As one of the fastest growing communities in Northern Colorado, Johnstown has become the premier market for development and growth. Spanning over 15 square miles that includes major transportation corridors such as I-25, Hwy-60, and Hwy-34, Johnstown provides strategic accessibility for major retailers and companies to locate in our community.

Come join our community today and explore why Johnstown is the preferred location for residents and businesses in Northern Colorado.
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>19,295</td>
</tr>
<tr>
<td>Annual Growth Rate</td>
<td>5%</td>
</tr>
<tr>
<td>Est. Population 2028</td>
<td>23,454</td>
</tr>
<tr>
<td>Male</td>
<td>50.3%</td>
</tr>
<tr>
<td>Female</td>
<td>49.7%</td>
</tr>
<tr>
<td>Median Age</td>
<td>35.1</td>
</tr>
<tr>
<td>Total Housing Units</td>
<td>7,417</td>
</tr>
<tr>
<td>Median Home Value</td>
<td>$461,100</td>
</tr>
<tr>
<td>Average HH Size</td>
<td>2.74</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$141,992</td>
</tr>
<tr>
<td>High School Degree+</td>
<td>96.01%</td>
</tr>
<tr>
<td>EMPLOYERS</td>
<td>EMPLOYMENT</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Scheel’s All Sports</td>
<td>600</td>
</tr>
<tr>
<td>Weld County School District, RE-5J</td>
<td>371</td>
</tr>
<tr>
<td>Sampson Construction Co.</td>
<td>325</td>
</tr>
<tr>
<td>Blackeagle Energy Services</td>
<td>250</td>
</tr>
<tr>
<td>Canyon Bakehouse</td>
<td>250</td>
</tr>
<tr>
<td>High Country Beverage</td>
<td>245</td>
</tr>
<tr>
<td>Kroger Fulfillment Center</td>
<td>225</td>
</tr>
<tr>
<td>Northern Co. Rehabilitation Hospital</td>
<td>210</td>
</tr>
</tbody>
</table>
**Employment by Industry**

- **Public Admin.**: 4.5%
- **Manufacturing**: 10.4%
- **Information**: 1.8%
- **Finance, insurance, & Real Estate**: 5%
- **Services**: 49.9%
- **Ag & Mining**: 9.1%
- **Construction**: 9.1%
- **Transportation & Utilities**: 7.1%
- **Retail**: 10.6%
- **Wholesale**: 3%
- **Total Employees**: 10,425

**Talent Force**

- **Workforce Participation**: 71.2%
- **Bachelor’s Degree +**: 43.22%
- **Associate’s Degree +**: 49.97%
There are close to 500 businesses located in Johnstown. The business community includes small family-owned businesses, service companies, high-tech manufacturing, and distribution, as well as national headquarters.
<table>
<thead>
<tr>
<th>Trade Area Details</th>
<th>5 MILES</th>
<th>10 MILES</th>
<th>15 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Miles</td>
<td>78.5</td>
<td>314.2</td>
<td>706.9</td>
</tr>
<tr>
<td>Total Population</td>
<td>24,898</td>
<td>85,242</td>
<td>363,736</td>
</tr>
<tr>
<td>Workday Population</td>
<td>21,820</td>
<td>163,155</td>
<td>498,387</td>
</tr>
<tr>
<td>Total Households</td>
<td>8,287</td>
<td>31,642</td>
<td>134,139</td>
</tr>
<tr>
<td>Avg. Household Income</td>
<td>$122.8K</td>
<td>$110.2K</td>
<td>$105.6K</td>
</tr>
<tr>
<td>Total Consumer Spend</td>
<td>$879.9M</td>
<td>$4.9B</td>
<td>$15.8B</td>
</tr>
</tbody>
</table>

5 YEAR FORECAST

5 mile radius

<table>
<thead>
<tr>
<th></th>
<th>5 mile radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>26,895</td>
</tr>
<tr>
<td>Avg. Household Income</td>
<td>$142.2K</td>
</tr>
<tr>
<td>Total Households</td>
<td>8,861</td>
</tr>
<tr>
<td>Total Consumer Spend</td>
<td>$1B</td>
</tr>
</tbody>
</table>
“We are committed to a sustainable and growing business community, skilled workforce, and regional cooperation…”

Town of Johnstown Strategic Plan, adopted 2023
With over 1,000 acres of active development that includes Industrial, Retail, and Housing, Johnstown has the land availability, infrastructure capacity, and transportation network, to meet your development goals. Comprehensive real estate data, including area demographics, and maps, is available on demand by contacting the Economic Development Department.

<table>
<thead>
<tr>
<th>SPACE TYPE</th>
<th>TOTAL SQUARE FOOTAGE</th>
<th>VACANCY RATE</th>
<th>ESTIMATED SQ FT SPACE AVAILABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial/Flex</td>
<td>1.9M</td>
<td>10.6%</td>
<td>204,000</td>
</tr>
<tr>
<td>Retail</td>
<td>1.3M</td>
<td>0.2%</td>
<td>2,200</td>
</tr>
<tr>
<td>Office</td>
<td>256,000</td>
<td>9.1%</td>
<td>23,500</td>
</tr>
</tbody>
</table>

**TRANSPORTATION**

Direct Access To
- Interstate 25
- Hwy. 34
- Hwy. 402
- Hwy. 60

Northern Colorado Regional Airport
- 15 minute drive

Denver International Airport
- 50 minute drive
“...Our healthy economy provides residents and visitors access to goods, services, and jobs”
Town of Johnstown Strategic Plan Cont.
**DEVELOPMENT**

**TAXES**

- **Town Property Tax**: 23.947 mill levy
- **Colorado Sales Tax**: 2.9%
- **Town Sales/Use Tax**: 3.5%
- **Larimer County Sales Tax**: .8%

**New Residential Permits**
- 2021: 0
- 2022: 440
- 2023: 440

**New Commercial Permits**
- 2021: 10
- 2022: 35
- 2023: 9
**HOUSING**

<table>
<thead>
<tr>
<th>Total Housing Units</th>
<th>7,417</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Occupied Housing Units</td>
<td>5,855</td>
</tr>
<tr>
<td>Renter Occupied Housing Units</td>
<td>1,183</td>
</tr>
<tr>
<td>Housing Vacancy Rate</td>
<td>5.1%</td>
</tr>
<tr>
<td>Median Home Value</td>
<td>$535.8K</td>
</tr>
<tr>
<td>Average Home Value</td>
<td>$590.3K</td>
</tr>
</tbody>
</table>

**UTILITY PROVIDERS**

- **Water & Sewer**: Town of Johnstown
- **Major Telecommunication**
  - TDS
  - Century Link
  - Comcast coming Summer 2024
- **Gas**: Xcel Energy
- **Electric**: Xcel Energy, PVREA, United Power
**COMMUNITY**

- Town of Johnstown Size: 15.53 Square Miles
- Total Growth Management Area: 47.64 Square Miles
- Unincorporated Area Available for Annexation: 32.1 Square Miles
- Johnstown Community YMCA: 69,000 Square Feet
- Miles of Trail: 4.5
- Public Parks: 8
- Open Space & Parks: 76 Acres

**TRAFFIC COUNTS**

<table>
<thead>
<tr>
<th>INTERSECTION</th>
<th>MAXIMUM AADT</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-25 &amp; Hwy-34</td>
<td>327,325</td>
</tr>
<tr>
<td>I-25 &amp; Hwy-402</td>
<td>314,088</td>
</tr>
<tr>
<td>I-25 &amp; Hwy-60</td>
<td>152,012</td>
</tr>
<tr>
<td>Hwy-60 &amp; Colorado Blvd.</td>
<td>134,058</td>
</tr>
<tr>
<td>Hwy-60 &amp; Parish Avenue (CR17)</td>
<td>174,017</td>
</tr>
</tbody>
</table>