

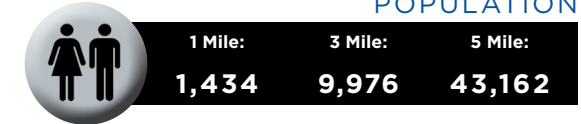
# IRONWOOD SHOPS at 2534

4840 Larimer Pkwy, Johnstown, CO 80534

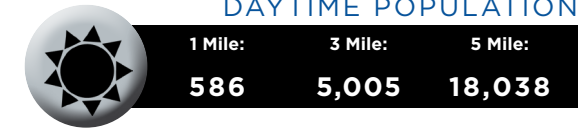


## DEMOGRAPHICS

### POPULATION



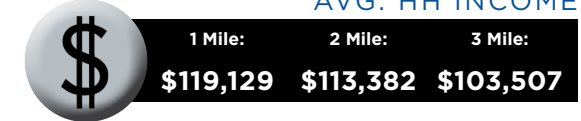
### DAYTIME POPULATION



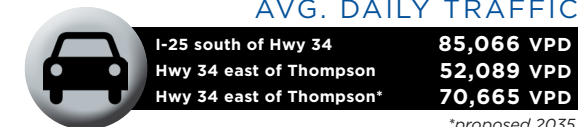
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



*\*proposed 2035*

For more information,  
contact:

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## PROPERTY HIGHLIGHTS:

- 2,400 SF (divisible) endcap along Hwy 34 available
- 9,194 SF (divisible) building available
- Highway 34 visibility with more than 52,089 VPD
- 250,000 SF Scheels Shadow Anchored Retail Shops
- Monument signage opportunity
- Signalized access into 2534 Development
- Large parking field - approximately 119 Spaces
- Adjacent to Comfort Suites (92 rooms) and Best Western (89 rooms)
- Close proximity to Courtyard by Marriott (102 rooms) and Wingate by Wyndham (120 rooms)
- Near Northern Colorado Rehabilitation Hospital - serving Colorado, Wyoming, and Western Nebraska
- Adjacent to Multifamily Development - 700 units at completion / 254 units open
- Delivery Summer 2020
- NNN - estimated at \$10.00/sf

**CROSBIE  
REAL ESTATE  
GROUP**

*Mowery  
Development*

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