



# TOWN OF JOHNSTOWN, COLORADO

## NORTH DOWNTOWN

### 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

### DEVELOPMENT OPPORTUNITY

North Downtown Johnstown features 160 acres of available land just north of Historic Downtown which features 297,180 square feet of existing retail space. The property includes 150 AF of water credits and 1 Hillsborough Water Share. Intended uses include high density-intensity uses including SFH, multi-family, commercial, and office use. The downtown corridor offers excellent visibility along Highway 60 and less than 4 miles from Interstate 25.



### DESIRED USES

- commercial
- mixed-use buildings
- offices
- residential

### North Downtown Market Analysis

5 Miles

10 Miles

15 Miles

2021 Estimated Population

26,234

143,986

461,575

2026 Projected Population

31,296

168,354

519,705

Median Age

32

36

36

### CONTACT US

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