

# COMMERCIAL & INDUSTRIAL 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!](#)



IMMEDIATE  
ACCESS TO  
INTERSTATE 25

\*Traffic data from cdot.com & costar.com

Brokered By:

**NAI**Affinity

Developed By:

**CALIBER**

# LOCATION MAP & NEARBY CATALYSTS



Colorado State University



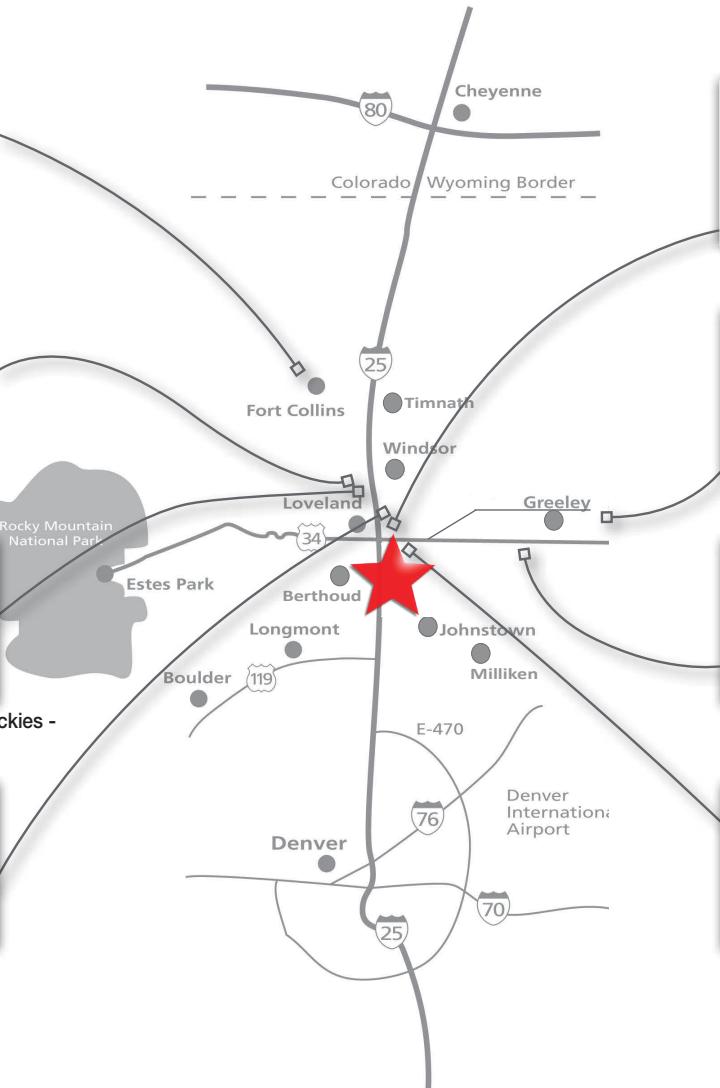
Northern Colorado Regional Airport



Medical Center of the Rockies - Regional Hospital



Blue Arena  
6,800 seat Event Center



The Promenade Shops at Centerra



University of Northern Colorado



UCHealth - Greeley Hospital



SCHEELS at Johnstown Plaza 250,000 sq. ft. All

**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 982,000 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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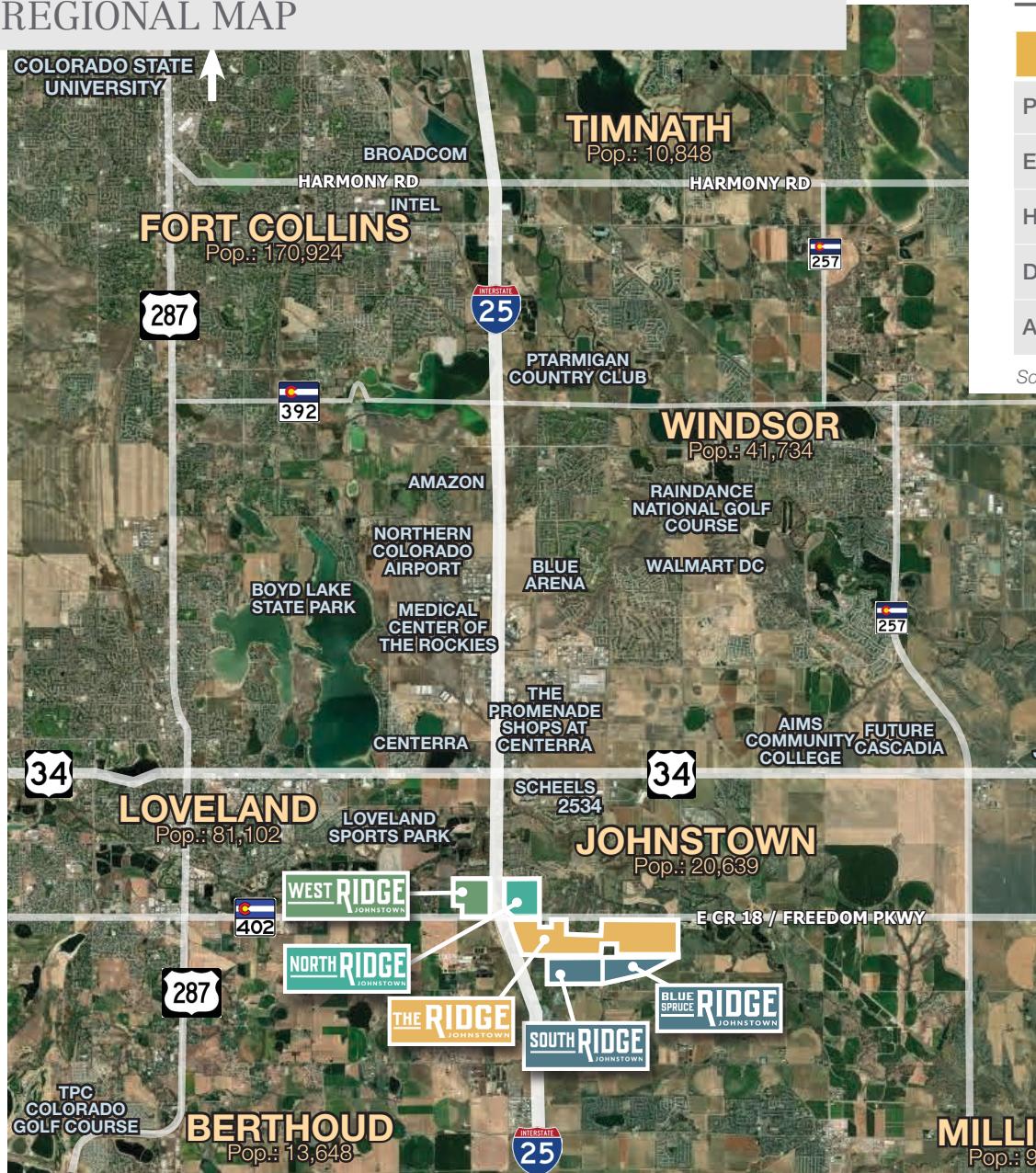
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## REGIONAL MAP



## THE RIDGE JOHNSTOWN Demographic Summary

	10 miles	15 miles	20 miles
Population 2025	240,286	544,236	752,876
Estimated Population 2030	264,729	584,653	803,870
Households	93,590	211,581	291,055
Daytime Employment	100,252	250,841	366,646
Avg Household Income	\$133,694	\$122,488	\$120,450

Source: ESRI September 2025



2024 Population Counts

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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

## 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

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## Opportunity Highlights

### PROPERTY HIGHLIGHTS

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

### 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
A	Retail / Commercial	5.84±	\$12.00
B	Retail / Commercial	6.20±	\$15.00* <small>*See next page for Pad pricing</small>
A & B	Retail / Commercial	12.37±	\$10.00 (Bulk)

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



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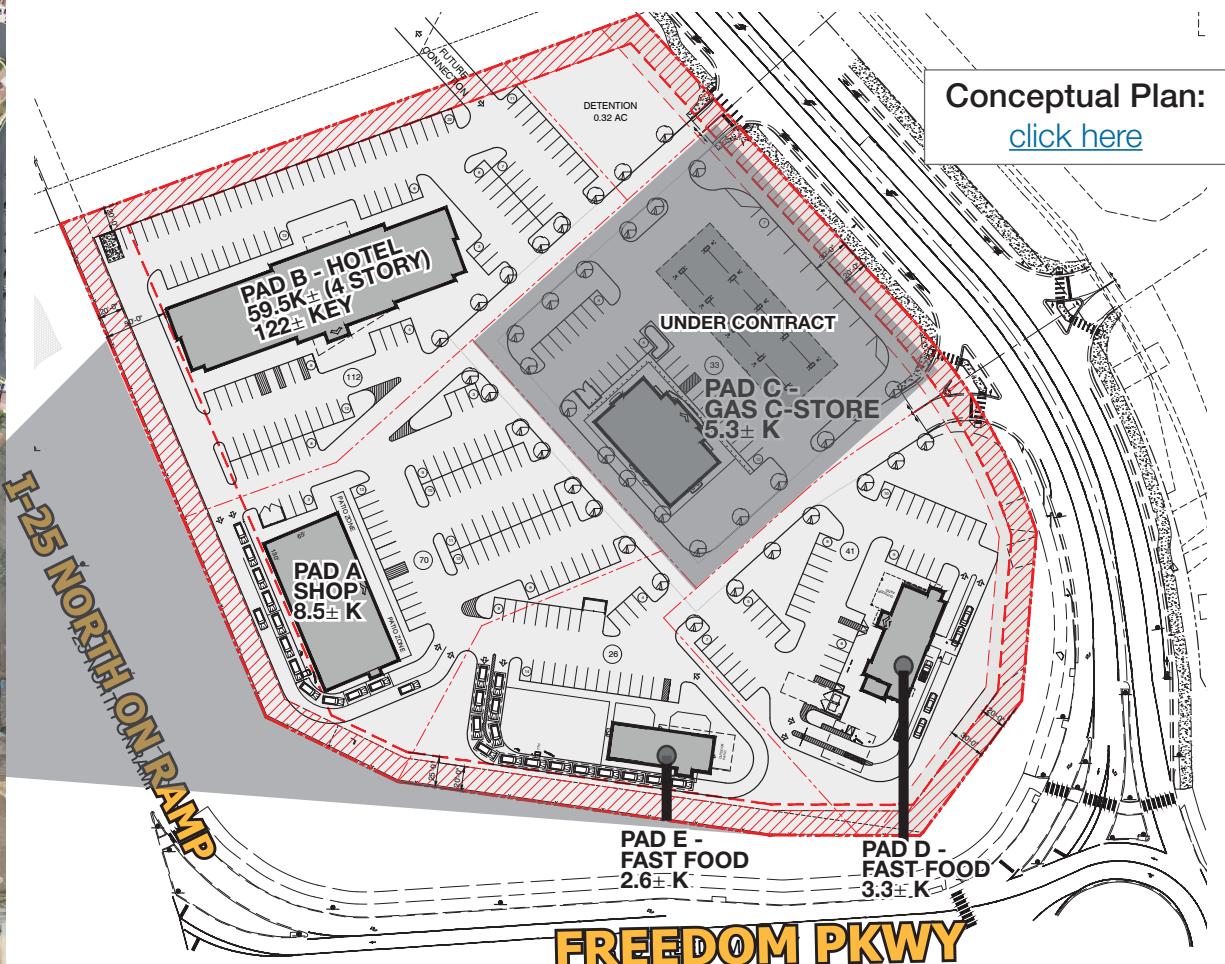
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# NORTH RIDGE



## CONCEPTUAL RETAIL SITE PLAN

PAD	PROPOSED USE	ACRES	PRICE PSF	PRICE
A	Shop	1.54±	\$15.00	\$1,006,236
B	Hotel	2.10±	\$12.00	\$1,097,712
C	Gas / C-Store	1.76±	Under Contract	
D	Fast Food	1.53±	\$22.00	\$1,466,230
E	Fast Food	1.04±	\$22.00	\$996,653



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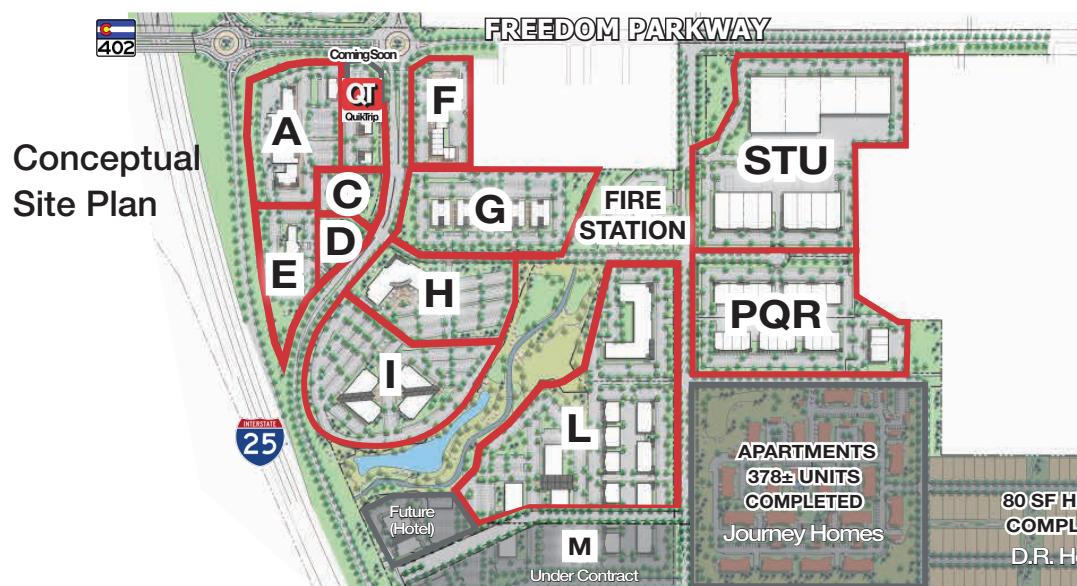
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# THE RIDGE

SITE	LAND USE	ACRES	PRICE PSF
A	Retail	5.6±	\$15.00
C	Retail	1.5±	\$15.00
D	Retail	0.9±	\$12.00
E	Retail	2.9±	\$12.00
F	Retail	3.5±	\$10.00
G	Office/Commercial	7.3±	\$8.00
H	Office/Commercial	6.25±	\$8.00
I	Office/Commercial	9.5±	\$12.00
L	MF Res. / Commercial	9.0± - 18.29±	\$8.00
M	MF Res. / Commercial	6.69±	Under Contract
STU	Industrial / Self-Storage / Commercial	2.6 - 17.2±	\$7.00
PQR	Industrial / Self-Storage / Commercial	1.8 - 11.1±	\$6.00



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

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# WEST RIDGE

## CONCEPTUAL PLAN



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SITE	LAND USE	ACRES	PRICE PSF
D	Commercial	Up to 11.80±	\$10.00 - \$25.00
E	Commercial	Up to 33.84±	\$10.00 - \$30.00
F	Industrial	11.0± to 23.57±	\$7.50



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