

Get fit in Johnstown

Club Colorado at 2534 is scheduled to open in December

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Future residents of the 2534 development in Johnstown will have their own fitness club, complete with a spa, physical therapy and a children's fitness center.

Plastic surgery and cosmetic dentistry offices will also be part of the new Club Colorado at 2534 scheduled to open in December. Greeley physical therapist Kevin Younger and his partners bought 5.7 acres last week at 2534, the 542-acre development planned southeast of Interstate 25 and U.S. Highway 34 in Johnstown. Houses nearby will range in price from \$400,000 to \$1 million.



Consultants, Inc./SportsOne Development Inc.

A rendering of what Club Colorado, at the 2534 development in Johnstown, will look like after it is completed.

Younger's partnership, Beacon View Holdings LLC, paid \$1.3 million to Thompson Ranch Development Co. Inc. for the land.

The plans for the club have been scaled back since Younger's original announcement last spring that he would build a \$13 million, five-story health center with a revolving restaurant on top. A roof deck is planned instead.

Construction crews will begin building the \$8 million Club Colorado at 2534 in April.

"We're excited to get this under way," said Younger. "The delays have actually benefited the project with all of the activity in the area. It's amazing. It seems like there's something new going on there every day when I drive by."

A national health club brand will occupy 80 percent of the 59,000-square-foot Club Colorado at 2534. Younger said he will announce the name of the family-based health club in February. The national health club will bring in an 8,000-square-foot kids' fitness center, complete with aerobic and dance classes and other children's fitness activities.

"The kids' fitness center will be all activity-based to remove the guilt of dropping off the kids in a room while you go work out," said Younger. "We'll have dance classes and aerobics for kids. And there will be four pools."

Physical therapists who work with Younger at Back on Track Physical Therapy and Consulting P.C. will rotate between their Greeley office and Club Colorado. The physical therapy offices in Club Colorado will occupy about 4,000 square feet.

"He (Younger) put this concept together because he works in the industry and understands the need and the growth potential," said Irene Manion, Younger's real estate agent and part-owner of RE/MAX Advanced. "Baby boomers are really starting to take care of their bodies. It's become a real priority."

Club Colorado at 2534 is modeled after similar concepts on both the East and West coasts. Clubs in larger cities often include restaurants. With nearly six acres, Younger said, there is plenty of room for expansion.

Individual memberships to the fitness club will cost \$55. Family memberships will cost \$115, said Younger.

Thompson Ranch Development Company, Inc. includes Dale and Dick Boehner and Scott Mueller. Beacon View Holdings, LLC is made up of KJ Ventures and Developments3. KJ Ventures is Kevin Younger and his wife Jessica Younger, who live in Fort Collins. Developments3 is a real estate development partnership between Greeley construction manager/developer Jon Mosier and landscape architect/developer Jason Sherrill.

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