



182± ACRES OF COMMERCIAL & MULTIFAMILY LAND LOCATED AT THE EPICENTER OF NORTHERN COLORADO'S GROWTH

8353 E HIGHWAY 34, JOHNSTOWN, CO 80534



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FOR SALE

8353 E HIGHWAY 34,
JOHNSTOWN, CO 80534

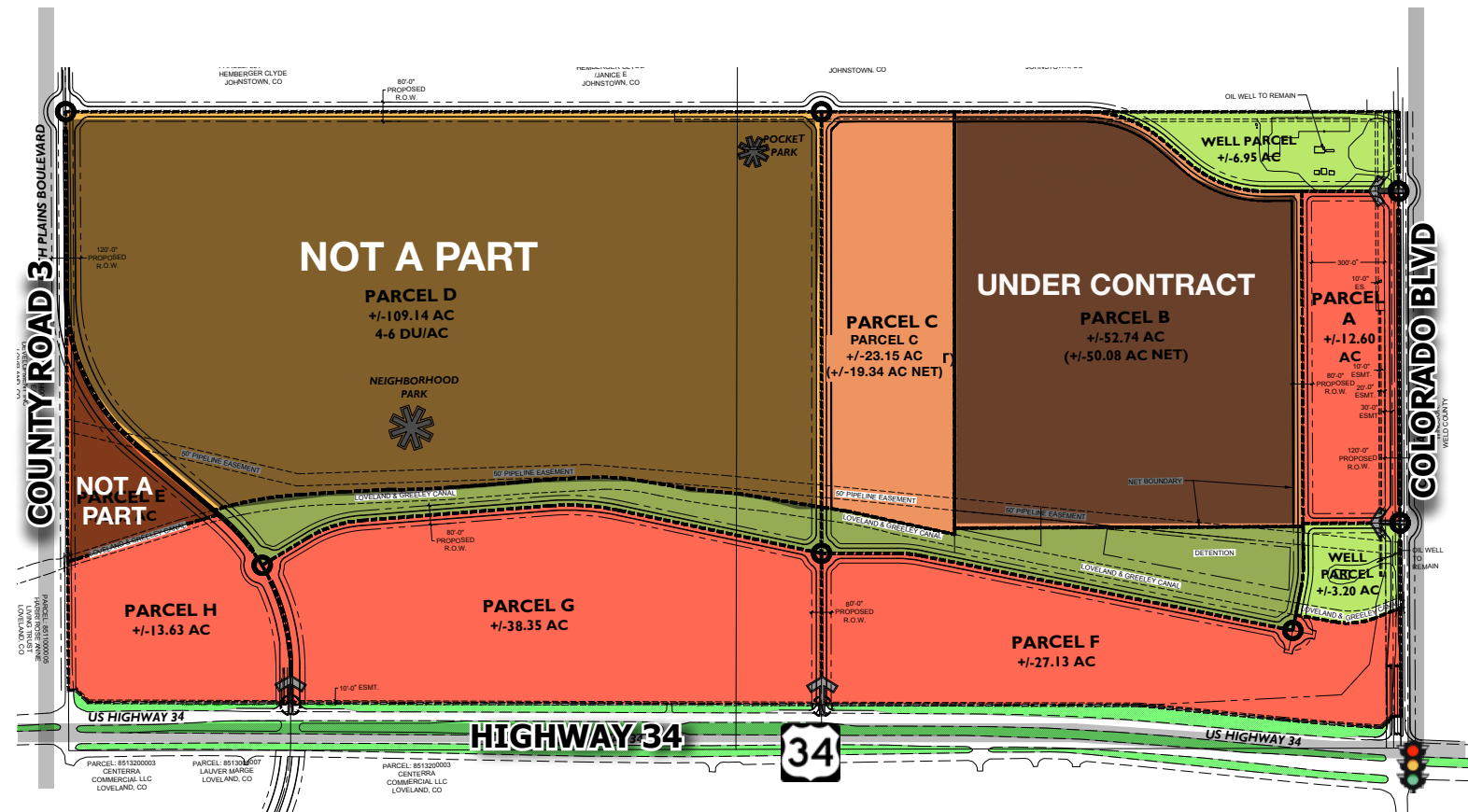
OVER 1 MILE OF HIGHWAY 34 FRONTAGE!



SITE INFORMATION

NAI Affinity is pleased to present this mixed-use land development opportunity of approximately 182 acres in burgeoning Northern Colorado. Located directly east of The Promenade Shops at Centerra, approximately 1.5 miles east of Interstate 25, between Larimer County Road 3 (High Plains Boulevard) and Weld County Road 13 (Colorado Boulevard), on the north side of Highway 34, in Johnstown ("Site"). The Site includes over a mile (5,503± feet) of frontage along Highway 34.

SITE PLAN AND PRICING | 8353 E. HIGHWAY 34



	PARCEL A	PARCEL C	PARCEL F	PARCEL G	PARCEL H
Proposed Land Uses	Commercial, Flex	Multi-Family Residential, Commercial, Light Industrial, Flex	Commercial, Light Industrial, Flex	Multi-Family Residential, Commercial, Light Industrial, Flex	Multi-Family Residential, Commercial, Light Industrial, Flex
Size	1 - 12.60± acres	8 - 19.34± acres	1 - 27.13± acres	1 - 38.35± acres	1 - 13.29± acres
Price	From \$6-8 PSF	\$7 PSF	From \$8-9 PSF	From \$12-22 PSF	\$10 PSF

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PROPERTY INFORMATION

8353 E HIGHWAY 34, JOHNSTOWN, CO 80534

ENTITLEMENTS

- Annexed and zoned (PUD-MU) within the Town of Johnstown
- Existing Design Guidelines/ODP are being updated and is likely to include expedited administrative planning approvals for many uses.

LOWEST MUNICIPAL FEES IN THE AREA

- Town of Johnstown Fees: [click here](#)

UTILITIES

- Seller to bring water, sanitary sewer, natural gas and electricity to, or adjacent to, each site.
- Water Provider: Town of Johnstown
- Sewer Provider: Town of Johnstown
- Electric Provider: Poudre Valley REA & Xcel Energy
- Gas Provider: Xcel Energy

PROPERTY HIGHLIGHTS

- Located at the epicenter of the region’s growth, and highly visible with over a mile of Highway 34 frontage.
- Near an abundance of retailers, restaurants, employers, health care providers & other services.
- Convenient and quick access to the region via Highway 34, Interstate 25 and Highway 257.

LAND AREA	182± Acres
ASKING PRICE	See page 5
CURRENT ZONING*	PUD-MU (Planned Unit Development Mixed Use)
CURRENT MILL LEVY *	Consult with broker
COUNTY	Larimer

**Consult with broker.*

NORTHERN COLORADO'S EPICENTER

Located in the heart of Northern Colorado's residential and employment growth areas, at the intersection of the region's two main highways.

DEMOGRAPHICS

	5-MILES	10-MILES	15-MILES
2020 Est. Population	41,755	241,276	519,278
2025 Projected Population	52,424	271,936	570,259
2020 Est. Avg. HH Income	\$94,878	\$84,115	\$71,390
Median Age	39.8	38.7	35.0
Daytime Employment	27,590	116,115	255,712

Source: Site To Do Business, April 2021



RETAIL GAP ANALYSIS

(Within a 5 mile radius)

2017 INDUSTRY GROUP	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor
Food & Beverage Stores	\$96,923,593	\$38,551,389	\$58,372,204	43.1
Grocery Stores	\$77,438,611	\$26,876,831	\$50,561,780	48.5
Nonstore Retailers	\$9,491,095	\$780,821	\$8,710,274	84.8
Electronic Shopping & Mail-Order Houses	\$7,281,613	\$309,208	\$6,972,405	91.9
Beer, Wine & Liquor Stores	\$11,790,092	\$7,705,222	\$4,084,870	21.0
Specialty Food Stores	\$7,695,891	\$3,969,336	\$3,725,555	31.9
Lawn & Garden Equip & Supply	\$2,628,960	\$128,960	\$2,500,000	90.6

Source: Site To Do Business, April 2021

DEMOGRAPHIC COMPARISON: LARGER WORKFORCE & RAPID GROWTH

	Encore (subject Site)			I-25 & Harmony Road			Great Western Ind. Park		
DRIVE TIMES	15 Min.	20 Min.	25 Min.	15 Min.	20 Min.	25 Min.	15 Min.	20 Min.	25 Min.
POPULATION 2020	183,963	394,424	556,825	233,766	341,596	433,593	109,378	276,628	417,587
PROJECTED 2025 POPULATION	208,179	437,739	617,435	260,727	376,207	479,574	127,195	308,836	459,915
AVG HOUSEHOLD INCOME	\$82,963	\$76,397	\$74,824	\$78,422	\$73,945	\$76,621	\$92,742	\$76,239	\$73,169

Source: Site To Do Business, April 2021

Within a 25-minute drive, Encore is accessible to approximately **123,232** more people than I-25 & Harmony and approximately **139,238** more people than Great Western Industrial Park.

NORTHERN COLORADO: STRONG ECONOMY AND PLENTY OF CUSTOMERS

Northern Colorado is home to two major universities, a young and well educated population, and a diverse and well compensated workforce. 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

Rapidly growing location with quick access to the region via Highway 34, Interstate 25 and Highway 257.

GROWING POPULATION

Northern Colorado is one of the fastest growing areas in the U.S. with a current population of approximately 909,000 people in the region.

TOP-NOTCH EDUCATION

Colorado State University (33,996+ students) and the University of Northern Colorado (12,930+ students) contribute to the local economy.

SERVICES & AMENITIES

Extensive shopping and dining, cultural and recreational amenities, numerous golf courses and health care facilities.

RESIDENTIAL DEVELOPMENT

Up to 1,200 new homes are planned directly north of the Site, which is included within the Encore master planned development.

MAJOR EMPLOYERS

Banner Health Colorado	5,443	Qualfon	800
Broadcom Ltd.	1,747	State Farm Insurance	1,100
Colorado State University	7,676	UCHealth	8,557
Hewlett Packard	800	Univ. of Northern Colorado	1,444
JBS USA	6,000	Vestas Blades A/S	2,500
Larimer County	1,799	Weld County	1,591
OtterBox	830	Weld County School District	2,017
Poudre School District R1	3,492	Woodward Inc.	1,590

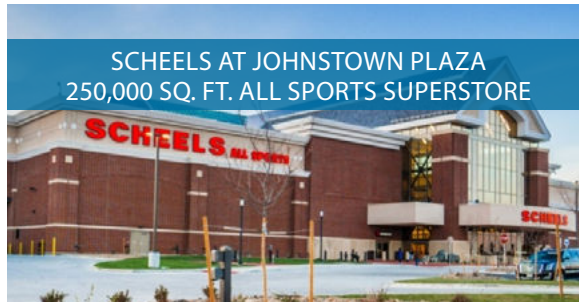
Source: BizWest 2021 Book of Lists

NORTHERN COLORADO ACCOLADES

Continually being recognized on “top and best of” lists.

- Fort Collins ranks #5, ‘Best Places to Live 2020-21’, U.S. News. October 2020
- Windsor ranks #1, ‘Colorado’s Safest Cities of 2020’, SafeWise. June 2020
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau. March, 2020
- Greeley MSA ranks as seventh-fastest-growing in country. U.S. Census Bureau, April, 2019
- Greeley ranks #1 nationwide for growth in jobs and the economy. WalletHub, October, 2018
- Weld County (East and Southeast of site) leads all of Colorado with more than 16,500 active oil and gas wells. www.cogoa.org

NEARBY ATTRACTIONS



NORTHERN COLORADO: HIGH QUALITY OF LIFE & RAPID GROWTH

Northern Colorado is characterized by front range views and activities such as outdoor parks and trails, pristine golf courses, shopping, art galleries, restaurants, breweries and distilleries.

DRIVE TIMES

2534 & Johnstown Plaza	2 minutes
Promenade Shops at Centerra	2 minutes
Medical Center of the Rockies	7 minutes
Budweiser Event Center	8 minutes
Northern Colorado Regional Airport	8 minutes
UCHealth Greeley Hospital	9 minutes
Walmart Supercenter (Loveland)	10 minutes
King Soopers Marketplace (71st Ave & 10th Street)	12 minutes
University of Northern Colorado	19 minutes
Colorado State University	23 minutes
Amazon (144th & I-25)	31 minutes
Boulder	46 minutes
Downtown Denver	47 minutes
Denver International Airport	51 minutes
Estes Park	56 minutes

Source: www.google.com/maps

NEARBY CATALYSTS



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