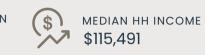


TOWN OF JOHNSTOWN, COLORADO **NORTH DOWNTOWN**

JOHNSTOWN COMMUNITY PROFILE

POPULATION 19,770+



ANNUAL GROWTH RATE 5.1%

TOWN SQAURE 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.



ECONOMIC DEVELOPMENT MANAGER

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
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