



Space Available:
2,360 SF

Lease Rate:
\$34.00/SF NNN

NNN Rate:
\$23.22/SF NNN

*2025 estimate
(includes Trash & Water)

4857 THOMPSON PKWY

UNIT B

JOHNSTOWN, CO 80534

PREMIUM RETAIL SPACE IN THE JOHNSTOWN PLAZA FOR LEASE

- Intersection of 1-25 & HWY 34
- 120,000 cars per day, the busiest intersection north of Denver
- Neighboring Tenants: Urban Egg, Cinco Brothers, The Cat Doctor, 100% Chiropractic Cafe Mexicali
- Close to Lazy Dog Bar & Grill, Boot Barn, Hobby Lobby
- Premier Shopping Destination in Northern Colorado



Turn-Key Retail Space

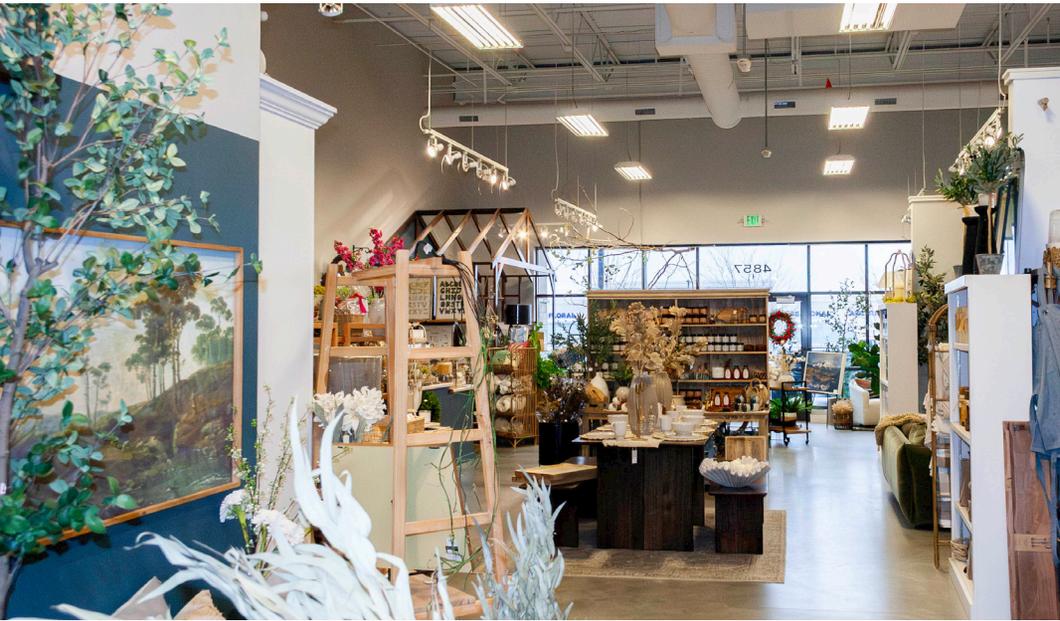
Key Highlights & Amenities



- **Prime Retail Space:** High-visibility storefront with front and rear entrances for convenience. Expansive windows provide natural light for product displays. The open layout features high ceilings, mini partitions, a private restroom, and large storage or office space.
- **Unmatched Traffic & Exposure:** Located at I-25 & HWY 34, with estimated 120,000 cars per day.
- **Strong Consumer Base & Spending Power:** Within a 5-mile radius, the area boasts 87,045 residents, an average household income of \$73,258, and \$200 million in disposable income within a 5–7 minute trade radius.
- **Thriving Retail Hub:** Top national retailers like Scheels, At Home, Hobby Lobby, and Burlington, plus popular dining spots Bad Daddy's Burger Bar and Bonefish Grill.
- **Rapid Growth & Long-Term Success:** Positioned within a 600-acre development featuring retail, employment, and residential expansion.
- **Maximum Visibility:** Featuring prominent building signage with an optional dedicated panel on the Johnstown Plaza pylon sign, available for separate lease.



RETAIL SPACE - PHOTOS



AERIAL PHOTOS



Johnstown Plaza Pylon Sign

RETAIL SPACE - FLOORPLAN



AREA MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.