

The Plaza at 2534

Prime Retail SEC I-25 & Hwy 34

4880 Thompson Parkway, Johnstown, CO



Highlights

- Outstanding location just off the southeast corner of Interstate 25 and Highway 34, with significant traffic counts and high visibility.
- Join a fast growing lineup of national users including Trek Bicycles, Ethan Allen, Bank of Colorado, Bonefish Grill, Starbucks, Culvers, eHart Design Studio, Verizon and many more!
- First class environment offering visibility, access, convenience, and location.
- Competitive lease rate, excellent location, and traffic generating Co-Tenants make this the ideal space for your needs!
- 750 Gallon grease trap in place for restaurant use

Property Information

- Lease Rate** \$16.00 per SF / \$6.50 NNN
- Building Size** 11,878 SF
- Available SF** Suite 120: 1,436 SF
1,230 SF + 206 SF common area
- Proposed Use:** Retail, quick serve restaurant, insurance, chiropractor, or small high visibility office
- Co-Tenants** LifeStyles Exercise Equipment, Trek Bicycles

Traffic Counts

(Source: CDOT—2006)

- Highway 34 (E Eisenhower Blvd)** 43,500 VPD
- Interstate-25 & Highway 34** 66,800 VPD

Demographics

(Source: STDB Online 2009, radius)

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2009 Est. Population	5,426	35,740	175,639
Avg. HH Inc	\$93,332	\$73,154	\$83,289
Households	2,037	14,211	65,668



Innovative Real Estate
Brokerage & Development

Nathan Klein

Partner / Broker Associate

(O) 970.667.7000 (C) 970.222.2473

nklein@lovelandcommercial.com

www.lovelandcommercial.com



High Quality Retail Center in great regional location, with Co-tenants TREK Bicycles, Health Styles Exercise Equipment, and traffic generating national retailers. Outstanding growth potential!



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 04-15-2010.