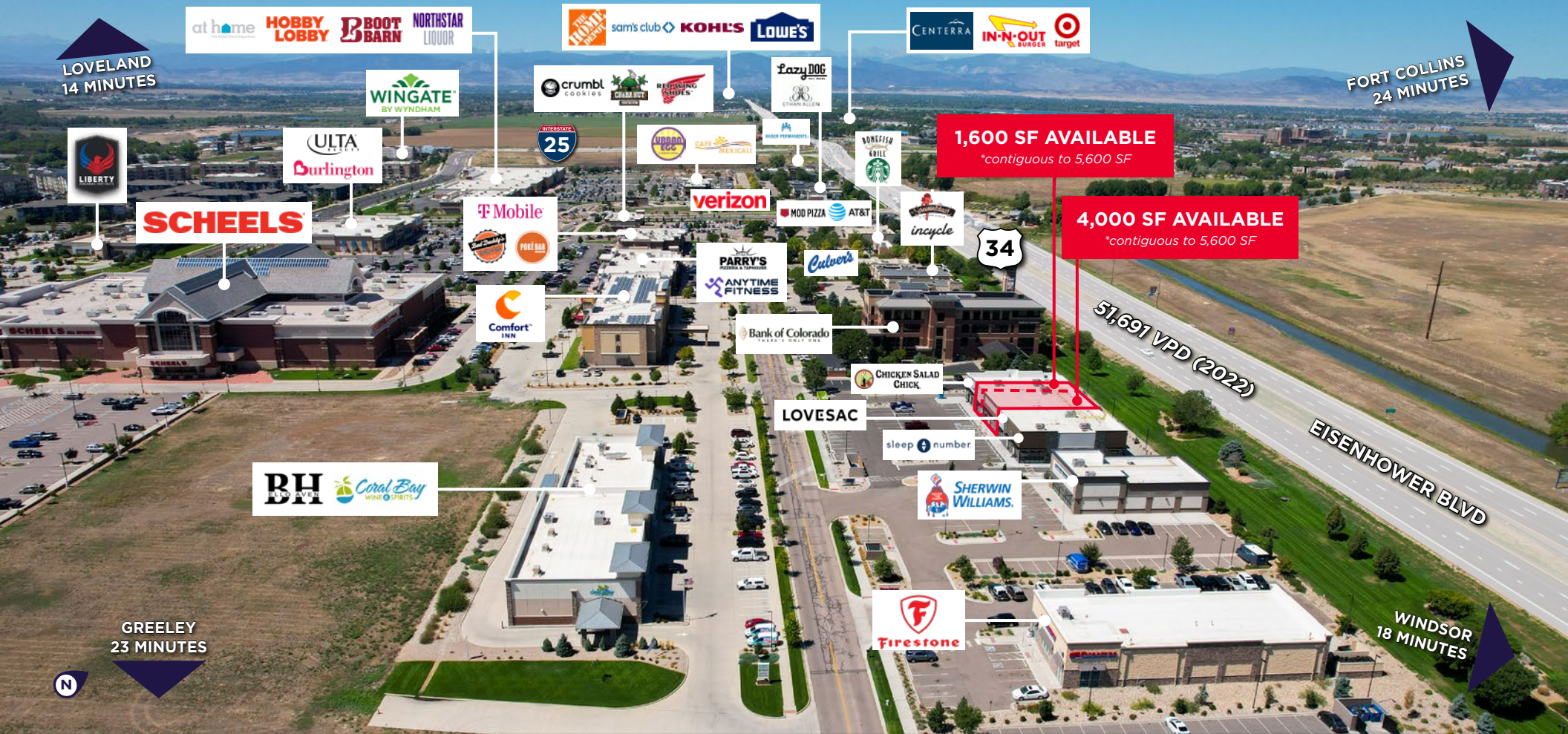


JOHNSTOWN PLAZA

4884 Larimer Parkway, Johnstown, CO 80534

1,600-5,600 SF AVAILABLE / RETAIL FOR LEASE



BRAND NEW 2024 CONSTRUCTED RETAIL AT JOHNSTOWN PLAZA



JOHNSTOWN PLAZA

4884 Larimer Parkway, Johnstown, CO 80534

OVERVIEW

1,600-5,600 SF AVAILABLE

SITE PLAN

RETAIL FOR LEASE

PROPERTY SUMMARY

Excellent chance for retail and restaurant businesses to set up alongside leading national brands, benefiting from strong tenant performance, a rising population, and high traffic counts.

AVAILABLE SF

1,600 SF & 4,000 SF
*contiguous to 5,600 SF

LEASE RATE

Contact Broker
for Pricing

PARKING

61 Spaces

TI ALLOWANCE & FREE RENT

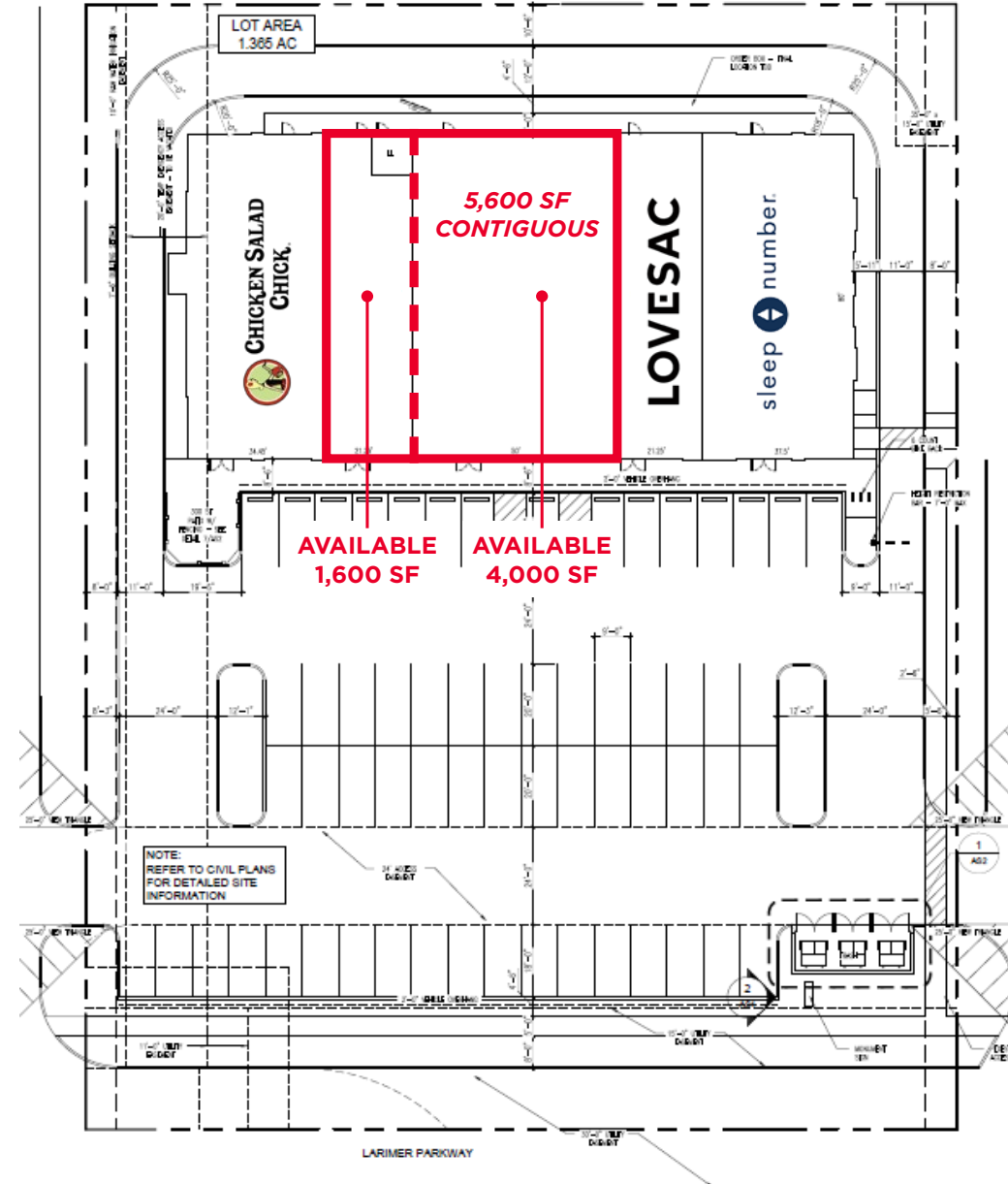
Available

DELIVERY

Warm Shell

HIGHLIGHTS

- Outparcel to Scheel's Sporting Goods Store—ranked 1st out of 840 apparel stores in Colorado (1.8M annual visitors)
- Located directly across from The Promenade Shops at Centerra (3.5M annual visitors)
- Two miles from The Marketplace at Centerra (4.1M annual visitors)
- Excellent visibility
- Surrounded by notable national tenants in the immediate vicinity



JOHNSTOWN PLAZA

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RETAIL & AMENITIES MAP

1,600-5,600 SF AVAILABLE

LOCATION OVERVIEW

RETAIL FOR LEASE

Demographics	2 Mile	5 Mile	10 Mile
2023 Population (Pop.)	8,848	56,192	257,908
2028 Pop. Projection	9,586	62,205	284,028
2023 Households (HH)	3,761	22,128	99,248
2028 HH Projection	4,086	24,426	109,151
Avg. HH Income	\$129,930	\$129,009	\$118,869

WELD COUNTY

ABOUT WELD COUNTY

Welcome to beautiful Weld County—home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses and thousands of acres of prime agricultural land.

As Colorado's third largest county, Weld County covers 4,016 square miles in the northern part of the state and is larger than the size of Rhode Island, Delaware and the District of Columbia combined so while 325,000 people call Weld County home, we still have plenty of room for growth.

The climate is dry and generally mild with warm summers, mild winters and a growing season of approximately 138 days. The land surface is fairly level in the east, with rolling prairies and low hills near the western border. Elevations in the county range from 4,400 to 5,000 feet. The South Platte River and its tributaries, the Cache la Poudre, the Big Thompson, the Little Thompson, the St. Vrain, and other smaller streams, flow into Weld County from the south and west, leaving the county on the east. With available services, location, resources and livability, Weld County offers unbounded opportunity for families to live, work and play. We have one more important ingredient as well: a positive attitude toward growth. For information regarding Weld County demographics, please visit Planning and Zoning, look under the Helpful Information section. We love being here, and we'd love having you here too! *Source: weld.gov*

ABOUT JOHNSTOWN

Rooted in its agricultural heritage, Johnstown has evolved into a thriving hub for retail, commerce, and housing. With Northern Colorado projected to grow at a rate of 4.02% over the next five years, Johnstown's 2534 Development is well-positioned to meet the rising demand, attracting residents and businesses from Johnstown, Loveland, Greeley, and Fort Collins.

WELD COUNTY DEMOGRAPHICS



JOHNSTOWN PLAZA

4884 Larimer Parkway, Johnstown, CO 80534

1,600-5,600 SF RETAIL SPACE AVAILABLE

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