



**CUSHMAN &  
WAKEFIELD**

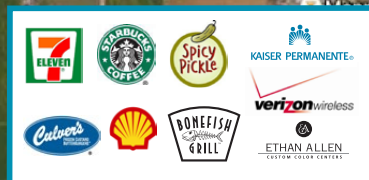
FOR SALE

**4430 & 4440 Union Street**

Johnstown, Colorado 80534

**EXCELLENT LOCATION**

### Promenade Shops at Centerra



- **The Gateway Apartments**
- 254 Luxury apartments
- Builder is Spanos Corporation

- **USA Liberty Arms** approximately 100,000 SF facility
- Approximately 50,000 SF main floor and a shooting range of 50 to 60 lanes underground

- **SCHEELS** approximately 225,000 SF facility on approximately 18 acres
- One of 24 locations in 10 states throughout the Midwest and the only one of its kind in Colorado

**SUBJECT**

## Two Lots Available For Sale in Johnstown

**Sale Price: \$35.00/Buildable SF**

4430 and 4440 Union Street are in an excellent regional location capitalizing on easy access to the northern Colorado market. These lots offer an opportunity to become a part of the medical hub for the region, only minutes away from the Medical Center of the Rockies, a 136-bed hospital for heart and trauma care, adjacent to the Northern Colorado Rehabilitation Hospital, a 40-bed facility, Arête Surgical Center and Clearview Behavioral Health Hospital, a 92-bed facility. Being part of 2534, a master planned mixed-use development, parking lot, landscaping and utilities are in place. Surrounding amenities include Promenade Shops at Centerra, the Loveland Outlet Mall and new Johnstown Plaza anchored by SCHEELS.

*Please see reverse for site plan, lot details and demographics.*



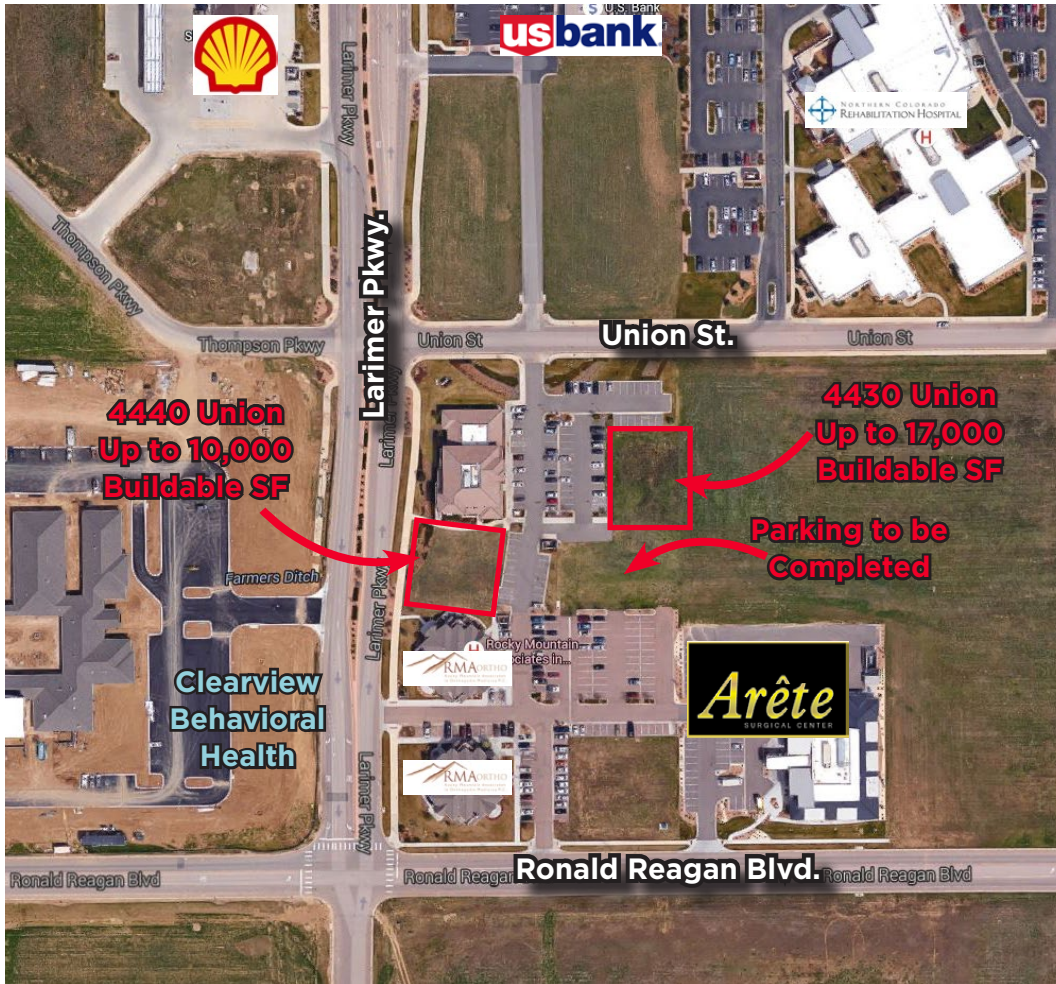


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## 2534 Master Planned Community

- Master planned mixed-use community
- Expedited development review process
- Gateway to regional marketplace
- Starbucks, Bonefish Grill, Ethan Allen, Ehart Interiors, SCHEELS and more

## 2534 Medical Campus

- Gonyon Cosmetic & Plastic Surgery P.C.
- Northern Colorado Rehab Hospital
- Arête Surgical Center

### Lot Details

| Lot           | Buildable SF     | Price            | Price/BSF   |
|---------------|------------------|------------------|-------------|
| 4440 Union    | 10,000 SF        | \$350,000        | \$35.00/BSF |
| 4430 Union    | 17,000 SF        | \$595,000        | \$35.00/BSF |
| <b>Total:</b> | <b>27,000 SF</b> | <b>\$945,000</b> |             |

### Demographics

CoStar, 2017

|                    | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------|-----------|-----------|-----------|
| Population         | 657       | 7,272     | 35,693    |
| Households         | 268       | 2,949     | 13,880    |
| Average HH Income  | \$116,270 | \$113,767 | \$103,015 |
| Daytime Population | 1,815     | 13,244    | 26,082    |

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