

REALTEC

COMMERCIAL REAL ESTATE SERVICES

FLEX UNIT PORTFOLIO FOR SALE IN JOHNSTOWN, CO

4520, 4530 & 4540 VENTURE DRIVE | JOHNSTOWN, CO 80534



**INVESTMENT, OWNER / OCCUPANT,
OR LEASE**

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THREE OFFICES SERVING NORTHERN COLORADO FOR OVER 30 YEARS –
FORT COLLINS, GREELEY, AND LOVELAND



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PROPERTY SUMMARY

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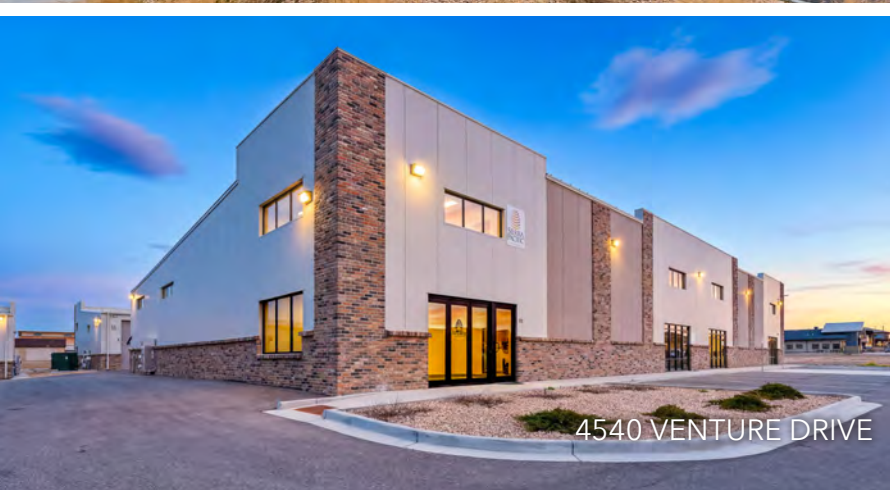
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4520 VENTURE DRIVE



4530 VENTURE DRIVE



4540 VENTURE DRIVE

Realtec is pleased to present this package of seven recently constructed flex condominium units in Johnstown, Colorado. These units are part of the Venture Drive Office Condominium project in the 2534 subdivision. The units can be purchased as a package, individually, or in combination. Included in the package are three fully leased units, two partially leased office/warehouse units, and two unfinished units, providing opportunities for both investors and owner occupants alike.

PRICING:

4520 Venture Drive

Unit 130	4,000 SF	\$950,000.00	(\$237.50/SF)
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4530 Venture Drive

Units 100-120	9,980 SF	\$3,290,000.00	(\$329.66/SF)
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Unit 130	4,000 SF	\$950,000.00	(\$237.50/SF)
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4540 Venture Drive

Unit 120	3,922 SF	\$1,240,000.00	(\$316.17/SF)
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Unit 130	3,833 SF	\$1,240,000.00	(\$312.97/SF)
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ALL UNITS	25,864 SF	\$7,670,000.00	(\$296.55/SF)
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PROJECT SUMMARY

DEVELOPMENT AND BUILDING SPECS

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The Venture Drive Office Condominiums are a three-building office/warehouse project located in the 2534 development. Built in 2023 and 2024, each building has four condominium units. All three buildings feature the following specifications:

CONSTRUCTION SPECS:

Roof:	Metal
Clear Height:	18'
Overhead Door:	1 - 12' x 14' per unit
Bay Depth:	80'
Bay Width:	37'
Mezzanine:	Existing or ready for installation
Parking:	132 shared spaces
Electrical:	200-amp 3 Phase, Xcel Energy
Natural Gas:	Xcel Energy
Water / Sewer:	Units separately metered, Town of Johnstown

PROJECT SPECS:

- 3 Buildings
- 36,000 SF
- 3.066 acres
- Zoned PUD - MU, Town of Johnstown

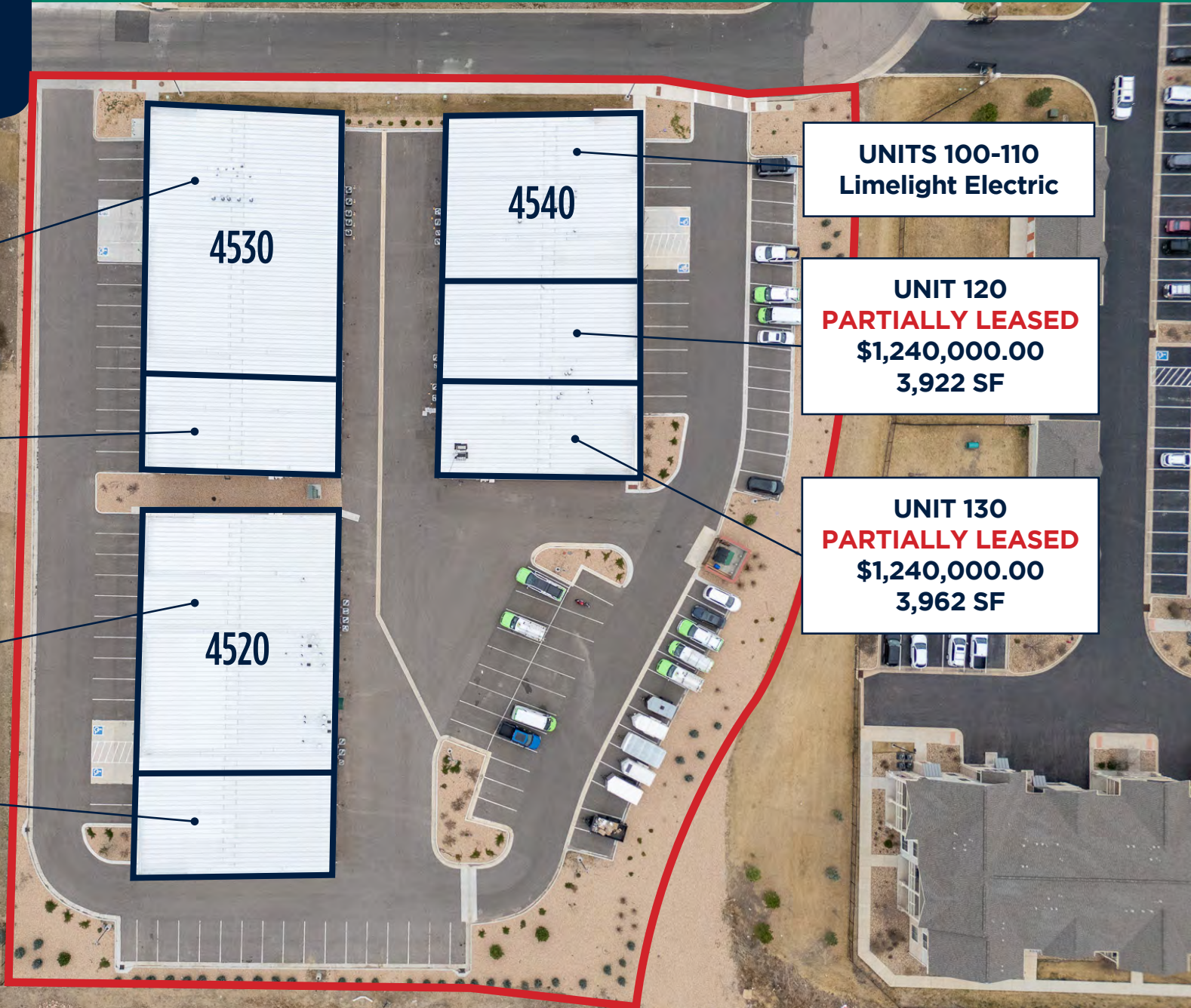


SITE PLAN

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UNITS 100-120
Lasorda Academy
FULLY LEASED
\$3,290,000.00
9,980 SF

UNIT 130 - **VACANT**
\$950,000.00
4,000 SF

UNITS 100-120
The Arabella

UNIT 130 - **VACANT**
\$950,000.00
4,000 SF

4530

4520

4540

UNITS 100-110
Limelight Electric

UNIT 120
PARTIALLY LEASED
\$1,240,000.00
3,922 SF

UNIT 130
PARTIALLY LEASED
\$1,240,000.00
3,962 SF

BUILDING 1: 4530 VENTURE DRIVE

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UNITS: 100-120

9,980 SF

\$3,290,000.00 (\$342.10/SF)

- Leased to Lasorda Academy through November 2028
- 5.26% cap rate
- Lasorda Academy is owned by Steel Sports a subsidiary of Steel Partner Holdings, Inc., which is a \$1.9 billion company

UNIT: 130

4,000 SF

\$950,000.00 (\$246.24/SF)

- Core and shell condition
- Mezzanine-ready: footers installed, structural steel on site, \$25,000.00 to install



BUILDING 1: FLOOR PLAN 4530 VENTURE DRIVE

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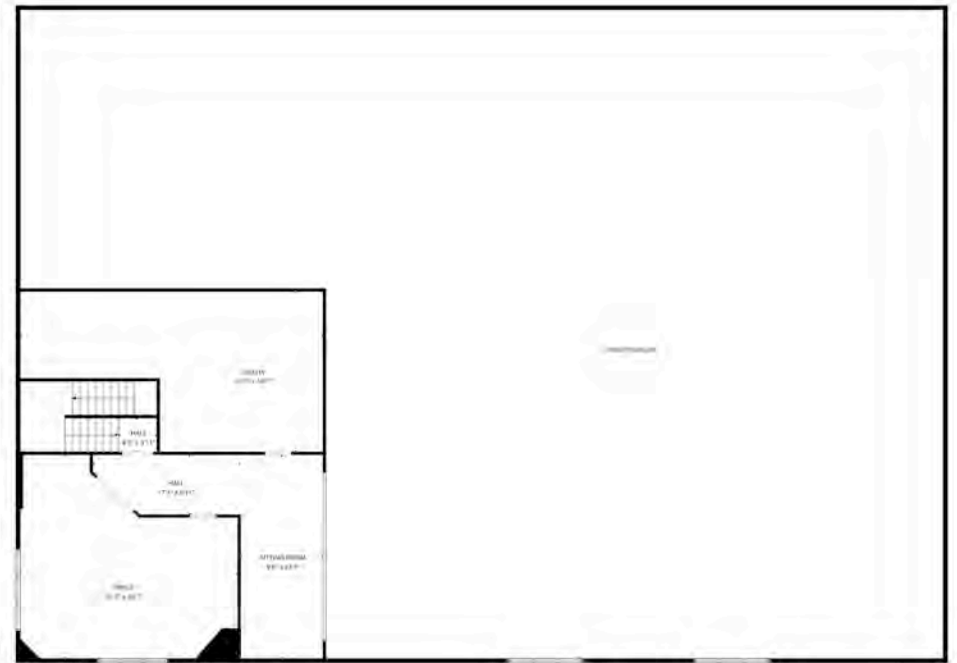
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UNITS: 100-120



1st FLOOR



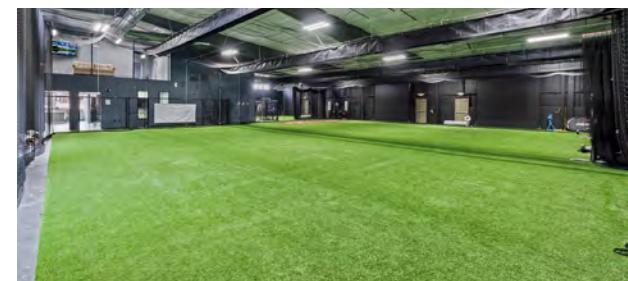
2nd FLOOR

BUILDING 1: PHOTOS 4530 VENTURE DRIVE

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BUILDING 2: 4540 VENTURE DRIVE

UNIT: 120

3,922 SF

\$1,240,000.00 (\$287.97/SF)

UNIT: 130

3,962 SF

\$1,240,000.00 (\$323.51/SF)



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BUILDING 2: FLOOR PLAN 4540 VENTURE DRIVE

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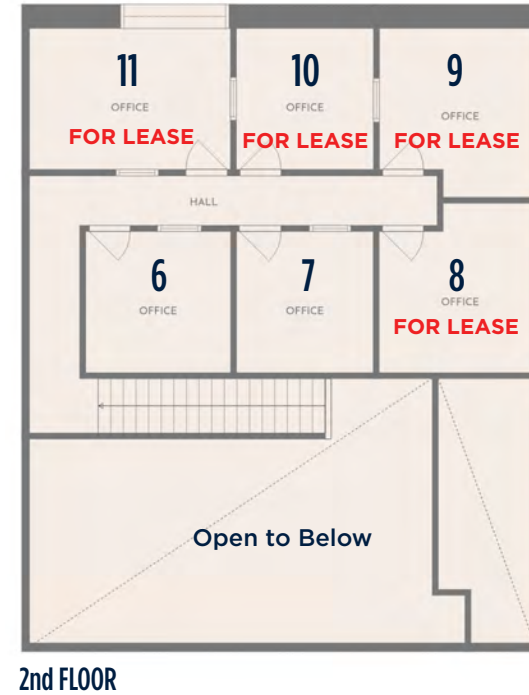
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UNIT	PRICE / MONTH
1	LEASED
2	\$1,210.00
4	\$840.00
5	LEASED
6	LEASED
7	LEASED
8	\$785.00
9	\$785.00
10	\$785.00
11	\$934.18
Warehouse	LEASED

CURRENT MONTHLY INCOME	
Actual	\$3,820.00
Proforma	\$9,167.18

UNIT: 120



BUILDING 2: FLOOR PLAN 4540 VENTURE DRIVE

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UNIT: 130



1st FLOOR



2nd FLOOR

CURRENT MONTHLY INCOME

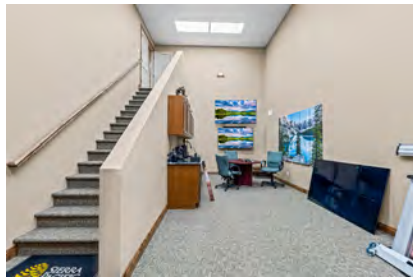
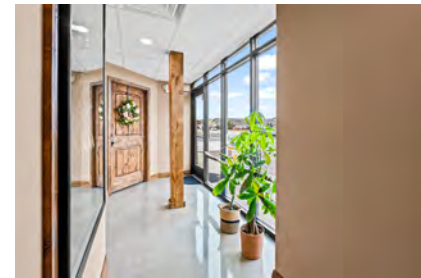
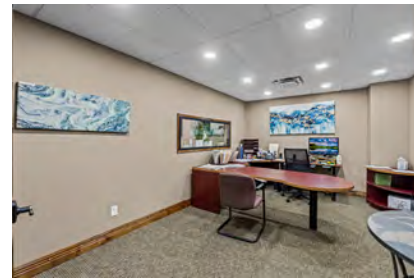
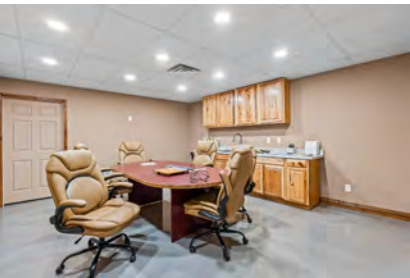
Actual	\$5,858.75
Proforma	\$8,658.75

BUILDING 2: PHOTOS 4540 VENTURE DRIVE

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BUILDING 3: FLOOR PLAN 4520 VENTURE DRIVE

UNIT: 130

4,000 SF

\$950,000.00 (\$245.03/SF)



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BUILDING 3: PHOTOS 4520 VENTURE DRIVE

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DEMOGRAPHICS AND REGIONAL AERIAL

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DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2025	2030	2025	2030	2025	2030
Population	4,296	5,076	17,527	20,417	57,180	63,566
Households	2,135	2,550	7,768	9,123	22,990	25,885
Median HH Income	\$109,942	\$132,057	\$107,944	\$122,995	\$112,865	\$131,158
Average HH Income	\$132,146	\$148,551	\$141,199	\$156,945	\$141,098	\$157,851
Median Age	35.0	36.7	36.5	38.0	38.6	39.8



LOCAL AERIAL

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- 14.8**

MILES TO GREELEY
- 7.0**

MILES TO LOVELAND
- 18.4**

MILES TO FORT COLLINS
- 52.2**

MILES TO DENVER INTERNATIONAL AIRPORT