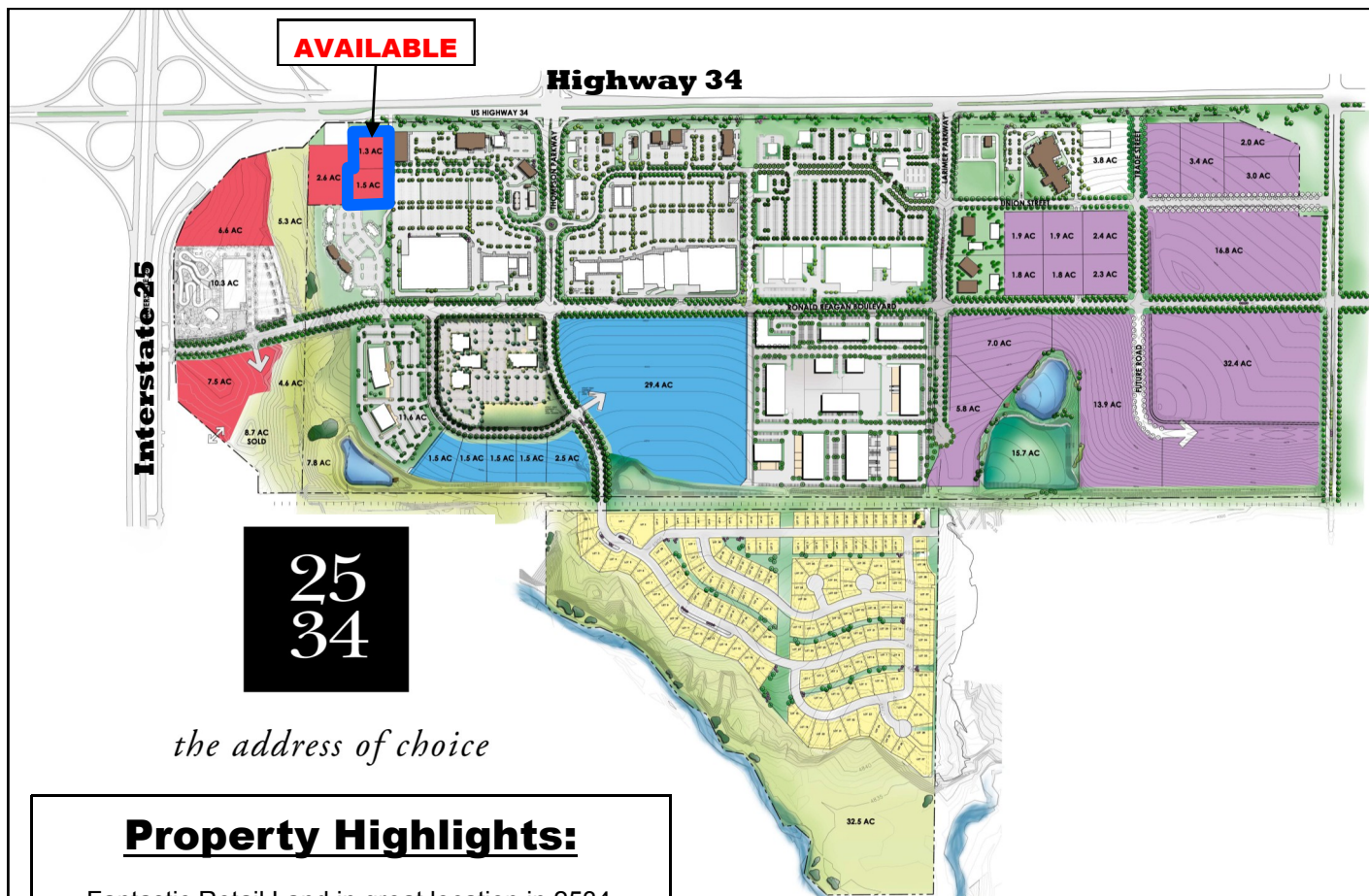


2534 Retail Pad Sites

Johnstown, Colorado



the address of choice

Property Highlights:

- Fantastic Retail Land in great location in 2534 Development at SEC of Interstate 25 and Highway 34 in Johnstown/Loveland. Often called the “epicenter” of Northern Colorado, these pad sites are the first available on the east side of I-25.
- Pad sites can be customized for the individual user with a 45 day administrative review and platting process.
- Ideal for fast food, bank, restaurant, automotive, retail, medical, hotel, or other users.
- High traffic, fantastic visibility, easy accessibility, near services (medical, restaurants, employment), and much more.
- All pad sites are “net” sites with no on-site detention requirements.
- Join fast growing lineup of national users including Ethan Allen, Bank of Colorado, Bonefish Grill, Boondocks, Starbucks, Culvers, Eheart Interior Solutions, Trek Bicycles, Verizon Wireless, Northern Colorado Rehab Hospital, and more...

Property Information:

Sale Price: Lot 1: \$19.50/SF
Lot 2: \$15.00/SF

Lease Rate: Lot 1: \$90,000 per year
Lot 2: \$80,000 per year

Proposed Use: Fast Food, Bank, Restaurant, Automotive, Retail, Medical, Professional Office, Hotel

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Regional Retail Map



**25
34**

Location, Location, Location...

the address of choice

Why Choose 2534?

- **Great Regional Location**
- **Proximity to two major Highways**
- **Expedited Project Approvals (45 days)**
- **Lower Development Fees**
- **Flexible Site Sizes and Configurations from 1-25 acres**
- **No On-site Storm Water Detention**
- **Diverse Master Plan with many uses allowed.**
- **Strong Regional Trade Area**
- **Significant national retail presence**
- **Outstanding growth potential**
- **Diverse Regional Workforce**
- **Flexible owner will sell, land lease, build-to-suit, or consider joint ventures**
- **...AND MUCH MORE!**



For More Information:

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Demographics

(Source: STDB Online 2009, radius)

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>	<u>20 Mile</u>
2009 Est. Population	5,426	35,740	175,639	553,525
Avg. HH Inc	\$93,332	\$73,154	\$82,289	\$72,939
Households	2,037	14,211	65,668	206,586

Traffic Counts

(Source: City of Loveland, 2006 and CDOT, 2007)

Highway 34 (East of Thompson Pkwy) 43,500 VPD

Interstate 25 at Highway 34 - 69,200 VPD



the address of choice