



TOWN OF JOHNSTOWN, COLORADO

HIGHWAY 34 PROFILE

JOHNSTOWN COMMUNITY PROFILE

 POPULATION 19,770+
  MEDIAN HH INCOME \$115,491
  ANNUAL GROWTH RATE 5.1%
  TOWN SQUARE MILES | GMA 15.5 | 48 sq. miles

Hwy-34 Corridor

Is situated along the two biggest trade routes in Northern Colorado; I-25 and Hwy-34 which average together 138,000 vehicles per day. Close to 600 acres of existing shopping, employment, and residential development including master-planned developments such as 2534 Shopping Center, Johnstown Plaza Shopping & Living Center, Trade @2534 Class-A Industrial Park, and Iron Horse Class-A Industrial Park.



Development Opportunities

- **Retail** | over 23,619 feet of Hwy-34 frontage
- **Residential** | over 6,900 planned residential units along Hwy-34
- **Desired Uses** | Commercial, Employment, Industrial

Hwy-34 Market Analysis	5 Miles	10 Miles	15 Miles
2021 Estimated Population	38,572	256,861	521,524
2026 Projected Population	46,184	295,825	583,490
Median Age	37	37	35

CONTACT US

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