



TOWN OF JOHNSTOWN, COLORADO

# HIGHWAY 402 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-402 Corridor

Features direct access to Interstate-25 that averages 84,000 vehicles per day and 540 acres in active development that will include residential, commercial, office, and industrial uses. This highly visible corridor sits in the heart of Northern Colorado with over 36,800 feet of Hwy-402 frontage and 4,400 feet of I-25 frontage.



THE RIDGE; SEC I-25 & HWY-402

## Development Opportunities

### Desired Uses:

- Residential
- Commercial
- Employment
- Industrial

### Gas Analysis: Food & Beverage Stores

- Demand \$97.1 million
- Supply \$74.3 million
- **Retail Gap \$22.8 million**

### Hwy-402 Market Analysis

5 Miles

10 Miles

15 Miles

2021 Estimated Population	32,421	207,160	491,698
2026 Projected Population	39,617	238,462	553,741
Median Age	37	39	36

## CONTACT US

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