



**257 JOHNSTOWN  
CENTER DRIVE  
JOHNSTOWN, CO  
JOHNSTOWN CENTER  
ASKING PRICE  
\$5,800,000**

**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, INC.**  
333 W. HAMPDEN AVE., SUITE #440  
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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: \$5,800,000
- Year Built: 2005
- Lot Size: 2.295 ACRES +/-
- Total SF: 27,856 SF
- Price PSF \$208.21
- CAP Rate 6.60%

## LOCATION HIGHLIGHTS

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



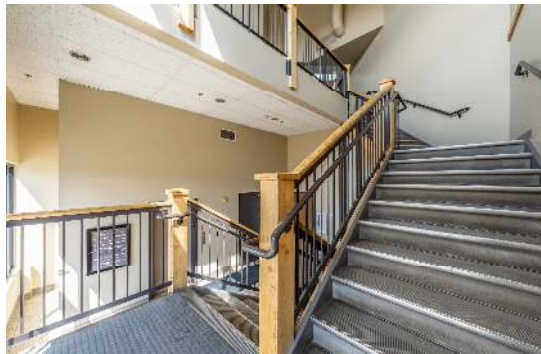
# SHOCKCOR

REAL ESTATE  
management investment brokerage

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# PROPERTY PHOTOS

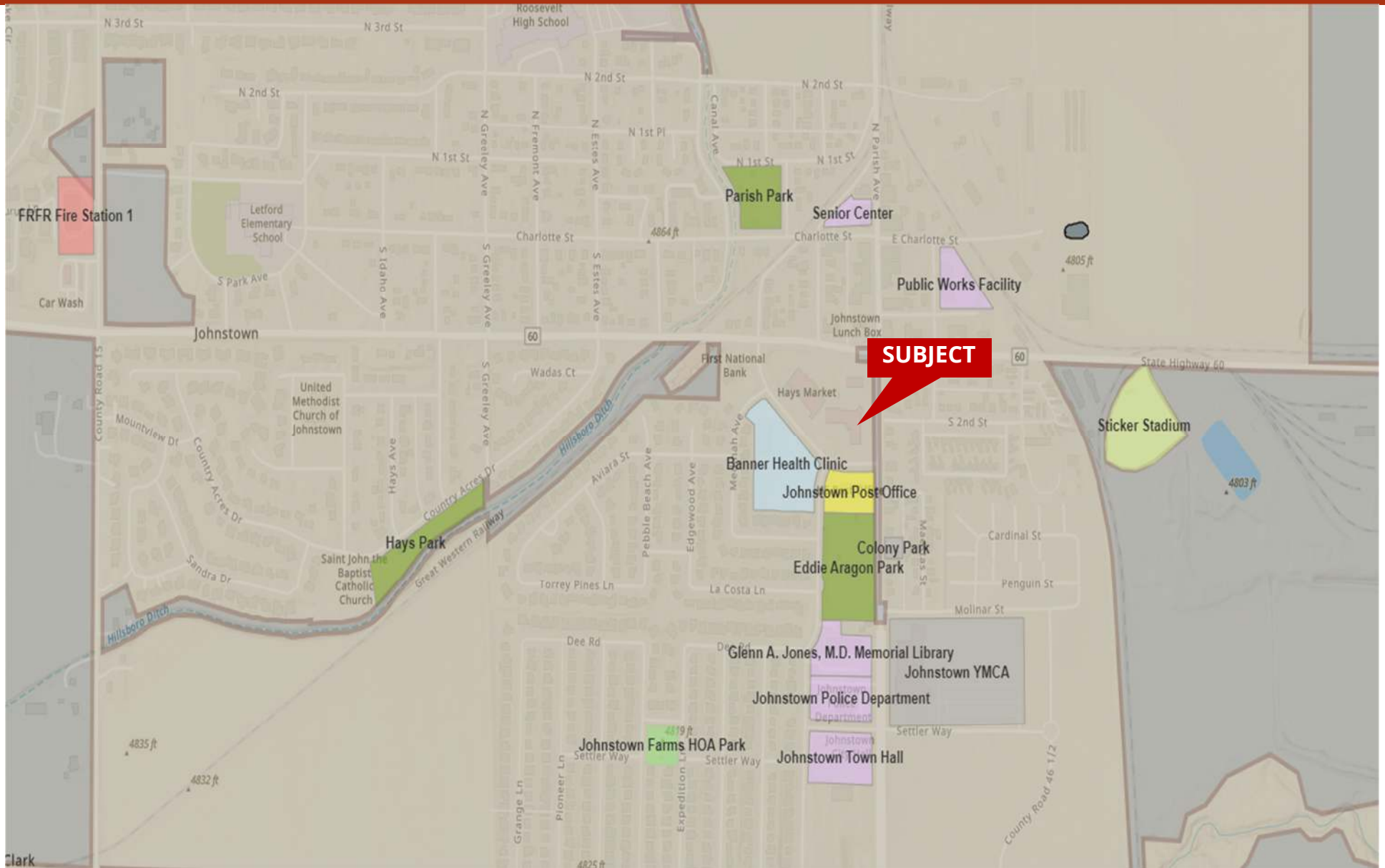


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# STREET MAP



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# FINANCIAL SUMMARY

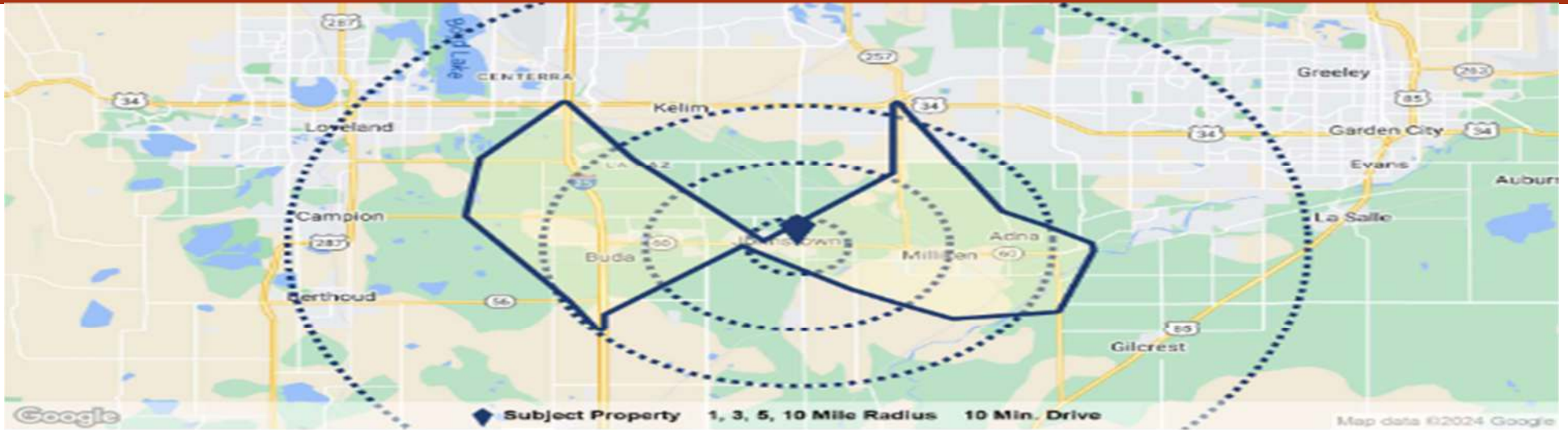
PROFORMA		
	2024	2025
Monthly Income	\$40,120	\$40,989
Monthly CAM Income	\$14,033	\$14,033
Annualized Income	\$649,836	\$660,264
Less Vacancy (5%)	\$-32,492	\$-33,013
<b>Effective Gross Income</b>	<b>\$617,344</b>	<b>\$627,251</b>
EXPENSES		
Administrative	\$485	\$485
Real Estate Taxes	\$98,792	\$98,792
Insurance	\$7,904	\$7,904
Utilities - Water	\$9,300	\$9,300
Utilities - Sewer	\$5,560	\$5,560
Utilities - Storm Drainage Charge	\$1,140	\$1,140
Utilities - Common Electric	\$6,000	\$6,000
Utilities - Office Electric	\$7,500	\$7,500
Utilities—Office Gas	\$4,000	\$4,000
Fire Prevention	\$1,040	\$1,040
Trash Removal	\$12,780	\$12,780
Repairs and Maintenance	\$60,000	\$60,000
Management Fee	\$30,867	\$31,363
<b>Total Expenses</b>	<b>\$245,368</b>	<b>\$245,864</b>
<b>NET INCOME</b>	<b>\$371,976</b>	<b>\$381,387</b>



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# DEMOGRAPHICS (Source: 2024 CoStar Group)



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
<b>Population</b>					
Population	6,315	21,805	26,642	154,060	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%	9.8%	13.5%
College Graduates	28.9%	29.0%	27.5%	31.5%	36.2%
<b>Household</b>					
Households	2,300	7,545	9,554	56,659	6,446
5 Yr Growth	9.6%	9.4%	9.7%	7.6%	11.7%
Median Household Income	\$92,664	\$103,221	\$101,496	\$92,571	\$99,457
5 Yr Forecast	\$94,134	\$105,212	\$103,342	\$94,473	\$101,065
Average Household Income	\$94,747	\$111,700	\$112,395	\$109,336	\$112,526
5 Yr Forecast	\$95,606	\$113,417	\$113,966	\$111,115	\$113,656
% High Income (>\$75K)	62%	69%	66%	61%	66%
<b>Housing</b>					
Median Home Value	\$302,669	\$356,336	\$361,097	\$369,237	\$366,964
Median Year Built	2000	2007	2006	2005	2006
Owner / Renter Occupied	77% / 23%	63% / 17%	61% / 19%	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

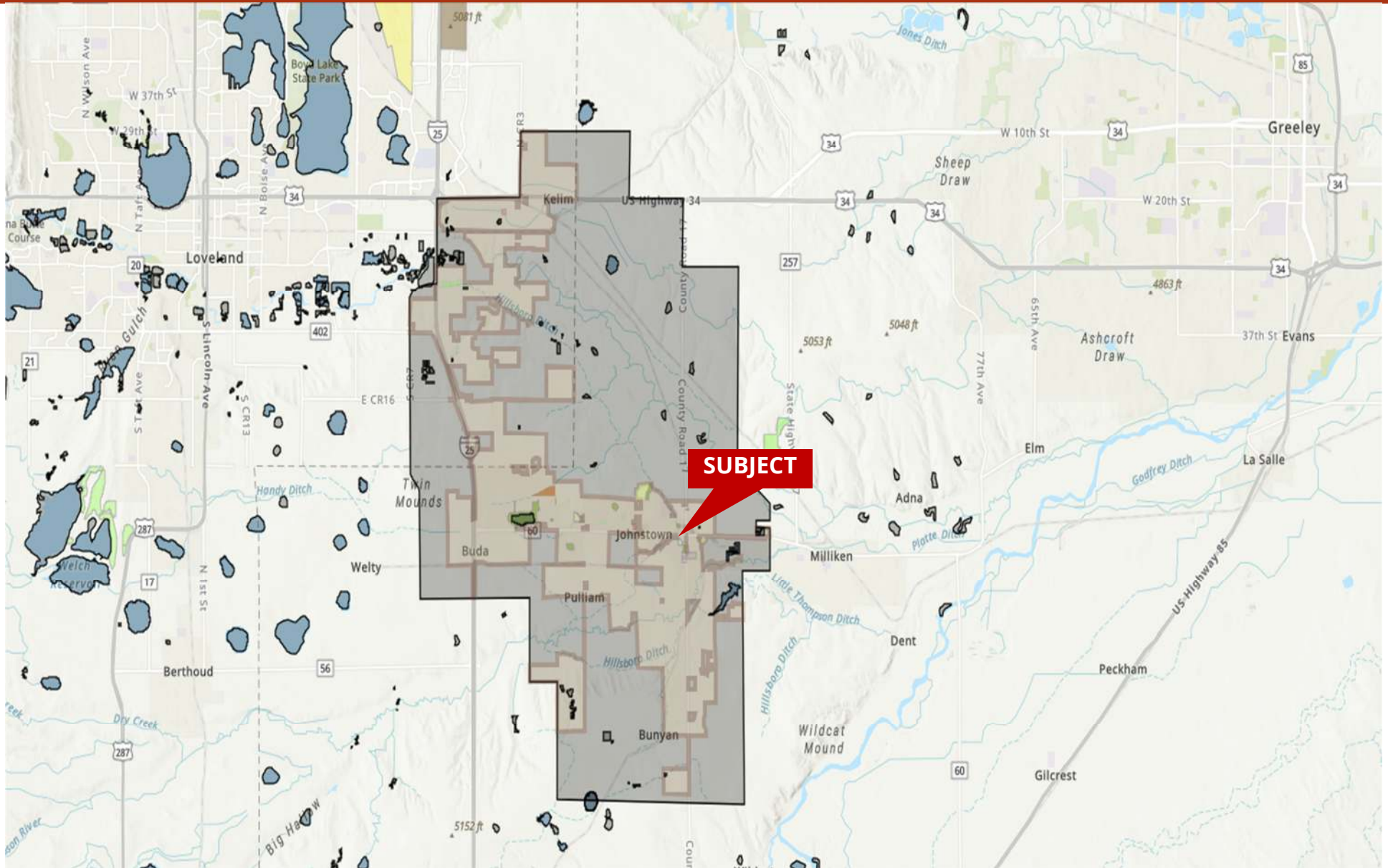
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# TOWN LIMITS



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