

4795 LARIMER PARKWAY

JOHNSTOWN, CO 80521



PROPERTY DESCRIPTION

Own the entire second floor of a beautifully finished, two-story medical office building positioned at one of Northern Colorado's busiest commercial crossroads — the I-25 and Highway 34 interchange, known locally as the "2534" corridor, a rapidly growing hub of retail, restaurants, and healthcare development between Loveland and Greeley. This offering includes two contiguous second-floor condominium units, Unit 2A and Unit 2B, giving a purchaser the flexibility to occupy, lease, or hold both as an income-producing investment.

Unit 2A is currently leased, providing immediate rental income, while Unit 2B is vacant and move-in ready — ideal for an owner-user looking to occupy space while offsetting costs with in-place tenant income, or for an investor seeking to lease up the remaining unit at market rates. Unit 2B features a large conference room/training room and both units feature high end finishes throughout.

OFFERING SUMMARY

- Sale Price - \$1,600,000
- Condo 2A - 2,089 SF - \$689,760
- Condo 2B - 2,757 SF - \$910,240
- Zoning - PD Planned Unit Development
- Year Built - 2008

KEY HIGHLIGHTS

- Convenient Location and Access
- Elevator Served ADA Compliant
- Multiple Outdoor Balconies
- Condo 2B Also Offered For Lease
- Condo 2B Lease Rate: \$22.00 / SF NNN



NICK WHITWORTH

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Each office independently owned & operated. All information contained herein is deemed reliable but not guaranteed.

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LINKS

- 2534
<https://2534colorado.com>
- Video
<https://lux-precision-media.aryeo.com/videos/019f6b9c-f2b9-721d-88af-3b1b8e15f528>
- Website
<https://lux-precision-media.aryeo.com/sites/4795-larimer-pkwy-2a-and-2b-johnstown-co-80534-26608841/branded>



UTILITY PROVIDERS

- Water Town of Johnstown
- Sewer Town of Johnstown
- Electric Town of Johnstown
- Gas Xcel Energy
- Internet Multiple Providers
- Phone Multiple Providers



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FOR SALE | MEDICAL/OFFICE CONDOS

ADDITIONAL PHOTOS

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COMMERCIAL®

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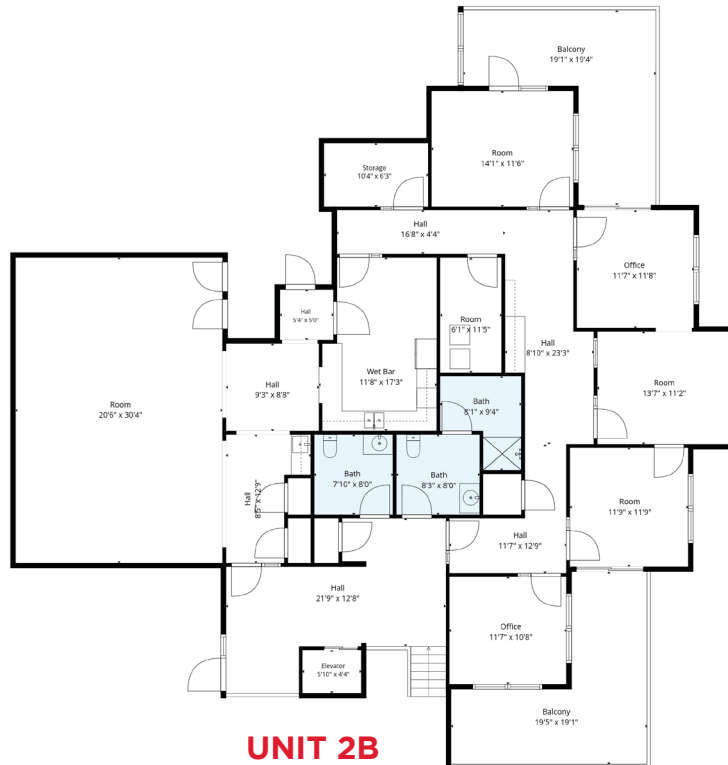
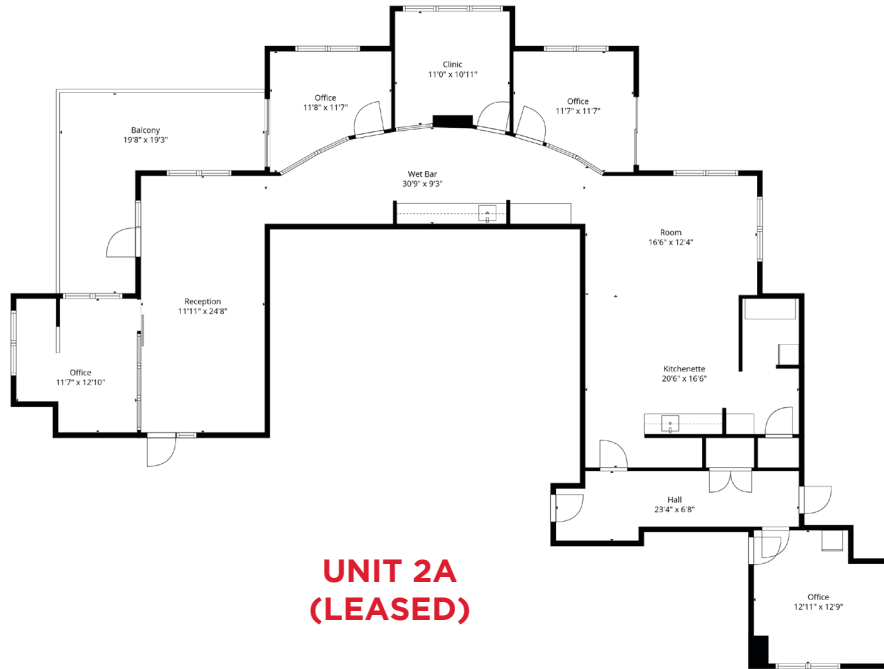
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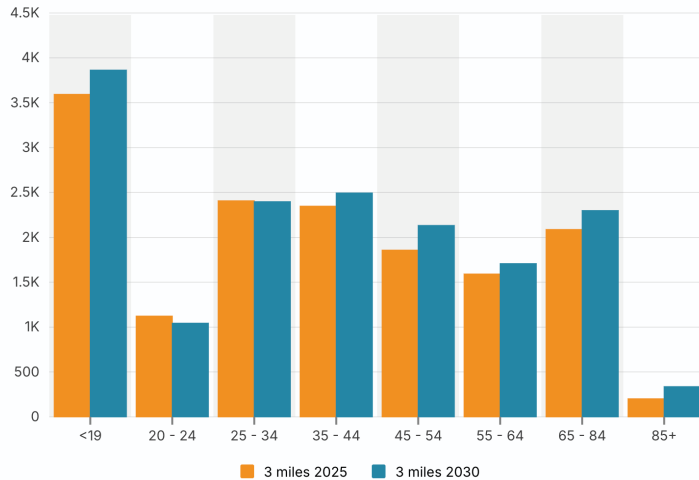
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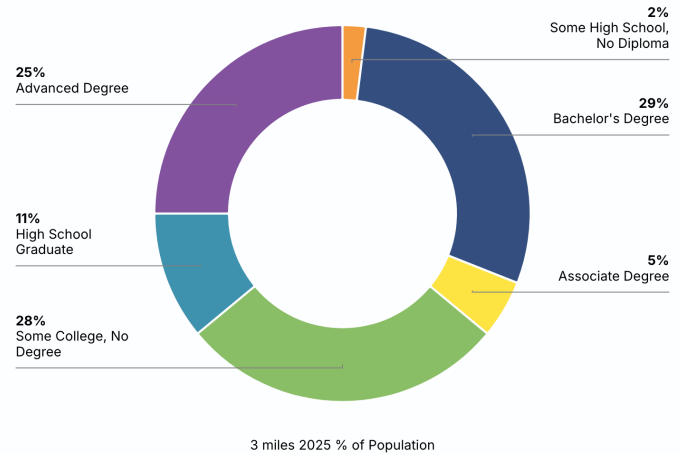
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Population By Age



Educational Attainment



POPULATION

2020 Population
2025 Population
2030 Population Projection
Annual Growth 2020-2025
Annual Growth 2025-2030
Median Age
Bachelor's Degree or Higher
US Armed Forces

2 MILE

6,470
7,998
8,541
4.7%
1.4%
36.2
56%
60

3 MILE

12,279
15,204
16,270
4.8%
1.4%
37
54%
74

5 MILE

45,372
53,388
57,203
3.5%
1.4%
39.1
47%
113

INCOME

Avg Household Income
Medial Household Income
< \$25,000
\$25,000 - 50,000
\$50,000 - 75,000
\$75,000 - 100,000
\$100,000 - 125,000
\$125,000 - 150,000
\$150,000 - 200,000
\$200,000+

2 MILE

\$138,070
\$114,164
313
232
573
334
338
248
608
641

3 MILE

\$133,555
\$102,071
612
514
1,168
818
664
411
886
1,261

5 MILE

\$136,459
\$111,761
1,429
2,102
3,105
2,481
2,624
1,663
3,459
3,840



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2534 Corridor Accolades

Why the I-25 & US-34 growth corridor is one of Northern Colorado's strongest commercial addresses

SOURCED & VERIFIED DATA



#1 in Colorado for Growth Rate

Johnstown ranked #1 among Colorado cities and towns with 20,000+ residents for one-year population growth rate.

U.S. CENSUS BUREAU



Top 10 Nationally for Growth

Ranked #10 nationwide (cities/towns with 20,000+ residents) for population growth, July 2024–July 2025.

U.S. CENSUS BUREAU



8.4% Population Growth in One Year

Added 1,736 residents in a single year, growing from roughly 20,700 to 22,433 — among the fastest rates in the U.S.

U.S. CENSUS BUREAU



Record-Breaking Development Year

528 single-family and 900+ multifamily residential permits issued in 2025, alongside continued commercial permitting.

TOWN OF JOHNSTOWN / BIZWEST



600-Acre Master-Planned Community

The "2534" development spans roughly 600 acres of mixed-use retail, restaurant, medical, and hospitality space at the I-25 / US-34 interchange.

2534COLORADO.COM



National Retail Anchors On-Site

Home to Scheels, Hobby Lobby, Ulta Beauty, Burlington, and dozens of national restaurant and retail brands at Johnstown Plaza.

JOHNSTOWN PLAZA



"The Gateway to Northern Colorado"

Johnstown's I-25 corridor is positioned directly between Denver, Northern Colorado, and Cheyenne, WY — a regional pass-through for hundreds of thousands of vehicles weekly.

CBS NEWS COLORADO



Home to Colorado's First Buc-ee's

Johnstown's I-25 corridor drew Colorado's first Buc-ee's travel center — a 74,000+ sq. ft. store with 100+ fuel pumps, among the largest in North America.

AXIOS & CBS NEWS



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