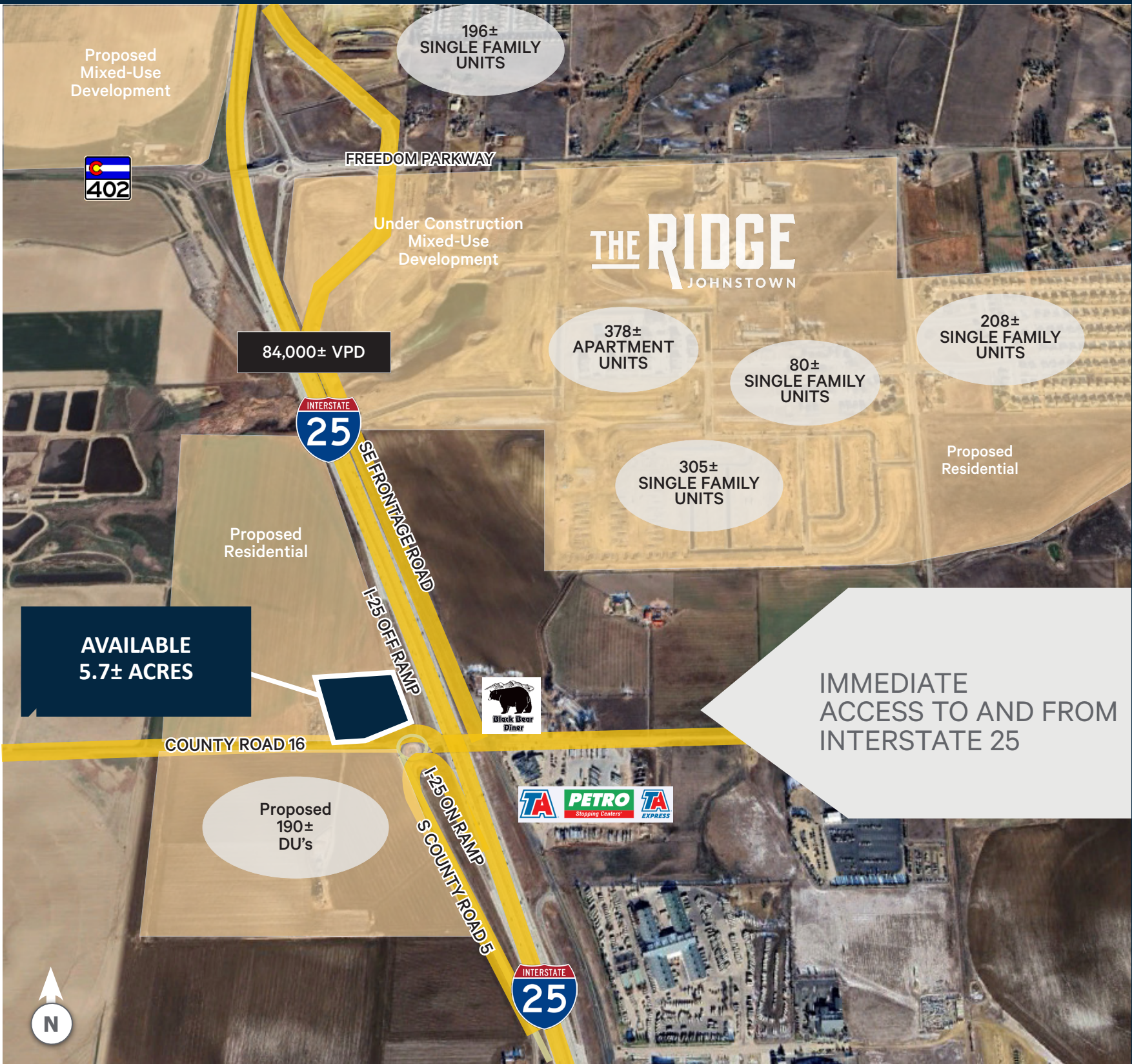


6163 E. County Road 16

Johnstown, CO 80537



Commercial Development Land Highly Visible along Interstate 25



Land
For Sale
5.7± Acres

Development Overview

6163 E. County Road 16
Johnstown, CO 80534

COUNTY ROAD 16

Proposed
190±
DU's

Site Overview

Outstanding interchange development site at the NWC of I-25 and County Road 16 in Johnstown. The site is approximately 5.7+/- acres with immediate access to I-25 via County Road 16. The adjacency to, and visibility from, I-25 makes this site an appealing location for commercial development. Ideal uses for site include: gas station, car wash, quick service restaurants, auto repair, light manufacturing, wholesale & distribution, animal care/sales, entertainment & recreation, and more.

- Sale Price:

Negotiable
- Land Area:

5.7± Acres
- Zoning:

Light Industrial (I-1) within the Town of Johnstown.
Land Use and Development Code (page 72): [Click Here](#)
- Mill Levy:

102.166

Public sewer plans have been approved by the Town of Johnstown

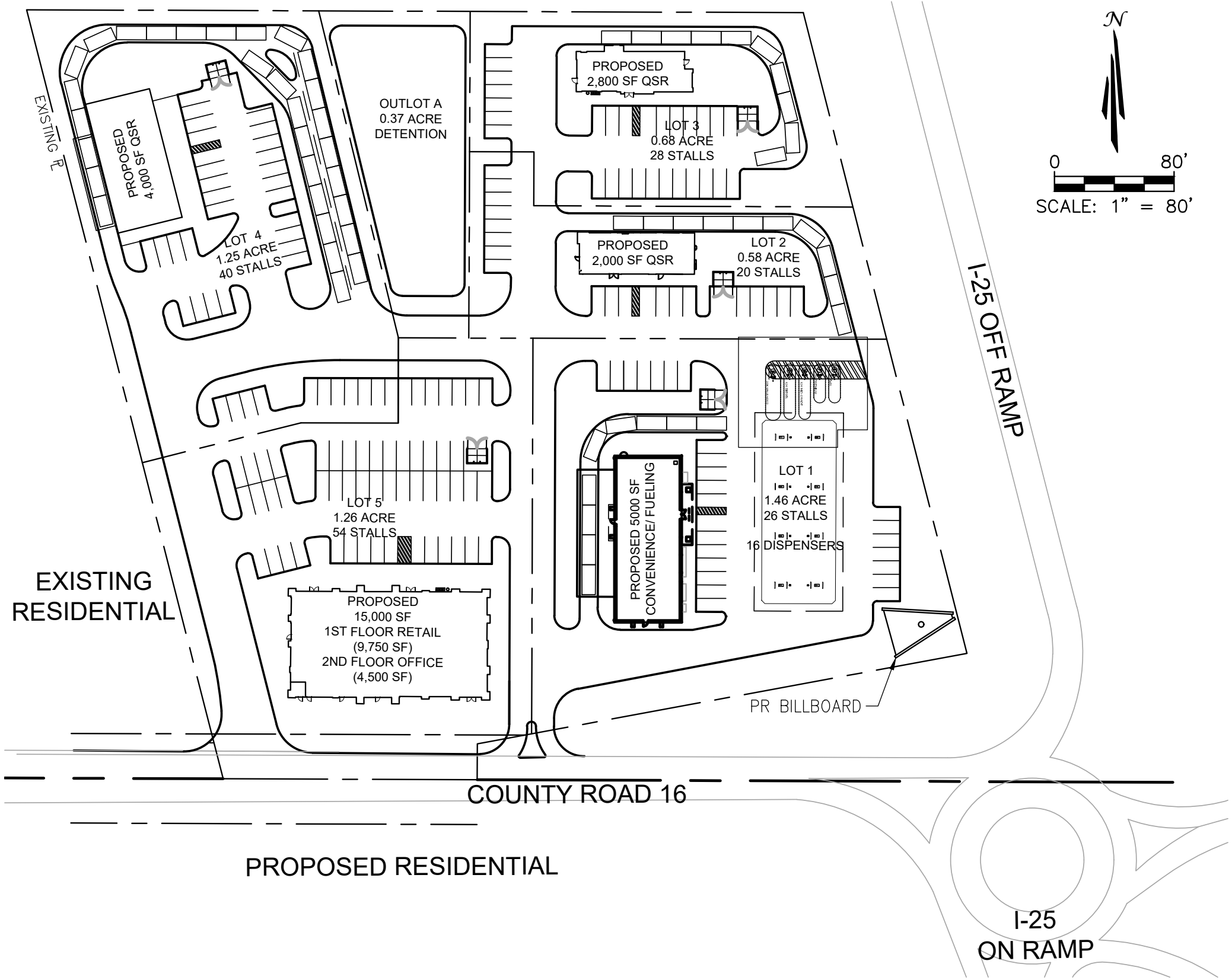
Property Highlights

- +Conveniently located near several of the region’s main transportation corridors.
- +Located within close proximity to Johnstown, Loveland and Berthoud.
- +Prominent visibility from Interstate 25.
- +Approximately 40 Minutes to Denver International Airport.

Utilities

- +Electric Provider: Poudre Valley REA
- +Gas Provider: Xcel Energy
- +Water Provider: Little Thompson Water District
- +Sanitary Sewer Provider: Septic. Future sanitary sewer provider will be the Town of Johnstown

Conceptual site plan



Demographics & Nearby Catalysts

Demographic Summary

	5 miles	10 miles	15 miles
Population 2025	44,724	214,833	540,776
Estimated Population 2030	50,421	237,056	581,521
Daytime Employment	32,930	93,184	240,783
Avg Household Income	\$125,406	\$130,492	\$124,276
Median Age	38.4	40.1	38.6

Source: STDB, April 2026

Major Regional Employers

- Banner Health Colorado

Broadcom Inc.

Colorado State University

Hach

Hensel Phelps Construction

Hewlett Packard

JBS USA

Larimer County
- OtterBox Products

UCHealth

University of Northern Colorado

Vestas Blades America

Weld County

Weld County School District

Woodward Inc.

Source: BizWest 2026 Book of Lists



CBRE
Jake Hallauer, CCIM, MSRECM
Senior Vice President
+1 970 372 3861
jake.hallauer@cbre.com
www.cbre.com



SullivanHayes Brokerage
Lauren Larsen
Broker
303 370 7456
llarsen@sullivanhayes.com



Northern Colorado Regional
Airport



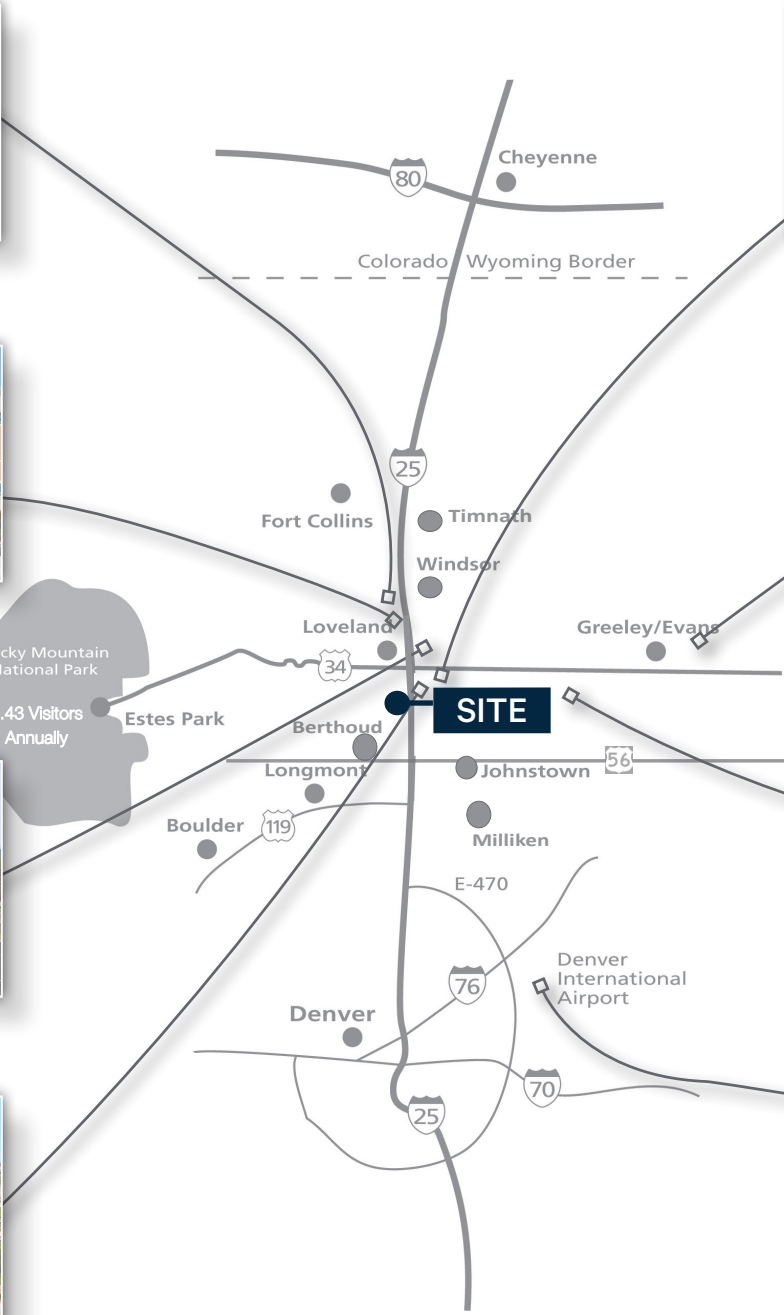
Medical Center of the Rockies -
Regional Hospital



Blue Arena
6,800 seat Event Center



SCHEELS at Johnstown Plaza



The Promenade Shops at
Centerra



University of Northern Colorado



UCHealth - Greeley Hospital



Denver International Airport