

*Depending on Size & Site Location.
Access & Utilities at or Adjacent to Site



HIGHLY VISIBLE RETAIL, HOSPITALITY, MEDICAL OR CORPORATE OFFICE SITE

CENTERRA MARKETPLACE



\$14.00 - \$16.00 PSF*
3.021± AC

*DIVISIBLE TO 1.78± ACRES

PROMENADE SHOPS AT CENTERRA



SOLD



Johnstown Plaza
252 Apartment Units



Cortland at 2534
254 Apartment Units

Rise at 2534
236 Apartment Units



SCHEELS
250,000 SQ. FT.
SPORTING GOODS STORE

2534 & JOHNSTOWN PLAZA



Springs at 2534
212 Apartment Units

Crowne at 2534
285 Apartment Units



KINSTON
CENTERRA
2,800 RESIDENTIAL UNITS
UNDER CONSTRUCTION



AREA INFORMATION

If you want a presence in burgeoning Northern Colorado, you want to be at its epicenter at the Intersection of I-25 and Highway 34

- 2534 - a 542 acre mixed-use master planned community.
- Excellent location in the heart of Northern Colorado at the confluence of the area's two busiest highways.
- Up to 4,000,000 SF of commercial space upon completion.
- Approximately 2,800 homes under construction north of the 2534 development (Kinston Centerra).



Demographics

	10 MILES	15 MILES	20 MILES
2025 Est. Population	269,538	528,660	738,518
2030 Est. Population	295,189	569,137	788,292
2025 Avg Household Income	\$134,079	\$121,198	\$119,024
Median Age	39.7	37.0	37.1
Daytime Employment	129,294	266,289	361,587

Source: Site To Do Business, February 2026

Job Growth



Fort Collins-Loveland Strong Job Growth

Education and Health Services: Consistent 12-month growth ranging from 4.5% to 9% through late 2025 and early 2026.

Professional and Business Services: High growth in 2026, showing a 6.6% increase in 12-month, not seasonally adjusted figures by March 2026.

Construction and Manufacturing: These sectors maintain a strong base, with construction experiencing intermittent spikes in employment.

Source: U.S. Bureau of Labor Statistics Data

Population Growth



Weld County had a 2.55% population increase YOY & 2.85% household increase YOY

Sources: U.S. Census Bureau 1/7/2025



Population of approximately 982,000±

(30 mile radius from I-25 and US 34)

Source: ESRI, May 2026

AREA INFORMATION

Nearby Attractions/Drivers



DRIVE TIMES	
Interstate 25	2 MINS
US Hwy 34	4 MINS
Medical Center of Rockies	6 MINS
Northern Colorado Regional Airport	7 MINS
Windsor	9 MINS
Fort Collins	12 MINS
Greeley	18 MINS
Cheyenne, WY	45 MINS
Denver/DIA	49 MINS



Northern Colorado: Strong Economy & Plenty of Customers

Northern Colorado is home to two major universities, a young and well educated population, and a diverse & well compensated workforce. Nestled between the Rocky Mountains, Colorado's high plains & Denver International Airport – Northern Colorado communities consistently rank as some of the best locations in the country for business, lifestyle and craft beer.

Population Growth

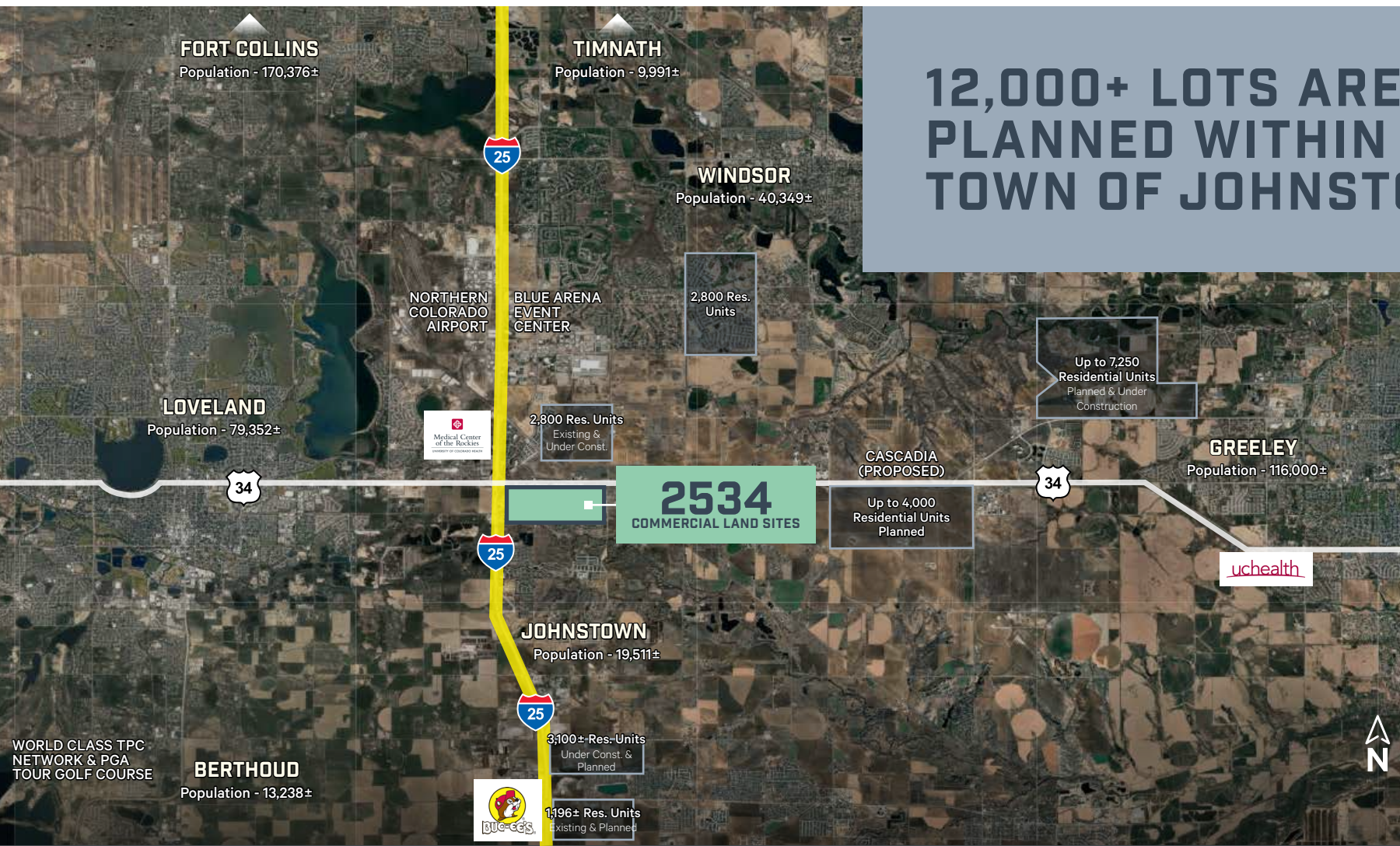


Johnstown, CO Is One of Northern Colorado's Fastest Growing Communities

Johnstown, Colorado, is recognized as one of the fastest-growing communities in the nation, ranking 10th fastest-growing among cities and towns with populations of 20,000 or more from July 1, 2024, to July 1, 2025.

Johnstown's population increased by 8.4% during that time period, jumping from 20,697 residents to 22,433, an increase of 1,736.

U.S. Census Bureau May 2026



2534: THE HIGHEST CONCENTRATION OF MIXED-USE CONSTRUCTION ACTIVITY IN NORTHERN COLORADO



JOHNSTOWN PLAZA SHOPPING & DINING | 2017-18



SCHEELS ALL SPORTS | 250,000 SF | 2017



COMFORT SUITES | 2017



TRADE@2534 | 218,000± SF INDUSTRIAL PARK | 2022



WINGATE BY WYNDAM | 2016



CORTLAND AT 2534 APTS.
254 UNITS | 2015-16



SWIRE COCA COLA USA
120,000 SF | 2017



HIGH COUNTRY BEVERAGE
130,000 SF | 2017



JOHNSTOWN PLAZA APTS.
252 UNITS | 2022



RISE APTS.
236 UNITS | 2019



Thompson Crossing



THOMPSON RIVER RANCH
1,361 HOMES



THOMPSON CROSSING II
166 HOMES | 2016-17

2534

COMMERCIAL LAND SITES



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