

PREMIUM RETAIL SPACE

4862 Thompson Pkwy, Johnstown, CO 80534

AVAILABLE
FOR LEASE!



PROPERTY HIGHLIGHTS

- **Located in The Johnstown Plaza**
- **High-End, Corner Suite** (Next to Scheel's)
- **Premier Location (I-25 / HWY 34 Intersection)**
 - Quick & Easy Access to I-25 (Busiest Interstate in CO)
 - 120k Cars/Day, 6.2M/Yr in foot traffic (Unmatched Visibility)
 - Thriving Power Center anchored by Scheel's and other major retailers like: Comfort Suites, Anytime Fitness, Ulta Beauty Store, Hobby Lobby, Starbucks, Bone Fish Grill & more
 - Est 300 Businesses, 5k Employees (1 Mile Radius)
 - Avg HH Income > \$130k (3 Mile Radius)
 - Exceptional Business Growth Potential with massive developments underway in Johnstown & surrounding area (bldg 1,200+ new homes & 1,650+ apartments; see The Ridge, Ledge Rock Center, The Rise at 2534, etc)
- **Exceptional Retail & Office Space with Flexible Layout and Functionality**
- **Energy Efficient Appliances & Infrastructure**
- **High-End Finishes, Upscale Appearance** (elegant & soothing ambience)
- **Long Term Lease Incentive** (\$ savings, establish your business)

RE/MAX Commercial Alliance is pleased to offer this exceptionally appointed commercial suite, ideally located in the heart of the Johnstown Plaza—a vibrant and growing, upscale shopping area. There's two options for leasing, allowing you to occupy a smaller portion of the suite—or the entire suite—whichever best meets your business needs.

BUILDING OVERVIEW

- **Property Type:** Commercial
- **Zoned:** Retail
- **Use:** retail, office, hospitality/restaurant/food service, medical/medical specialty, showroom, and more
- **Year Built:** 2016
- **Bldg Size:** 24,856 SF
- **Bldg Class:** B
- **Suite Size:** 4,940 SF or 1,864 SF available (lease the entire space or a portion of the suite)
- **Land:** est 0.63 Acres

Source: CoStar and Larimer.gov, accessed 5-10-2026.



SUITE DETAILS

4862 Thompson Parkway,
Johnstown, CO 80534



SPACE AVAILABLE

Option	Size (SF)	Status
1. Lease 100% of the Suite	4,940	Available
2. Lease a portion of the Suite	1,864*	Available

***Multiple layout options are available**

RENT

Lease Type: Sublease (terms negotiable)

	4,940 SF	1,864 SF
Base Rent: \$30.80/SF/YR	(\$12,679/Mo)	(\$4,784/Mo)
est NNNs: \$24.36/SF/YR	(\$10,028/Mo)	(\$3,784/Mo)
Est Total:	\$22,707/Mo	\$8,568/Mo

*NNNs include: taxes, insurance, utilities, water & sewer, trash, fire alarm, repairs & maintenance, Johnstown Plaza LLC Assoc dues, snow removal, site lighting, site irrigation, Christmas lights, etc.

SUITE DESCRIPTION

Introducing an exceptionally appointed, well designed corner suite—combining industrial and warm rustic styles with premium finishes and a versatile layout that feels spacious but intimate.

This well-sized suite can accommodate a variety of uses, given its SQFT and flexible layout. It's large enough for a full-service restaurant, while remaining turnkey for retail, office, medical, or other uses.

Featuring modern and natural lighting, this corner suite offers great visibility on 3 sides, attracting new customers in an area known for heavy foot traffic and traffic counts.



SUITE OVERVIEW

- **Current Tenant:** Cristiana Salon Spa, Aveda
- **Current Layout:**
 - Retail/Reception: 1
 - Manicure & Pedicure Area: 1
 - Salon/Main: 1
 - Spa/Treatment Rooms: 3
 - Gentleman's Barber Shop Area: 1
 - Office: 2
 - Bathrooms: 2
 - Breakroom: 1
- **Other Features:** Low Voltage Telecom Lines; HVAC & Plumbing well maintained; Tankless Water Heater & Mop Station; Instant Hot Water; Drink Bar; Ample Parking





4862 Thompson Pkwy,
Johnstown, CO 80534
(End Suite, Bldg E2)



YOUR SIGN

4862 Thompson Pkwy,
Johnstown, CO 80534
(End Suite, Bldg E2)



**YOUR
SIGN**

NEIGHBORS: Comfort Suites, Scheel's, C3 Real Estate, Ripple Effect Martial Arts, Anytime Fitness, Parry's Pizzeria & Bar, Screamin Peach, Incycle Bicycles, Culver's, Starbucks, Bonefish Grill, & More







“Nail Shop” Area



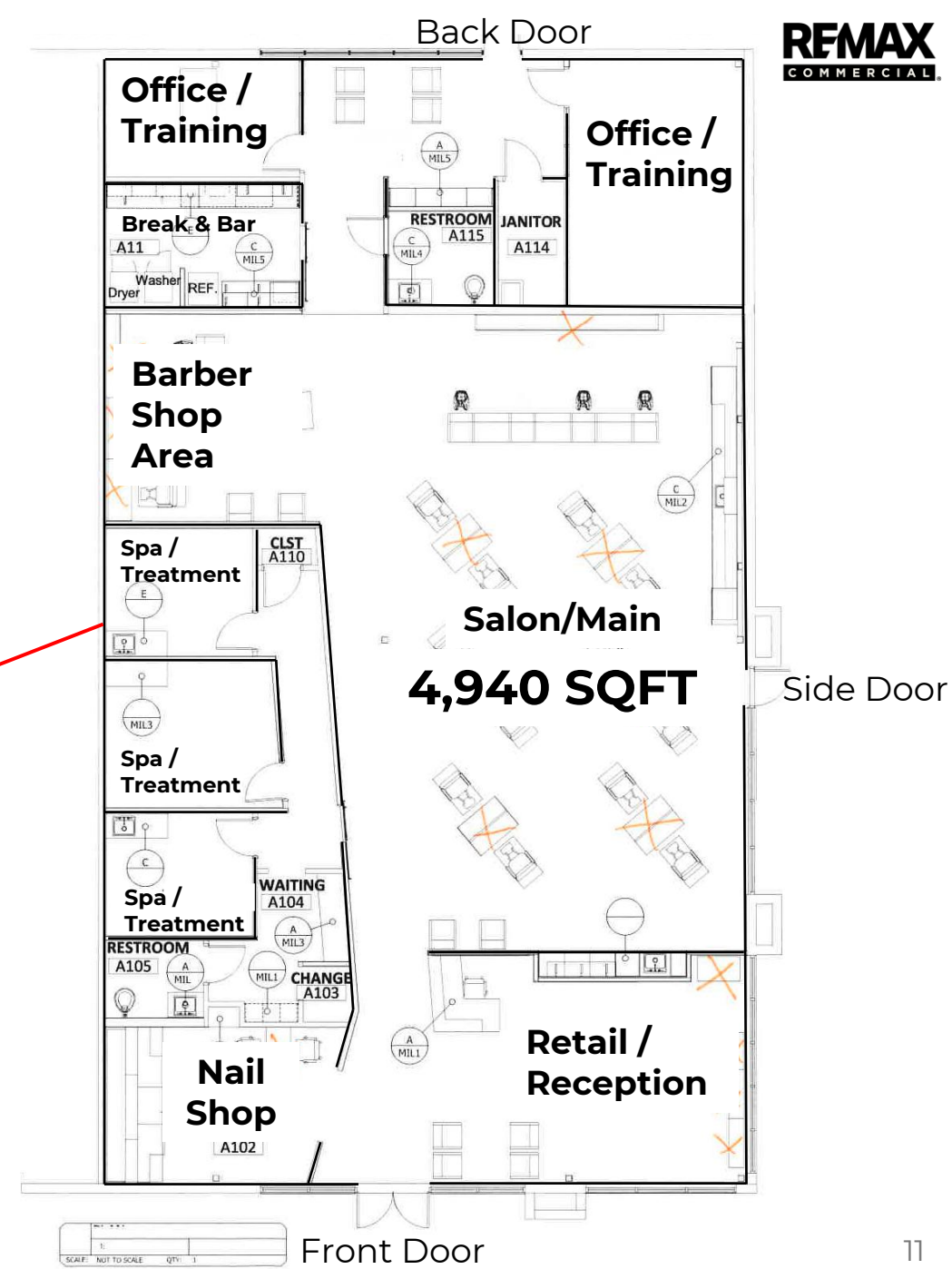
One of Three Spa Rooms



“Gentleman’s Barber Shop” Area

FLOOR PLAN Current Layout

4862 Thompson Parkway, Johnstown, CO 80534
(Bldg E2, End Suite)



Measurements and square footage are approximate. Not drawn to exact scale.

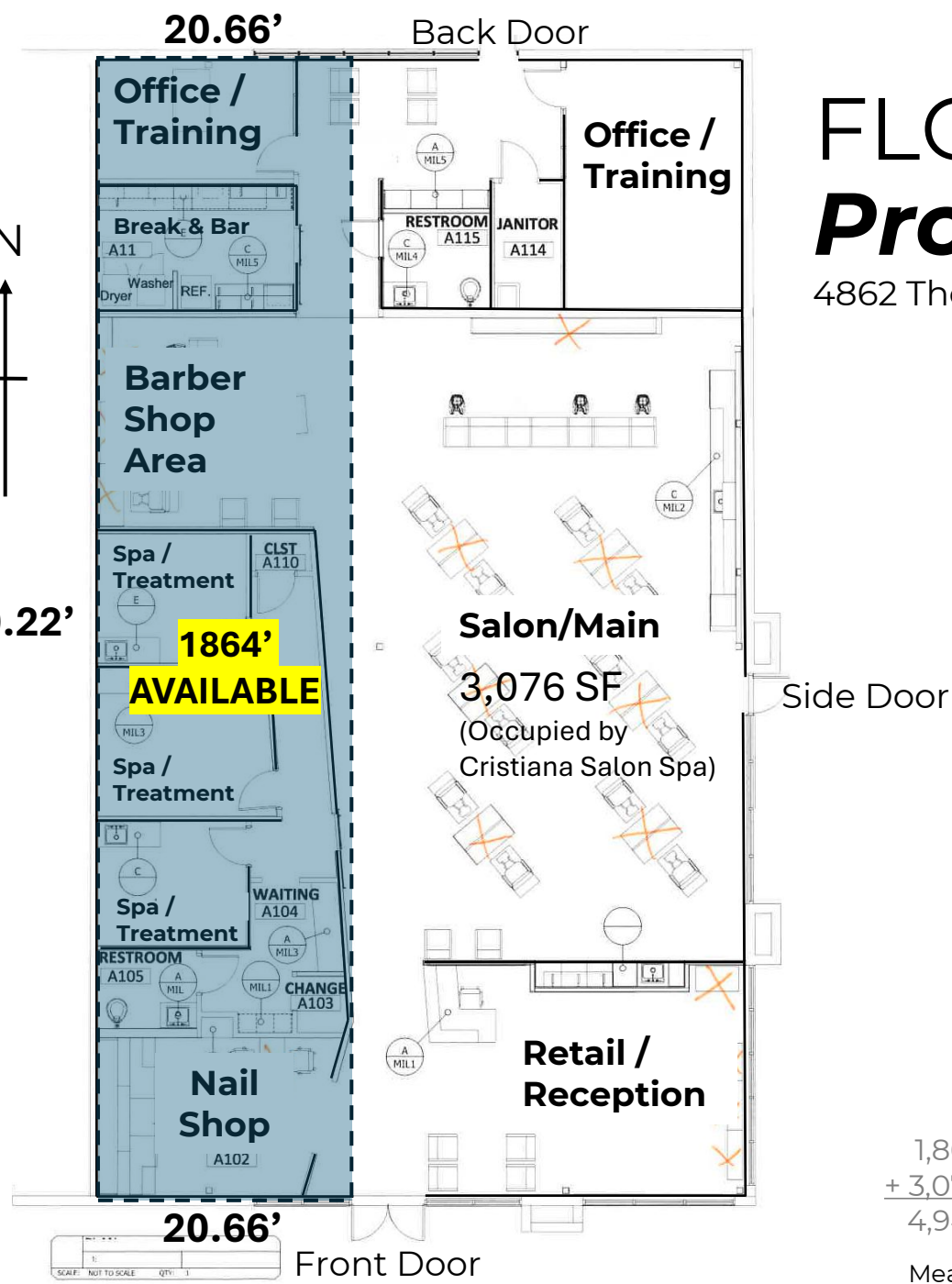
FLOOR PLAN

Proposed Layout Option 1

4862 Thompson Parkway, Johnstown, CO 80534

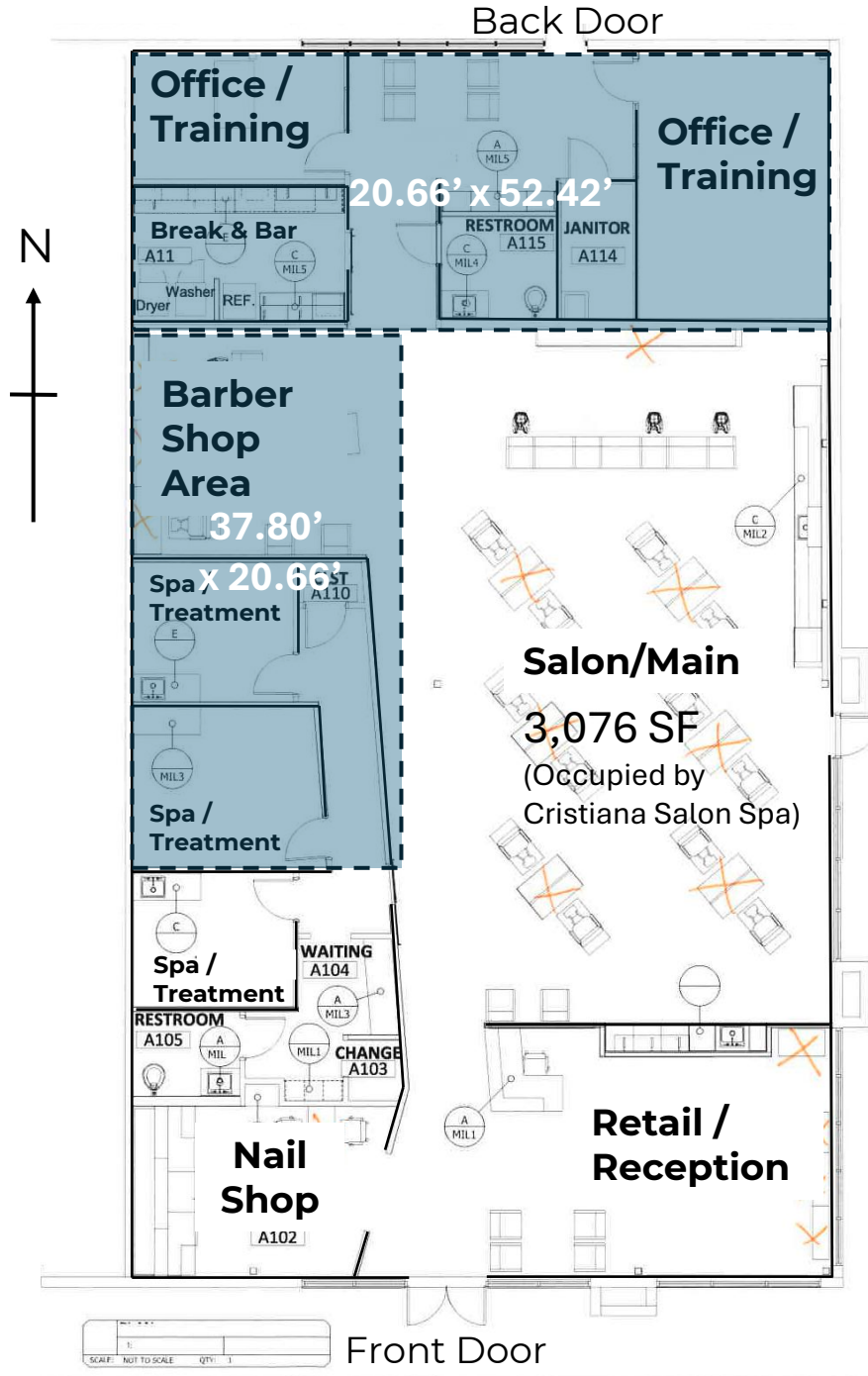
Lease the shaded area (Western side of suite).

90.22' x 20.66' = 1,864 AVAILABLE SQ FT



1,864 Available SQ FT
+ 3,076 Occupied SQ FT (Cristiana Salon Spa)
4,940 SQFT TOTAL for the unit

Measurements and square footage are approximate. Not drawn to exact scale.



FLOOR PLAN

Proposed Layout Option 2

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Lease the shaded areas (North side next to HWY 34 & West side).

20.66' x 52.42' = 1,083 SQ FT

37.80' x 20.66' = 781 SQ FT

Total: 1,864 AVAILABLE SQ FT

1,864 Available SQ FT
 + 3,076 Occupied SQ FT (Cristiana Salon Spa)
 4,940 SQFT TOTAL for the unit

Measurements and square footage are approximate. Not drawn to exact scale.

FORT COLLINS

LOVELAND

GREELEY



Located at The Johnstown Plaza
4862 Thompson Pkwy (End Suite, Bldg E2)



YOUR BUSINESS



Jersey Mike's Subs
Download our App

Cheba Hut
"Toasted" Subs



HOBBY LOBBY

SCHEELS



Ronald Reagan Blvd

Liberty Firearms Institute

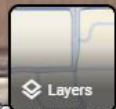
Ronald Reagan Blvd

Employment Solutions
- Northern Colorado

Cortland at 2534

Extra Space Storage
Extra Space Storage™
Locations Near You

Springs at 2534



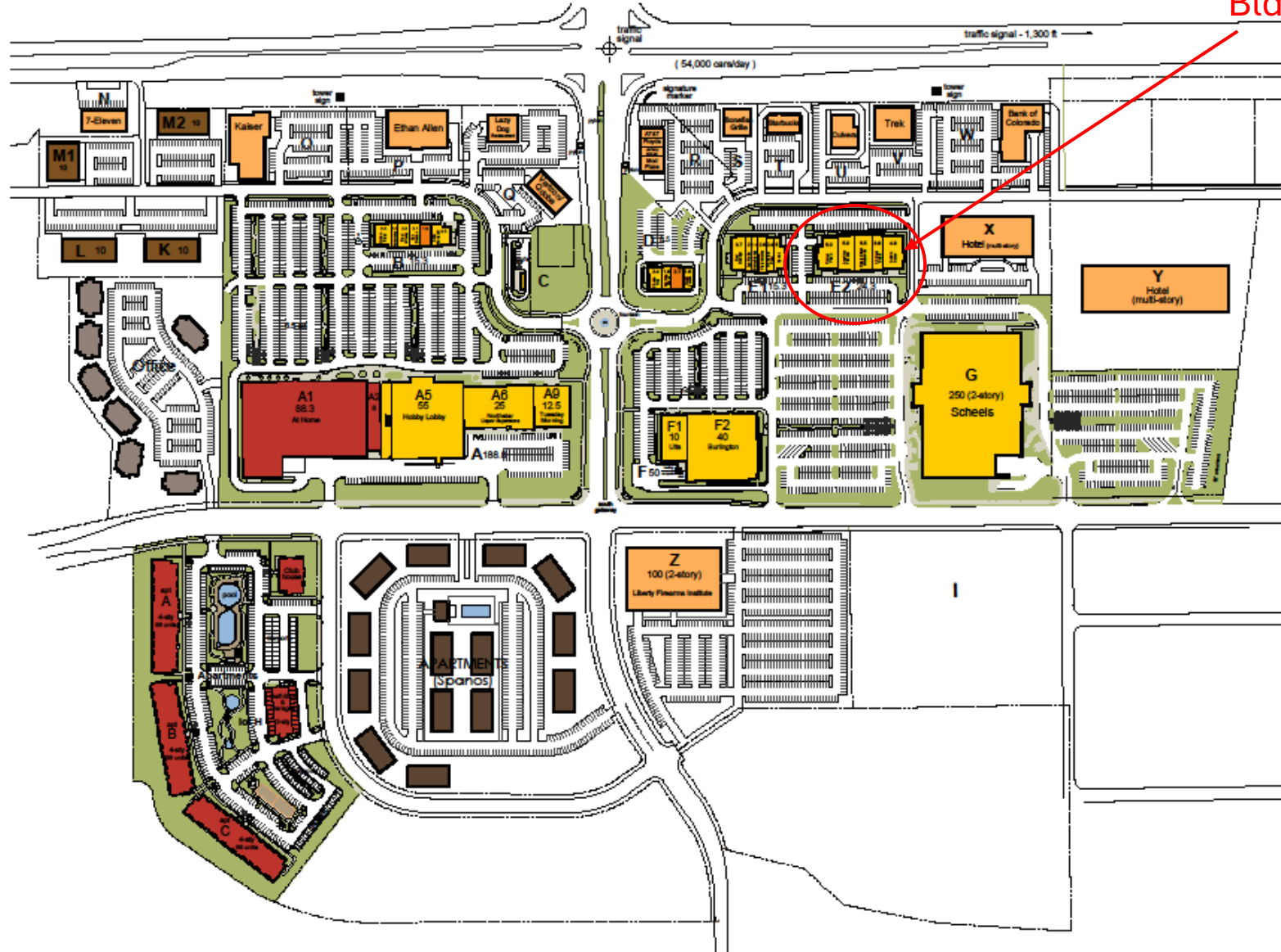
Google Maps



Bldg E2, End Suite

LEGEND:

- OPEN SHOPS
- EXISTING - AVAILABLE
- FUTURE - AVAILABLE
- FUTURE - PROP LEASE
- FUTURE - SIGNED LEASE
- EXISTING OPEN RETAIL (by others)
- RETAIL - FUTURE (by others)
- OFFICE (by others)
- APARTMENTS (by others)



Site Plan

Marketing Plan - October 8, 2019



JOHNSTOWN PLAZA

SEC of I-25 & US 34, Johnstown, Colorado

Carson Development, Inc

DeGasperi & Associates Architecture / Point Consulting

JB

BROKER CONTACT

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