

25
34

the address of choice

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 is a master planned community that's prestigious yet accommodating,
Ideally located yet reasonably priced.

You want to be at 2534.



RETAIL • RESIDENTIAL • OFFICE • INDUSTRIAL

A vibrant mixed-use community at the intersection of I-25 and Highway 34 in Northern Colorado

2534 Executive Summary

Office, Medical, Flex, and Light Industrial Land

- Trade Area:** Northern Colorado's trade area consists of approximately 560,000 people. It is well-known for its high quality of life. It contains two universities, is rapidly growing, and the population is young and educated. Employers are attracted to the area due to the relative affordability of the high skilled labor force.
- Project Overview:** 2534 (pronounced "twenty-five, thirty-four") is a 542-acre mixed use development. Specific uses within 2534 include office, medical, light industrial, retail and residential. At full build-out 2534 will contain approximately four million square feet of commercial space over 150 high quality residences.
- Location:** Approximately 35 miles north of Metro Denver with less than 45 minute drive to International Airport. Just off of the southeast corner of Interstate 25 and US Highway 34 (Northern Colorado's two foremost highways). This central N. CO location allows maximum convenience to/from N. CO's regional labor force and customer base.
- Infrastructure:** Key backbone infrastructure has been installed throughout the development. This includes water, sewer, and storm sewer. Developer conveys sites net of detention and with basic access and utilities to site. Conduit for fiber has also been installed throughout the development. Said conduit is carrier neutral and allows users the ability to select from multiple carriers such as Qwest, Level 3, etc. Power is provided by Xcel Energy with multiple incoming lines to serve the development.
- Entitlements & Other**
- Municipal Benefits:** 2534 is annexed into the Town of Johnstown. Its zoning allows for a broad class of high quality uses. The project benefits from an extremely rapid 45-day municipal planning approval process. 2534 and Johnstown also have a business friendly impact fee schedule which often results in significant up-front cost savings.
- Available Land:** The land owners of 2534 East control approximately 100 acres (east of Larimer Parkway), allowing them to accommodate a wide size range of users.
- Pricing:** See Page 5 for pricing.
- Traffic Counts:**
- | | |
|----------------|---|
| Interstate 25: | 64,000 vehicles per day (2010). <i>Source: CDOT, 2011</i> |
| US Highway 34: | 47,000 vehicles per day (2010). <i>Source: CDOT, 2011</i> |



Demographics:	<u>10-miles</u>	<u>15-miles</u>	<u>20-miles</u>
2010 Est. Population	170,495	402,616	558,439
2015 Projected Population	194,699	444,899	614,941
Avg. Family Income	\$78,301	\$71,085	\$70,659
Median Age	36.2	33.3	33.6
B.S. Degree or Higher	37.5%	38.5%	36.4%

Source: Site to do Business Online, 2011

Area Growth: Within approximately 2.5 miles of the site... nearly one billion dollars of commercial construction has recently been completed or is now underway and over 15,000 residential units are now under construction or planned. Some of the commercial growth includes a \$250M Hospital, a new events center / sports arena, and the new Lifestyle Center (regional mall equivalent).

Universities: Northern Colorado also features two universities: Colorado State University (24,700 students) and the University of Northern Colorado (11,349 students).

Major Employers: A sample of some of the area's major employers includes the two Universities (10,007), Agilent Technologies (600), Anheuser Busch (760), Banner Health (2,566), Eastman Kodak (1,600), Hach Chemical (794), Hewlett Packard (3,100), Intel (300), Poudre Valley Health (3,120), State Farm Insurance (2,340), Swift & Co (2,650), and Woodward (1,100).

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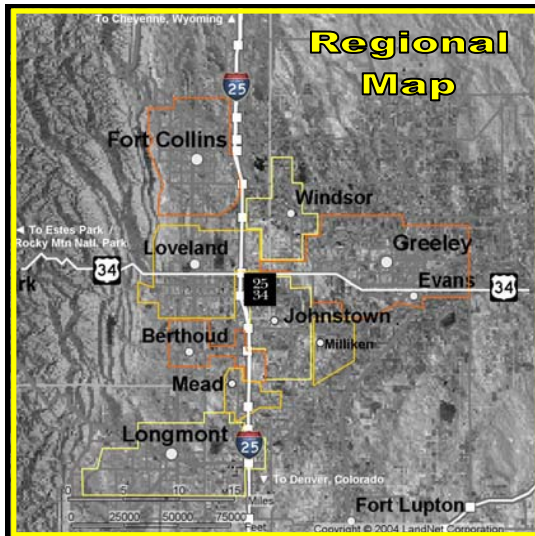
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Regional Map

Waterfront
400 D.U.

Lakeview Estates
50 D.U.

Boyd Lake State Park

Hospital

Boyd Lake
120 D.U.

Centerra West
2,800 D.U.

Office Park

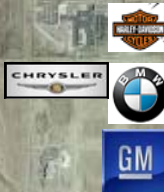
Regional Hospital

Office Park
Outlet Mall



Biz. Park

Regional Airport



Rd 5

Highland Meadows

Belmont Ridge
2,500 D.U.

Events Center
Fairgrounds
Embassy Suites
Hotel / Conf

Biz. Park

Wal-Mart Dist.

Bison Ridge
Highpointe Estates
486 D.U.

Steeplechase
500 D. U.

Centerra East
4,500 D.U.

Encore
150 D.U.

Miracle
750 D.U.

MetroLux 14



← Lifestyle Center



High School

Youth Sports Complex

Van de Water
1,000 D.U.

Garden Gate
160 D.U.



Office Park

SITE

Thompson Crossing
154 D.U.

Thompson River Ranch
1,600 D.U.

Rehab Hospital

Biz. Park

Fed-Ex Dist.



Summary of Residential
(under construction or pending)
15,170 total new D. U.
10,640 D. U. East of I-25
4,530 D. U. West of I-25



Available Sites: Office, Flex, and/or Light Industrial

