

THE RIDGE JOHNSTOWN

encore



TWO NEW MASTER-PLANNED DEVELOPMENTS IN JOHNSTOWN, CO



NA Affinity


CALIBER



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LOCATION MAP & NEARBY CATALYSTS



Northern Colorado Regional Airport



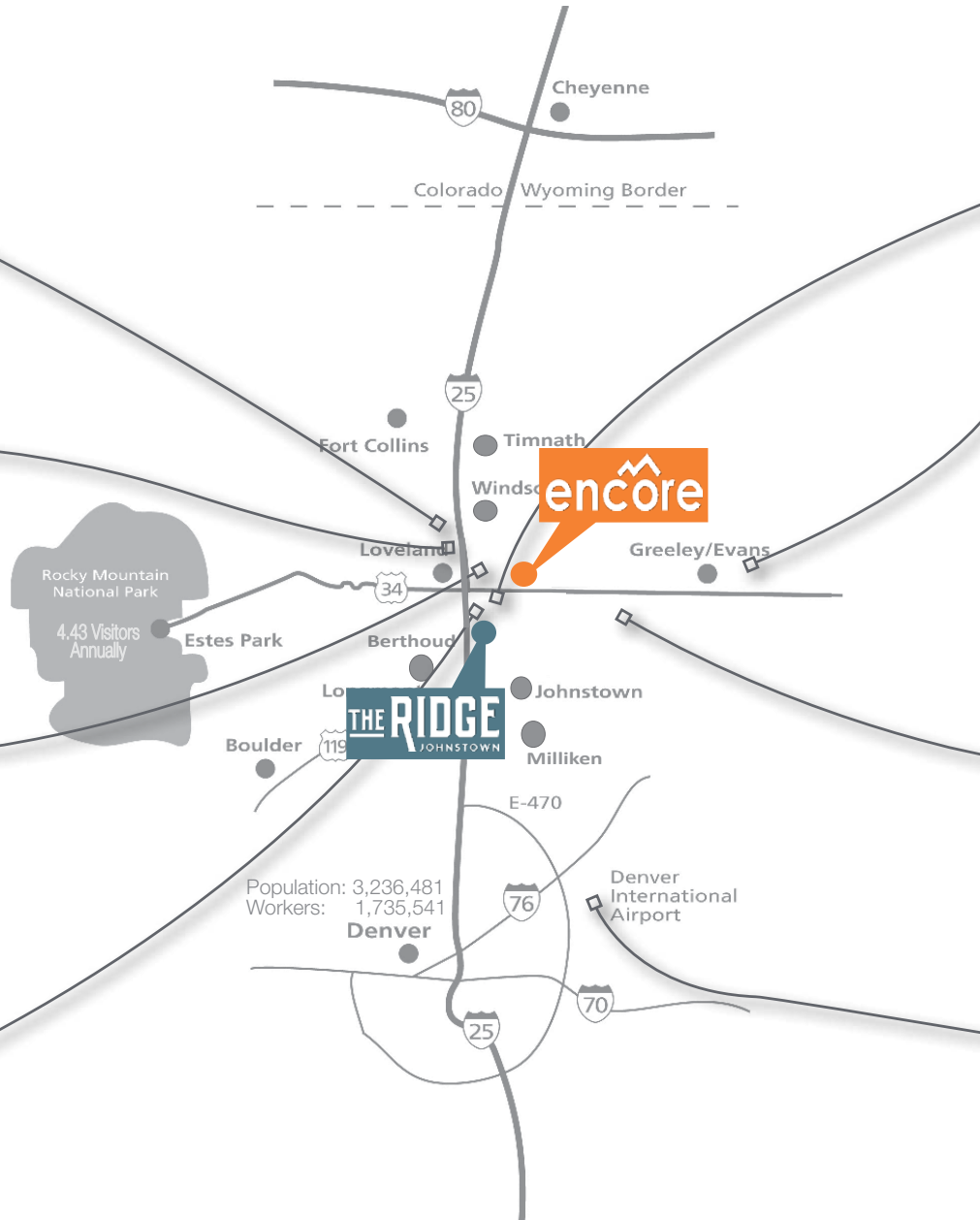
Medical Center of the Rockies - Regional Hospital



**Blue Arena
6,800 Seats**



**SCHEELS at Johnstown Plaza
250,000 SQ FT**



The Promenade Shops at Centerra - 674,622 SQ FT



**University of Northern Colorado
2022 Enrollment - 9,380**



UCHealth - Greeley Hospital



Denver International Airport

DEMOGRAPHICS & GROWTH TRENDS

THE RIDGE JOHNSTOWN Demographic Summary

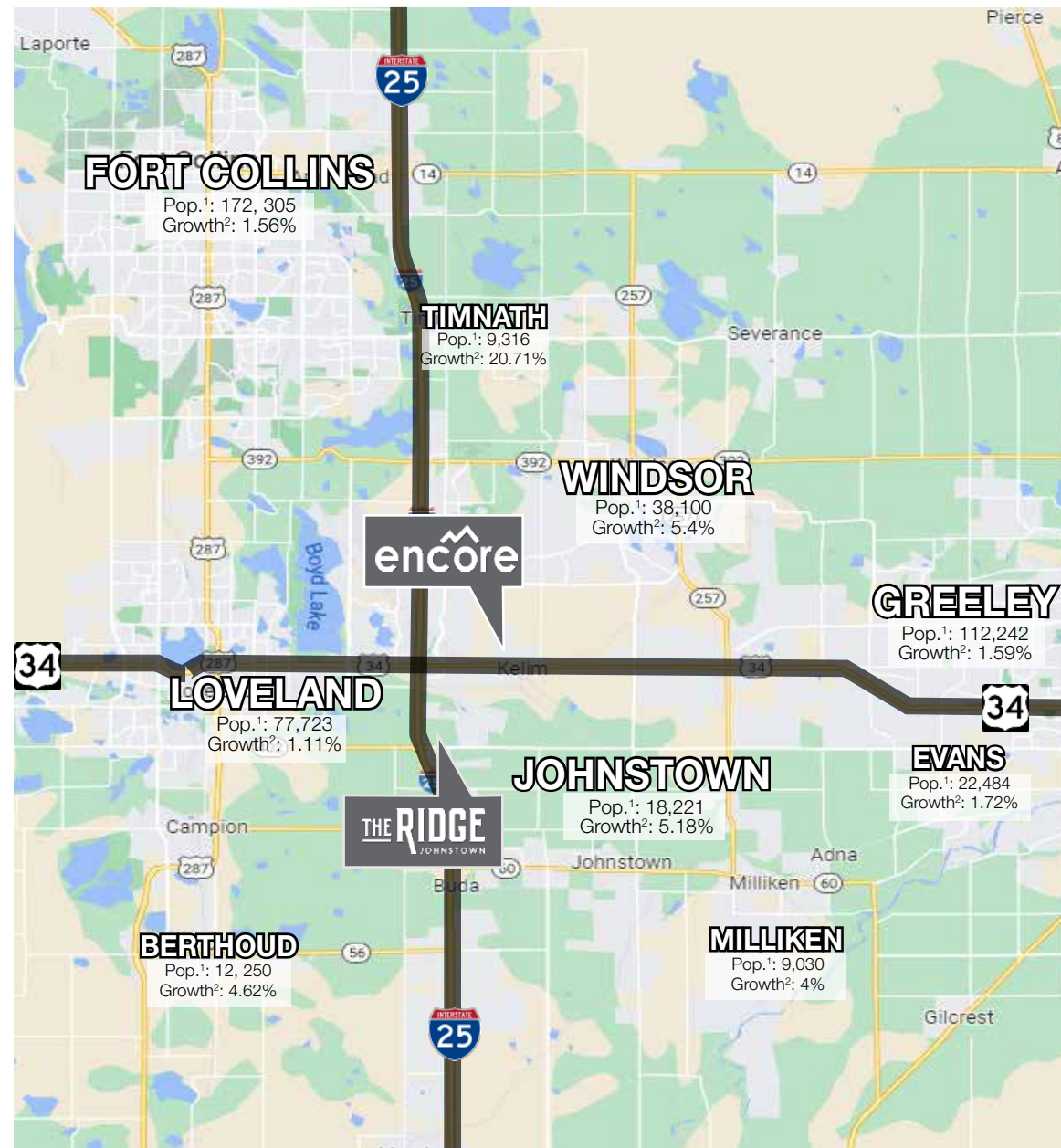
	10 miles	15 miles	20 miles
Population 2022	220,222	515,984	724,481
Estimated Population 2027	235,514	542,903	759,675
Households	84,300	197,758	276,031
Daytime Population	90,677	230,395	342,481
Avg Household Income	\$126,237	\$115,717	\$113,203

Source: ESRI January 2023

encore Demographic Summary

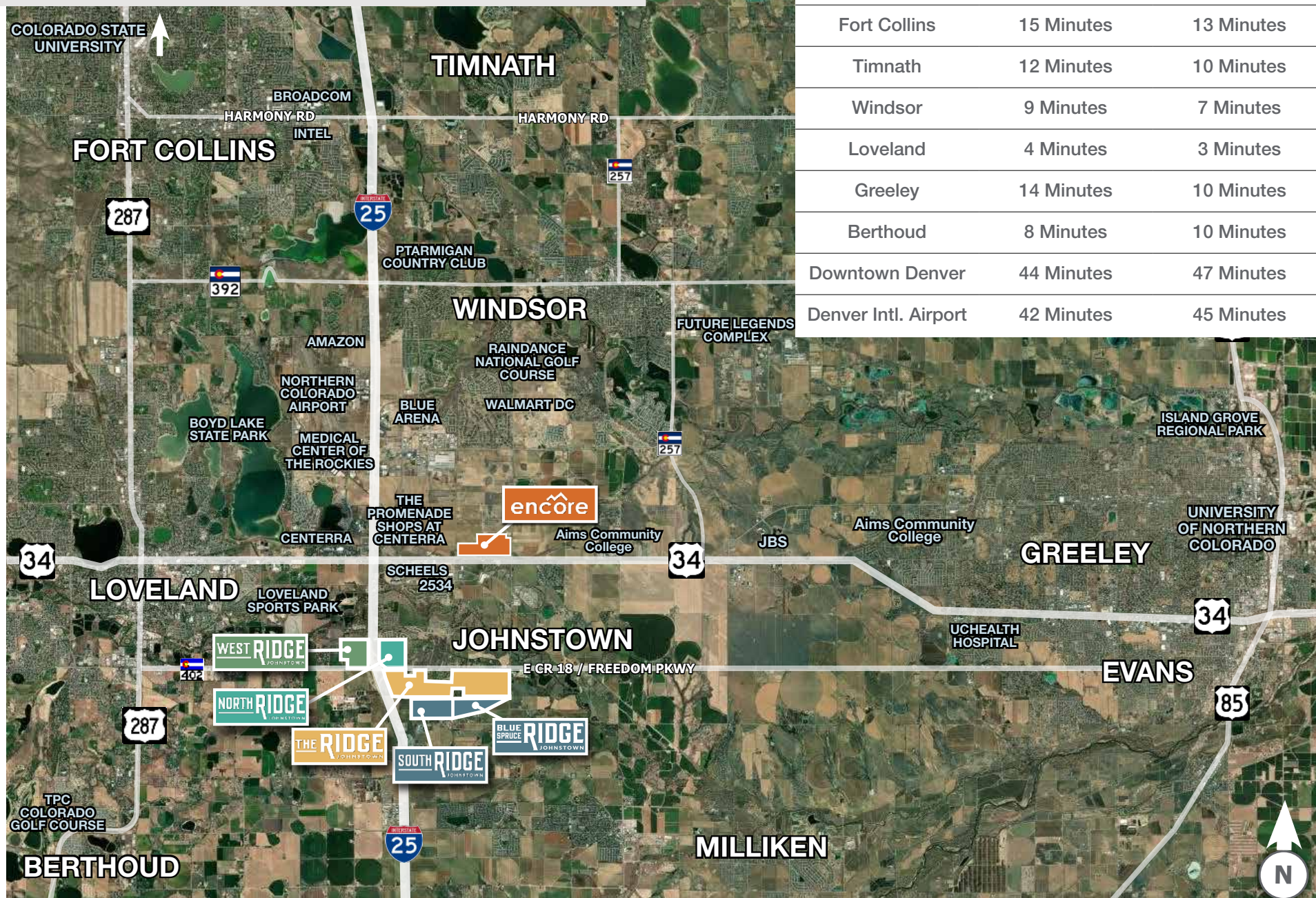
	10 miles	15 miles	20 miles
Population 2022	257,871	540,075	697,216
Estimated Population 2027	275,152	569,105	730,160
Households	99,096	205,452	265,479
Daytime Population	119,506	267,967	327,196
Avg Household Income	\$125,815	\$109,767	\$111,084

Source: ESRI January 2023



1: 2022 Population
2: 2010 - 2020 Compound Annual Growth Rate

REGIONAL MAP



Drive Time To / From The Developments

	The Ridge	Encore
Fort Collins	15 Minutes	13 Minutes
Timnath	12 Minutes	10 Minutes
Windsor	9 Minutes	7 Minutes
Loveland	4 Minutes	3 Minutes
Greeley	14 Minutes	10 Minutes
Berthoud	8 Minutes	10 Minutes
Downtown Denver	44 Minutes	47 Minutes
Denver Intl. Airport	42 Minutes	45 Minutes

Development Map Overview



IMMEDIATE ACCESS TO INTERSTATE 25

*Traffic data from cdot.com & costar.com

THE RIDGE

JOHNSTOWN

NEW MASTER-PLANNED DEVELOPMENT
LOCATED AT THE NWC, NEC + SEC OF I-25 & HWY 402, JOHNSTOWN, CO



THE RIDGE
JOHNSTOWN

Estimated build-out potential:

Retail & Restaurant:	300,000 sf
Hospitality & Office:	280,000 sf
Industrial:	860,000 sf
MF Residential:	1,500 units (including SF for rent)
SF Res. Lots:	960 lots

The Ridge Overview



The Ridge Overview

NAI Affinity is pleased to present available sites within The Ridge Johnstown (The Ridge, West Ridge, North Ridge, South Ridge, and Blue Spruce Ridge), a new master-planned community in Johnstown, Colorado. The Ridge Johnstown is an over 440-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

Opportunity Highlights

ENTITLEMENTS

- Annexed and zoned (PUD / 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.
- ODP for [North Ridge](#), [Design Guidelines](#), & [Plat Map](#)
- ODP for [The Ridge](#), [Design Guidelines](#), & [Plat Map Filing 4](#)
- ODP for [South Ridge](#)
- Land plan for [West Ridge](#)

PROPERTY HIGHLIGHTS

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

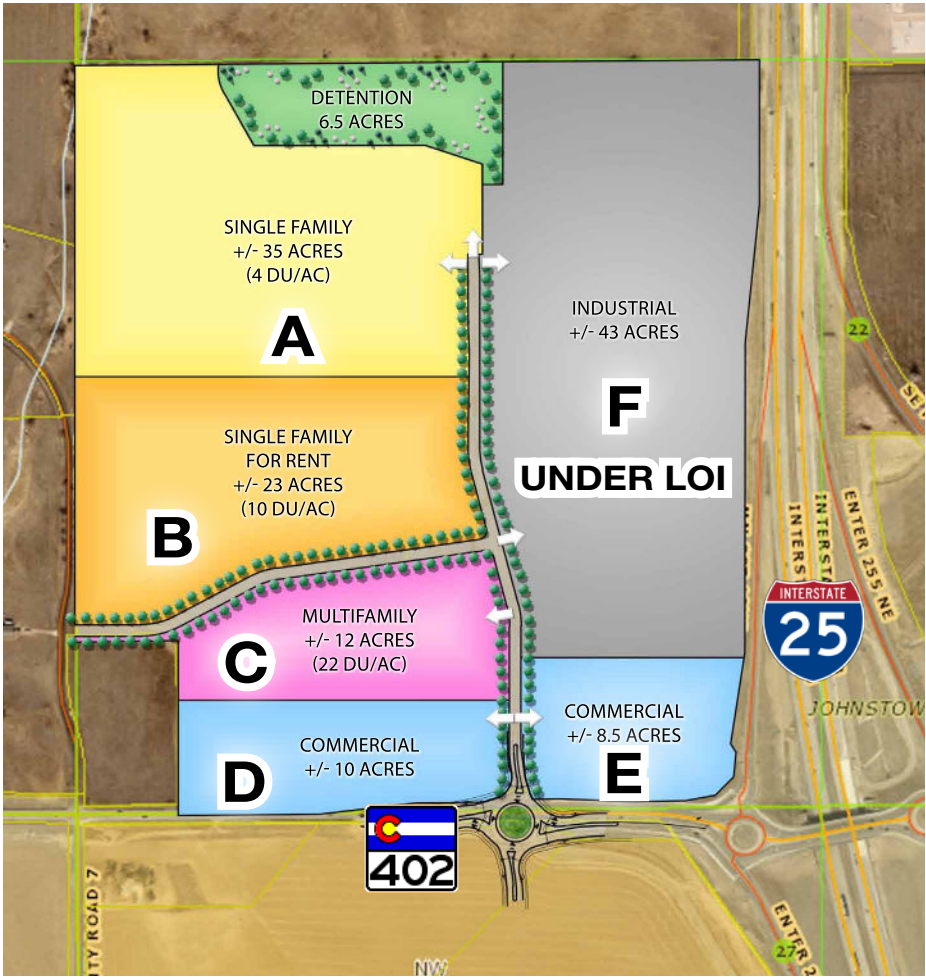
LOWEST MUNICIPAL FEES IN THE AREA

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

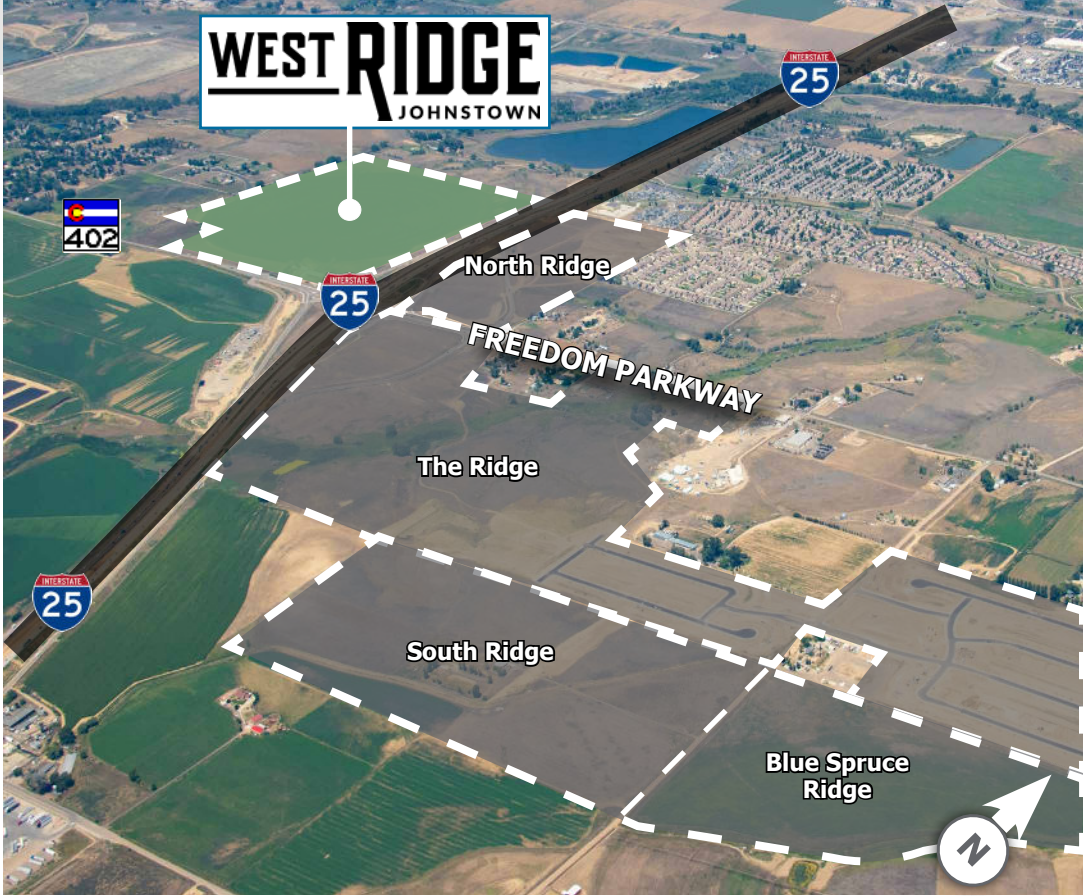
ACCESS AND UTILITIES

- Sites at The Ridge will generally be delivered with access and wet utilities at or adjacent to the property, or otherwise noted in the contract or lease.
- Water and Sewer provider: Town of Johnstown.
- Electric & Gas provider: Xcel Energy.

WEST RIDGE



Conceptual Site Plan



LOT	LAND USE	ACRES	PRICE PSF
A	Single Family	35±	\$2.50
B	Single Family for Rent	23±	\$8.50
C	Multifamily	12±	\$8.50
D	Commercial	10±	\$14.00
E	Commercial	8.5±	\$17.00
F	Industrial	43±	Under LOI

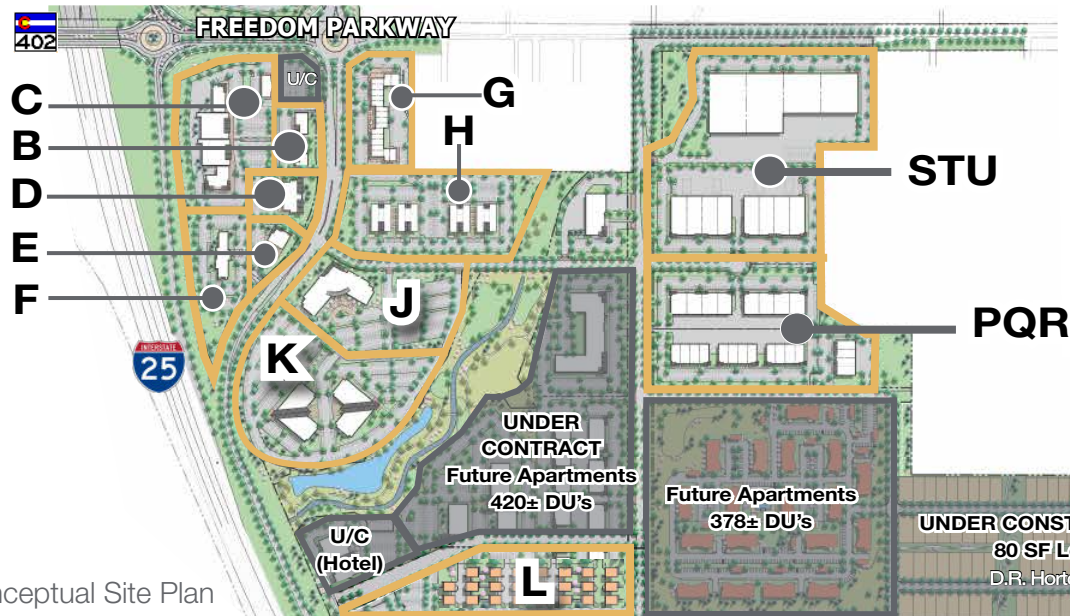
NORTH RIDGE



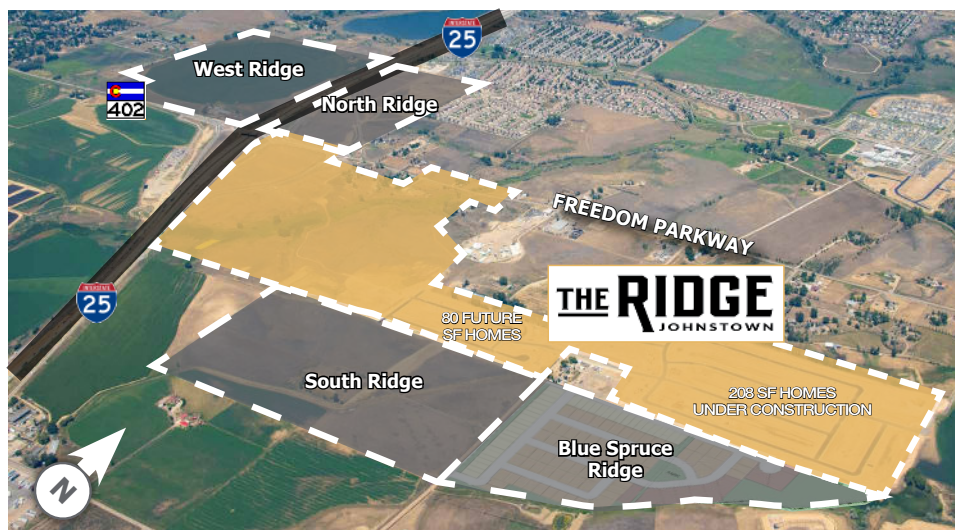
Conceptual Site Plan

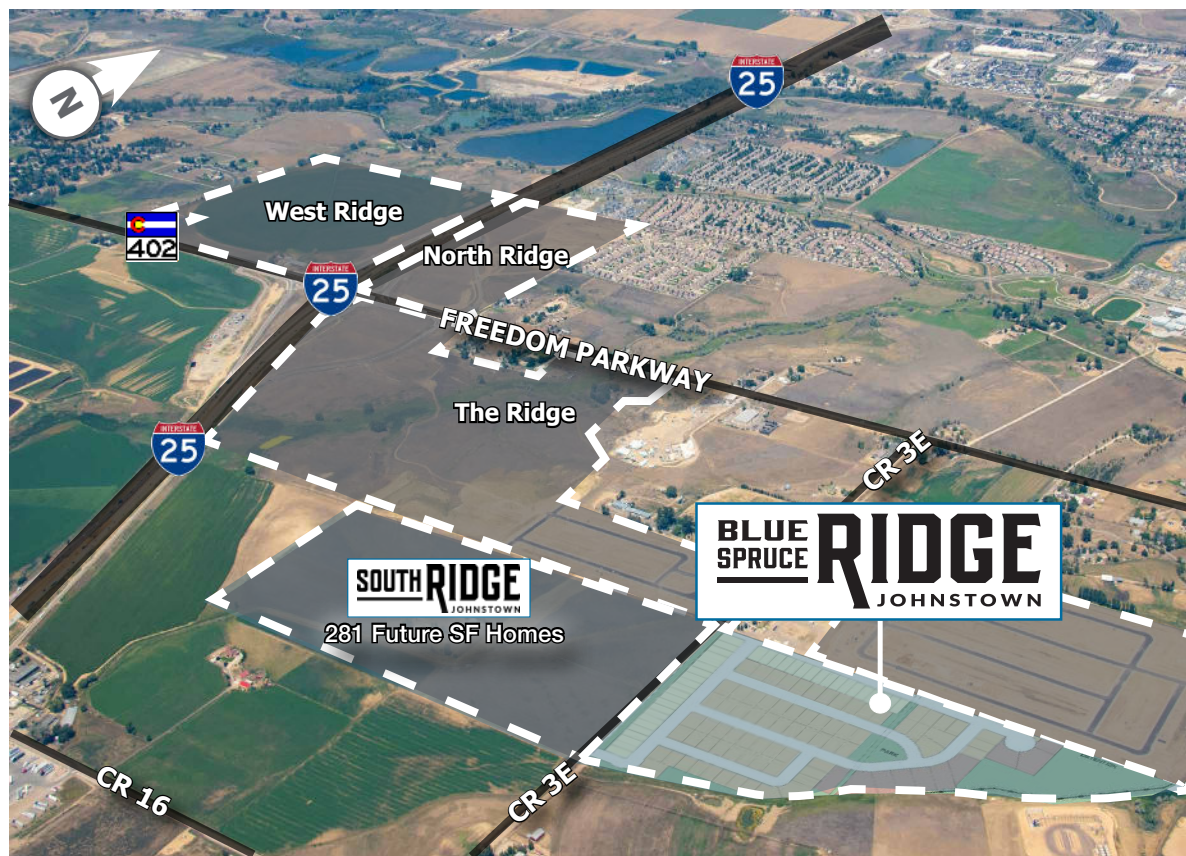
LOT	LAND USE	ACRES	PRICE PSF
1	Retail	11.69±	\$14.00
2	Industrial	10.5±	\$8.50
3	Multifamily (23 du/ac) /Commercial	6.86±	\$8.50
4	Multifamily (23 du/ac) /Commercial	4.42±	\$8.50

THE RIDGE



LOT	LAND USE	ACRES	PRICE PSF
B	Retail	1.2±	\$18.00
C	Retail	5.6±	\$15.00
D	Retail	1.5±	\$15.00
E	Retail	0.9±	\$12.00
F	Retail	2.9±	\$12.00
G	Retail	3.5±	\$10.00
H	Office/Commercial	7.3±	\$8.00
J	Office/Commercial	6.5±	\$8.00
K	Office/Commercial	10.3±	\$8.00
L	MF Res. / Commercial	6.69±	\$8.00
STU	Industrial / Self-Storage	2.6 - 17.2±	\$7.00
PQR	Industrial / Self-Storage	1.8 - 11.1±	\$6.00





PARCEL	LAND USE	ACRES	PRICE PSF
Blue Spruce	Single Family Residential	42±	\$2.50



NEW MIXED-USE, MASTER-PLANNED DEVELOPMENT

8353 E HIGHWAY 34, JOHNSTOWN, CO 80534



LOVELAND ↑

CENTERRA
MARKETPLACE

BOYD LAKE

NORTHERN
COLORADO
AIRPORT →

THOMPSON
RIVER RANCH
(1,873 ± Homes)

420± Apartment
Units

SCHEELS

THE
PROMENADE
SHOPS AT
CENTERRA

34

INTERSTATE
25

2534

KINSTON AT
CENTERRA
(3,000 ± Homes)

COORS

PODS
KROGER

COCA-COLA

Highplains Blvd (CR3)

FED EX

Proposed Realignment of CR3

Highplains Blvd (CR3)

PROPOSED
RESIDENTIAL
(400 ± Homes)

CANYON
BAKEHOUSE

encore

34

Colorado Blvd

N



Encore Overview

NAI Affinity is pleased to present available sites within Encore, a 190± acres mixed-use master planned community, within burgeoning Northern Colorado. Located directly east of The Promenade Shops at Centerra and approximately 1 mile east of Interstate 25, along the north side of Highway 34. Encore features over 1 mile of frontage along Highway 34.

Property Information

PROPERTY HIGHLIGHTS

- Located at the epicenter of the region's growth, 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 and Interstate 25.

UTILITIES

- Sites at Encore will generally be delivered with access and wet utilities at or adjacent to the property, or otherwise noted in the contract or lease.
- Water and Sewer provider: Town of Johnstown.
- Electric provider: Poudre Valley REA & Xcel Energy.
- Gas provider: Xcel Energy.

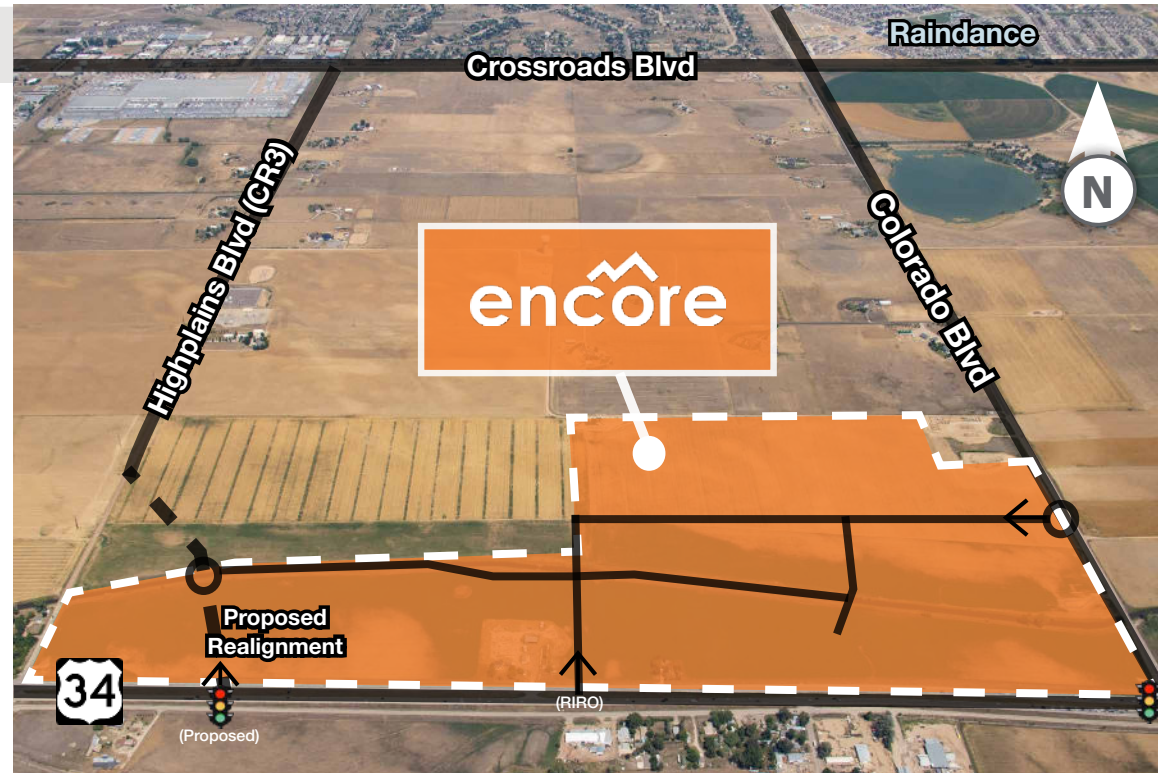
ENTITLEMENTS

- Annexed and zoned PUD-MU (Planned Unit Development Mixed Use) within the Town of Johnstown.
- ODP & Design Guidelines include expedited administrative planning approval for many uses: [click here](#)

LOWEST MUNICIPAL FEES IN THE AREA

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

PARCEL	LAND USE	ACRES	PRICE PSF
A	Multi-Family Residential	14.88±	\$8.00
B	Commercial, Flex	12.09±	Under Contract
C	Commercial, Light Industrial, Flex	4 - 21.73±	\$8.00 - \$10.00
D	Multi-Family Residential, Commercial, Light Industrial, Flex	10 - 27.74±	\$10.00 - \$14.00
E	Multi-Family Residential, Commercial, Light Industrial, Flex	7.02±	\$14.00



Final Plat: [click here](#)

