

For Lease

CBRE

Ready for Occupancy
906 SF Fully Finished Suite

Ironwood Shops

Premier Northern Colorado Location

4836 Larimer Parkway | Johnstown, CO 80534

TI Allowance Negotiable

Retail





Class-A Retail Space

Located at the I-25 & Hwy 34 Corridor

CBRE is pleased to offer this 906 SF prime retail space off Highway 34 in Johnstown, CO. Currently built out as professional business space, TI allowance is negotiable to make it the perfect space for any user.

This strategic location is a gateway to Northern Colorado, offering incredible foot traffic and great visibility. Surrounded by prosperous neighbors, businesses are perfectly poised to thrive. Take advantage of this incredible opportunity in a thriving community, where location and potential synergies align for ultimate success. Welcome to the epicenter of commerce in Northern Colorado!

906

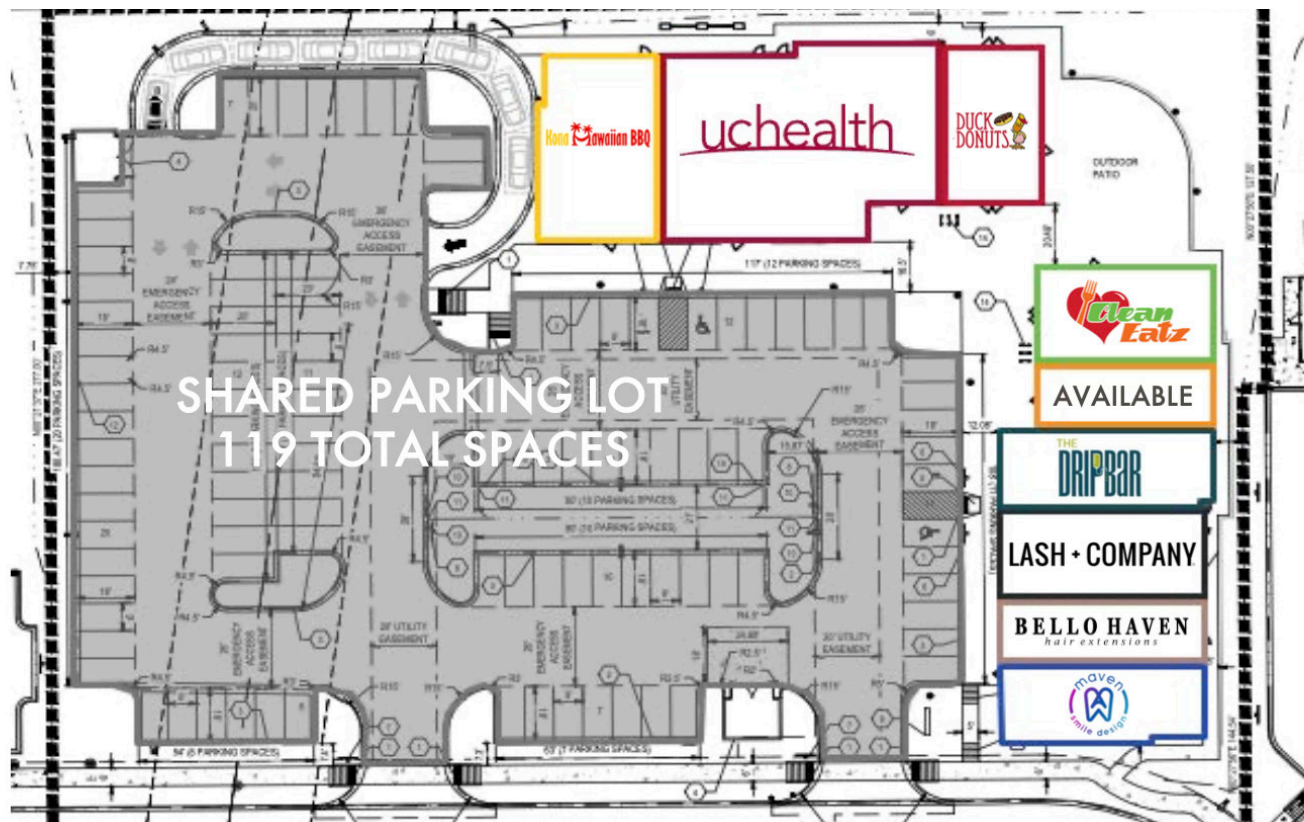
Square Feet Available

\$30-\$32

PSF NNN Lease Rate

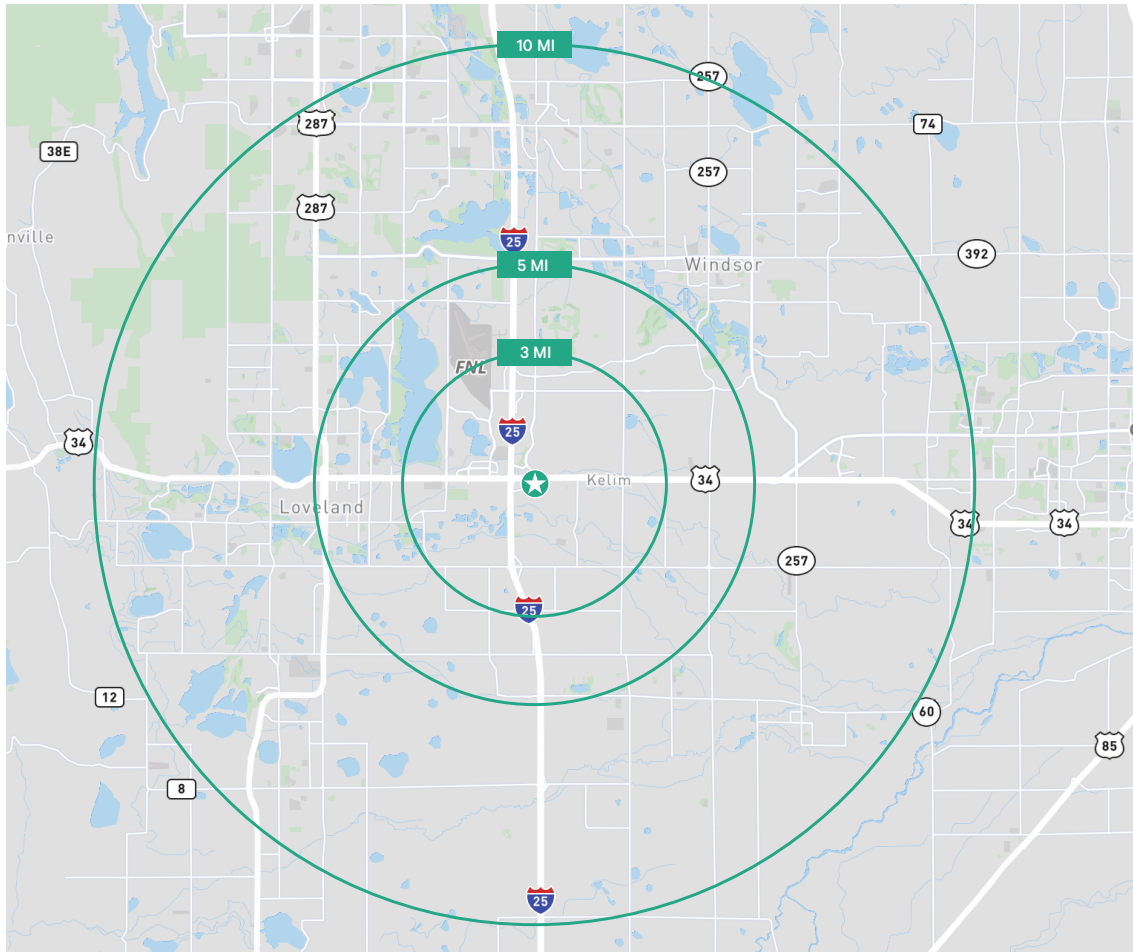
\$21.50

PSF NNN Estimate (2025)

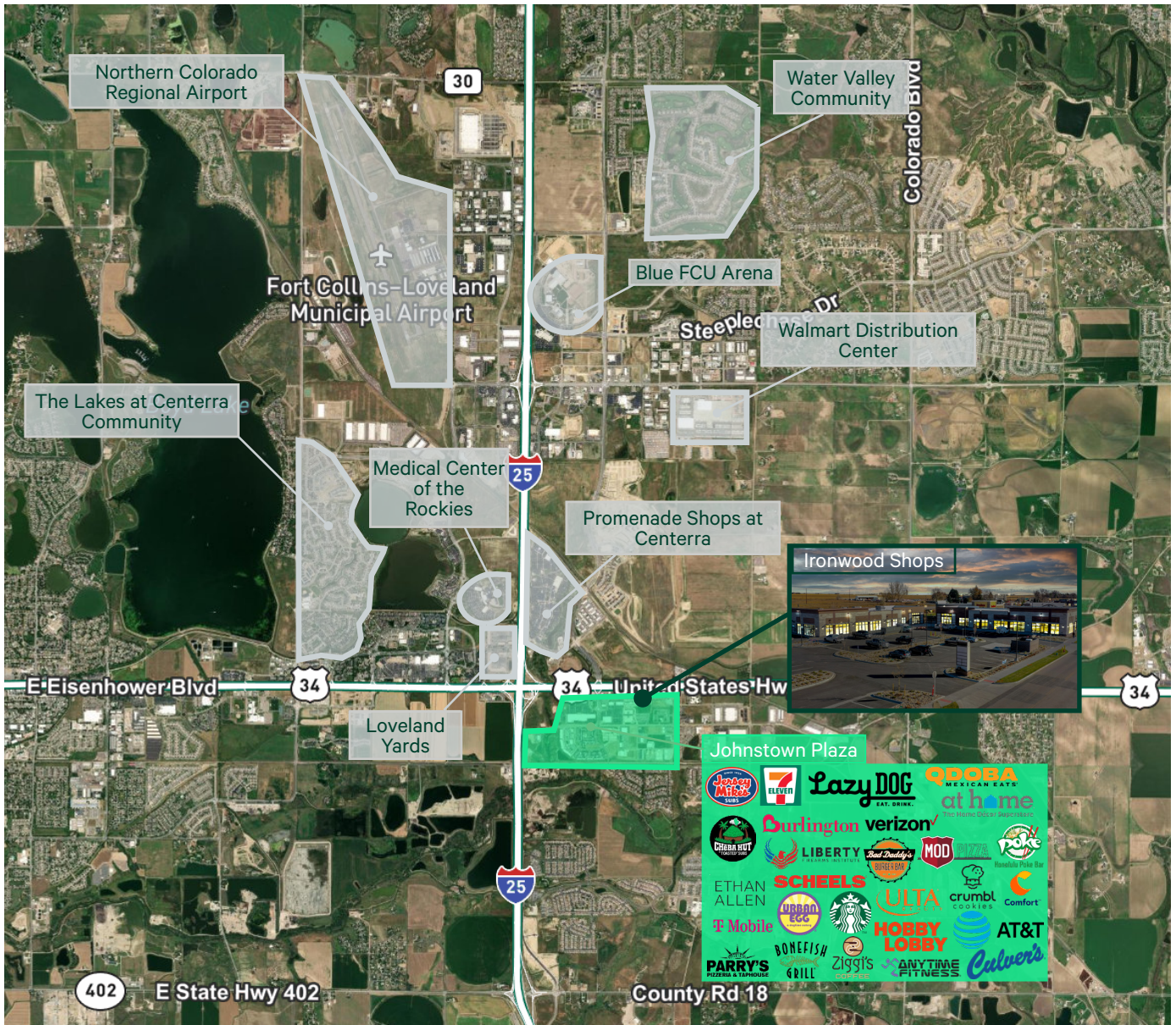




Demographics



Demographics	3 Miles	5 Miles	10 Miles
2024 Population	18,959	60,360	275,525
2029 Population - Five Year Projection	22,068	67,048	302,482
2024-2029 Annual Population Growth Rate	3.08%	2.12%	1.88%
2024 Average Household Income	\$139,309	\$142,099	\$133,589
Bachelor's Degree or Higher	4,566 34.4%	13,457 32.0%	58,500 30.5%
2024 Businesses	1,041	2,332	9,126
2024 Employees	18,858	34,575	107,942



Contact Us

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