

RETAIL / HIGH VISIBILITY OFFICE SPACE FOR LEASE

257 Johnstown Center Dr., Johnstown, CO



PROPERTY DETAILS

Available Space:

Suite 110: 1,180 RSF

Lease Rate: \$19.00/SF NNN

Expenses: \$11.09/SF

Co-Tenants:

- Hays Market
- McDonald's
- Johnstown Liquor
- Los Dos Garcia's Restaurant
- Dashing Hair & Beauty
- Johnstown Pediatric Dentistry
- B's Coffee & Cafe
- JT Nails
- H&R Block
- Huang Garden Restaurant
- Smile Doctors of Colorado
- New Wave Chiropractic and more

JOHNSTOWN CENTER

LEASE RATE: \$19.00/RSF NNN (\$11.09/SF)

- High visibility retail or office space in Johnstown's premier downtown grocery-anchored shopping center
- Rare vacancy in Hays Market anchored center located at intersection of WCR 17 (Parish Ave.) and CO Highway 60 (1st Street)
- Adjacent to Civic Center and at the core of Johnstown's Downtown Master Plan designed to add significant mixed use residential and commercial density to the immediate area
- Current layout suited for medical or spa tenant, with reception and waiting area, multiple treatment rooms, nurse station, and employee break room or;
- Flexible space ideal for small retailer, cell phone store, service retail or high visibility office use such as insurance, real estate office, etc.
- Flexible Landlord open to tenant finish allowance for qualified tenants



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	5,841	20,668	30,320
Avg. HH Income	\$130,442	\$145,364	\$156,135
Households	2,131	6,973	10,273
Businesses	142	296	483
Employees	1,005	1,997	3,568



TRAFFIC COUNTS (Source: STDBOnline)

CO Hwy 60/W. S. 1st @ S. Parish	8,400 VPD
S. Parish/WCR 17 @ Property	4,800 VPD

Rico Devlin

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Nathan Klein

Sr. Partner/Commercial Brokerage Mgr

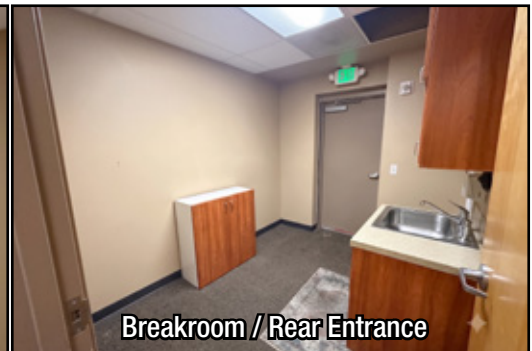
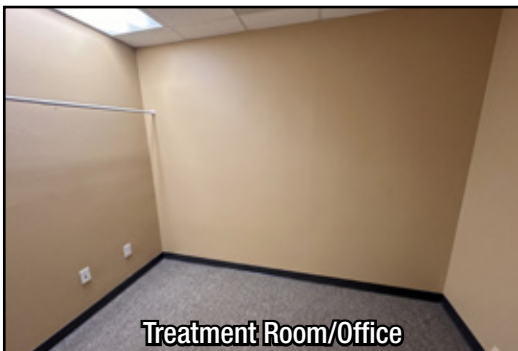
970.222.2473

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The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 10/12/2026

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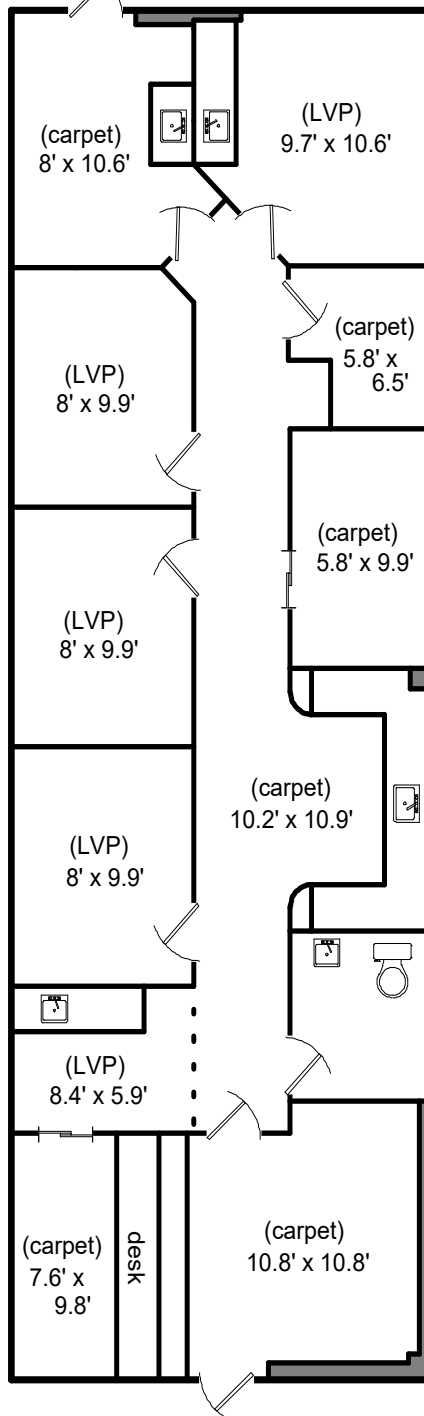


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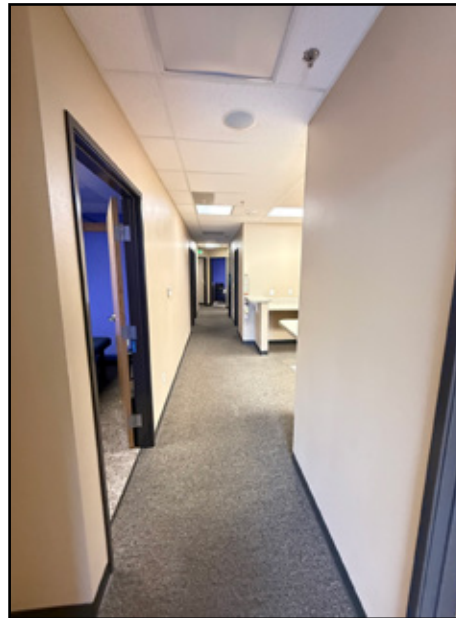
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CURRENT PLAN



Current plan great for service oriented retail or office uses such as:

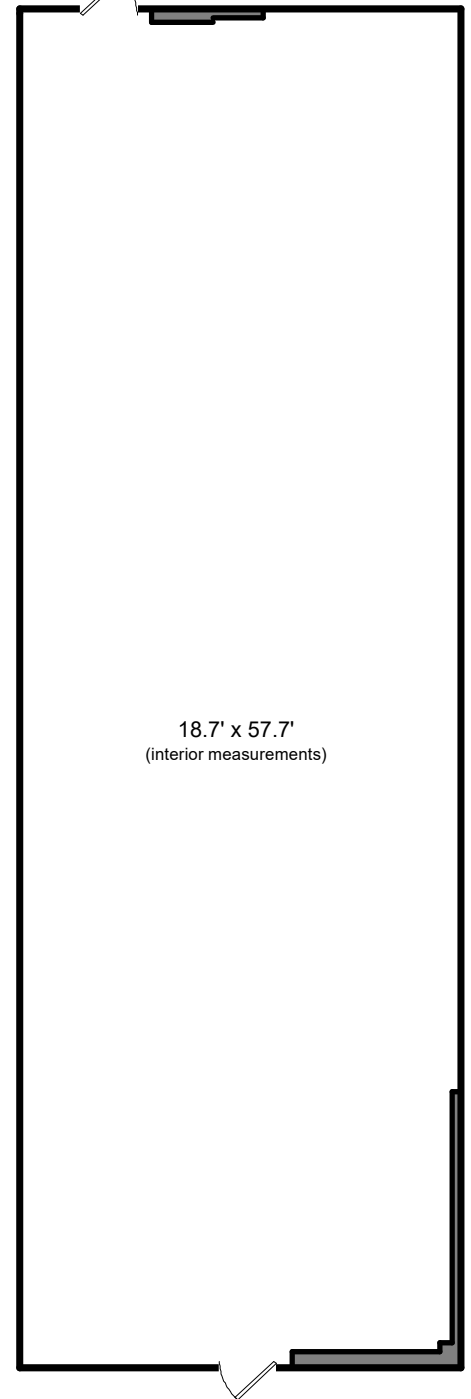
- Med Spa
- Esthetician, Skin Care
- Tanning Salon
- Private hair studios
- Lash and Nails
- Stretch, mobility
- Membership massage studios
- Holistic Medicine, Accupuncture, Reiki
- IV, Hydration, Vitamin Lounge



Potential to open up for other retail or open format uses such as:

- Boutique
- Jewelry, Collectibles, Gifts
- Home goods, Art, Decor
- Entertainment, Toys/Games, Hobbies
- Smoothies, Ice cream, Desserts
- Fitness, Specialty Training, Spinning, Yoga, HIIT
- Physical therapy
- Cell Phone store
- Sandwich Shop

POTENTIAL OPEN PLAN



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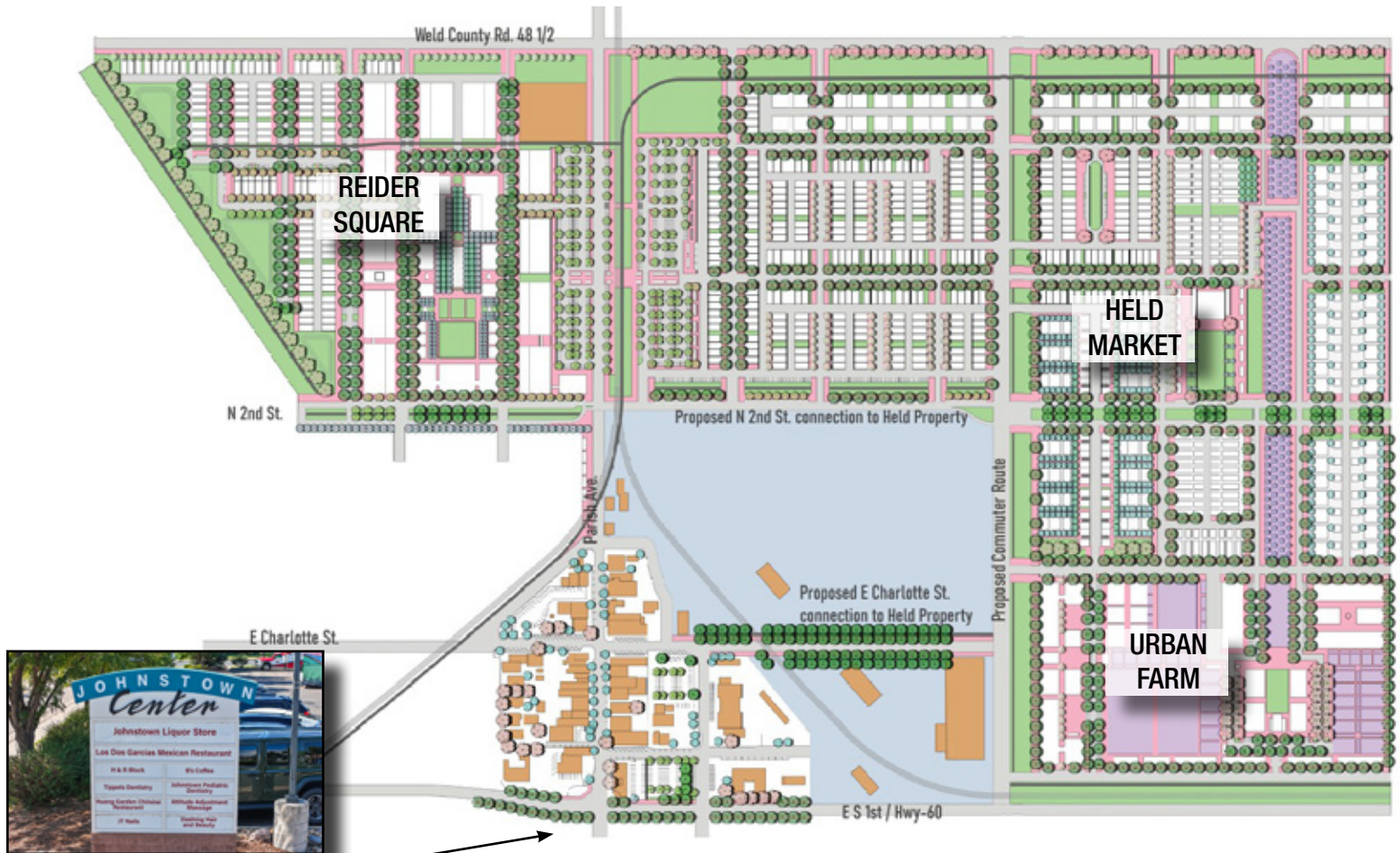
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JOHNSTOWN DOWNTOWN MASTER PLAN

The Johnstown Downtown Master Plan provides a comprehensive roadmap for revitalizing and re-imagining the heart of Johnstown. The plan aims to meet this strategy and cultivate a dynamic, walkable, and interconnected downtown that attracts businesses, supports local entrepreneurs, and offers a diverse range of amenities and services.

The Downtown Masterplan contributes to the long-term sustainability of Johnstown's economy by emphasizing mixed-use developments, attracting businesses that align with community needs, and creating opportunities for collaboration between public and private stakeholders.

Click link for complete information on: [Johnstown Downtown Master Plan](#)



Driving retail growth is a surging population that has turned Johnstown into one of the nation's fastest-growing communities. From July 1, 2024, to July 1, 2025, Johnstown ranked as the 10th fastest-growing community nationwide among cities and towns with populations of 20,000 or more residents. Johnstown's population increased by 8.4% during that time period, jumping from 20,697 residents to 22,433, an increase of 1,736.

Source: KUNC, May 2026

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