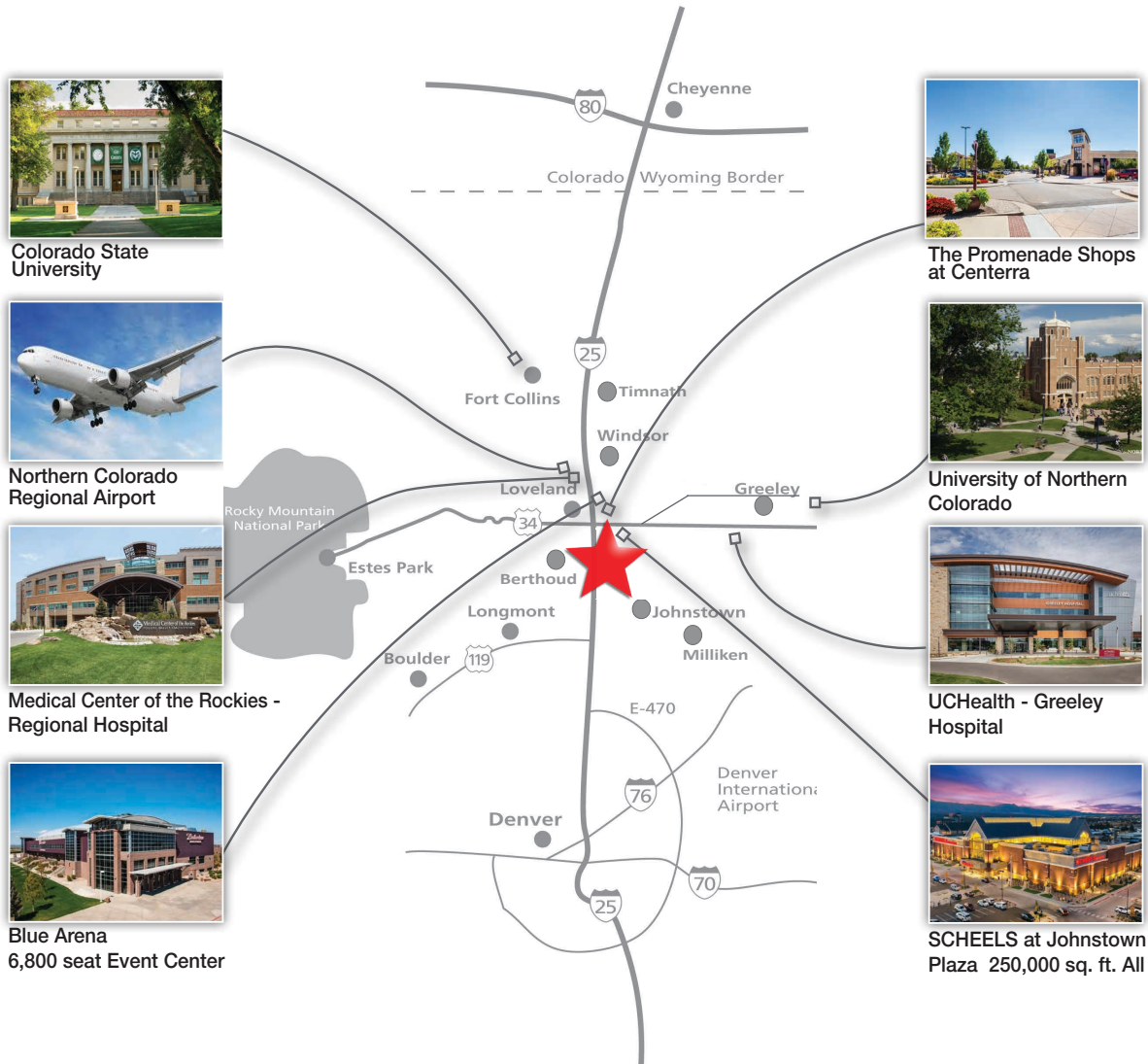
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LOCATION MAP & NEARBY CATALYSTS



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.

CENTRAL
LOCATION

POPULATION
& EMPLOYMENT
GROWTH

PATH OF
DEVELOPMENT

QUALITY
OF LIFE

Northern Colorado's trade area consists of approximately 967,000 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.

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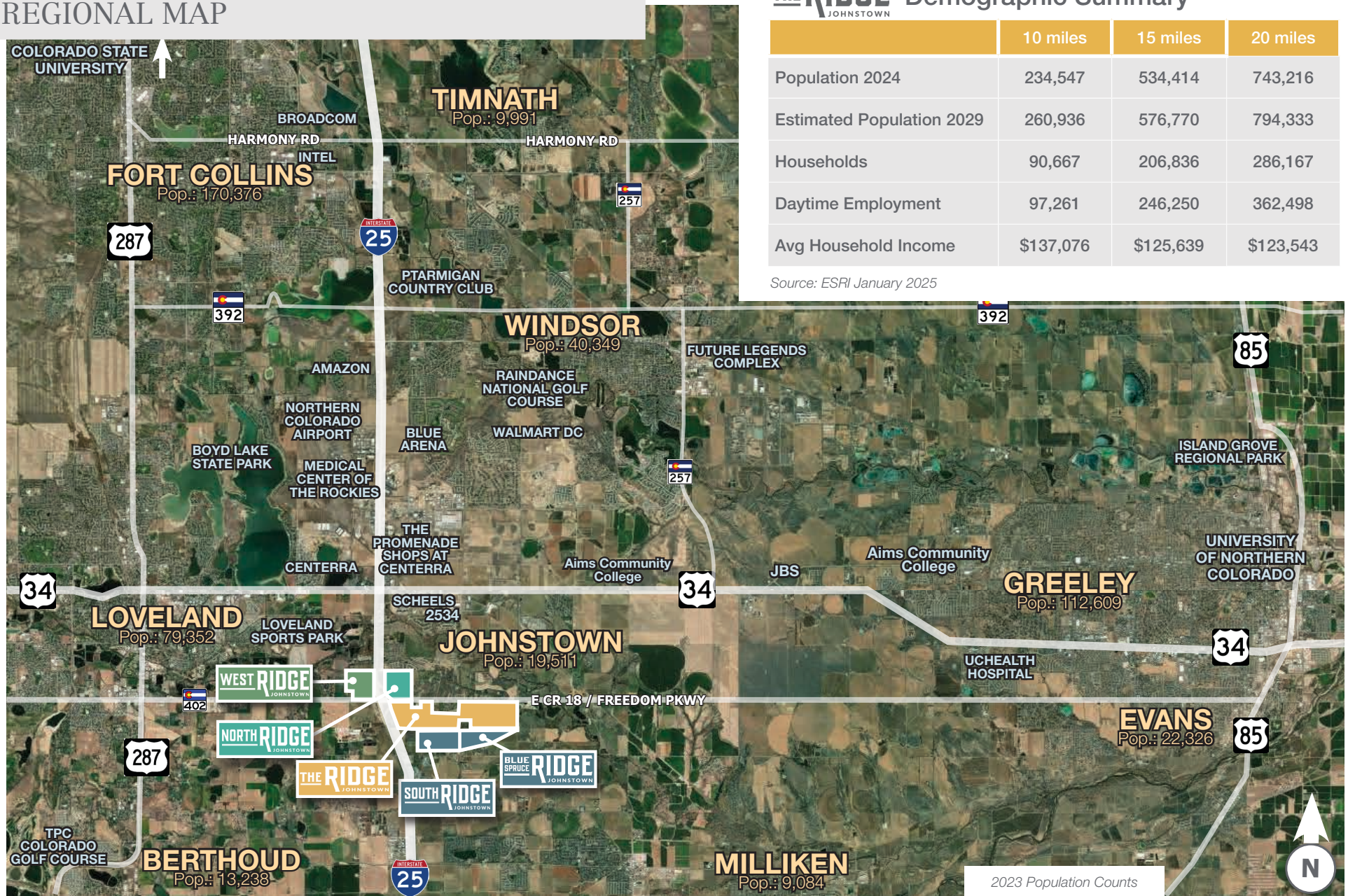
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REGIONAL MAP



THE RIDGE JOHNSTOWN Demographic Summary

	10 miles	15 miles	20 miles
Population 2024	234,547	534,414	743,216
Estimated Population 2029	260,936	576,770	794,333
Households	90,667	206,836	286,167
Daytime Employment	97,261	246,250	362,498
Avg Household Income	\$137,076	\$125,639	\$123,543

Source: ESRI January 2025

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Development Map Overview

Estimated build-out:

Retail & Restaurant:	300,000 sf
Hospitality & Office:	280,000 sf
Industrial:	860,000 sf
MF Residential:	960 d/u's
SF Res. Lots:	1,500 d/u's



IMMEDIATE
ACCESS TO
INTERSTATE 25

*Traffic data from cdot.com & costar.com

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The Ridge Overview



The Ridge Overview

NAI Affinity is pleased to present available sites within The Ridge Johnstown (West Ridge, North Ridge, and Blue Spruce Ridge), a new master-planned community in Johnstown, Colorado. The Ridge Johnstown is an over 600-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

Homebuilders at The Ridge



and more to come!

Opportunity Highlights

PROPERTY HIGHLIGHTS

- Convenient central northern Colorado location.
- Prominent access and visibility to and from I-25 & Freedom Parkway/Highway 402.
- Next exit south of I-25 / Hwy 34 activity area.

ENTITLEMENTS

- Annexed and zoned (PUD / PUD-MU) within the Town of Johnstown.
- Design Guidelines/ODP allow for many uses by right (admin. approval).

LOW MUNICIPAL FEES

- 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 as noted in the contract or lease.
- Water and Sewer provider: Town of Johnstown.
- Natural Gas provider: Xcel Energy.
- Electric provider: Xcel Energy or Poudre Valley REA, subject to specific site.

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NORTH RIDGE

SITE	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

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



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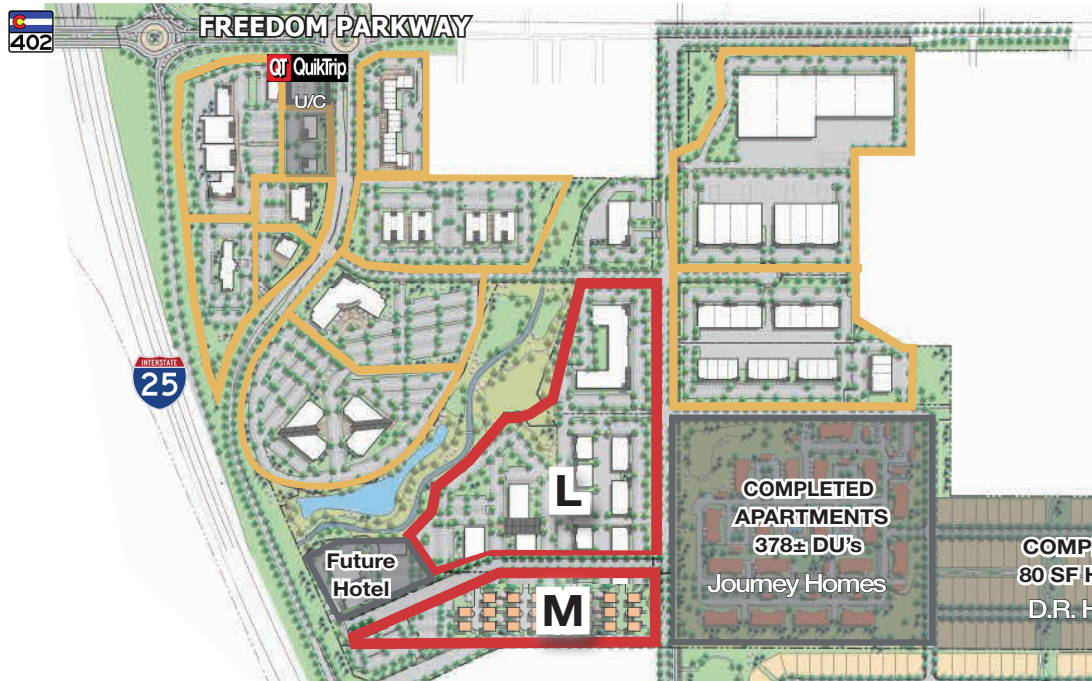
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THE RIDGE

SITE	LAND USE	ACRES	PRICE PSF
L	MF Res. / Commercial	9.0± - 18.29±	\$8.00
M	MF Res. / Commercial	6.69±	\$8.00

Conceptual Site Plan



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



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WEST RIDGE

Exceptional Views of Longs Peak!



Convenient Access to I-25



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SITE	LAND USE	ACRES	PRICE PSF
A	Single Family	30.14±	\$2.50
B	Single Family / Single Family for Rent / Multi-Family	18.42±	\$8.50
C	Multifamily / Commercial	11.80±	\$8.50

CONCEPTUAL PLAN



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