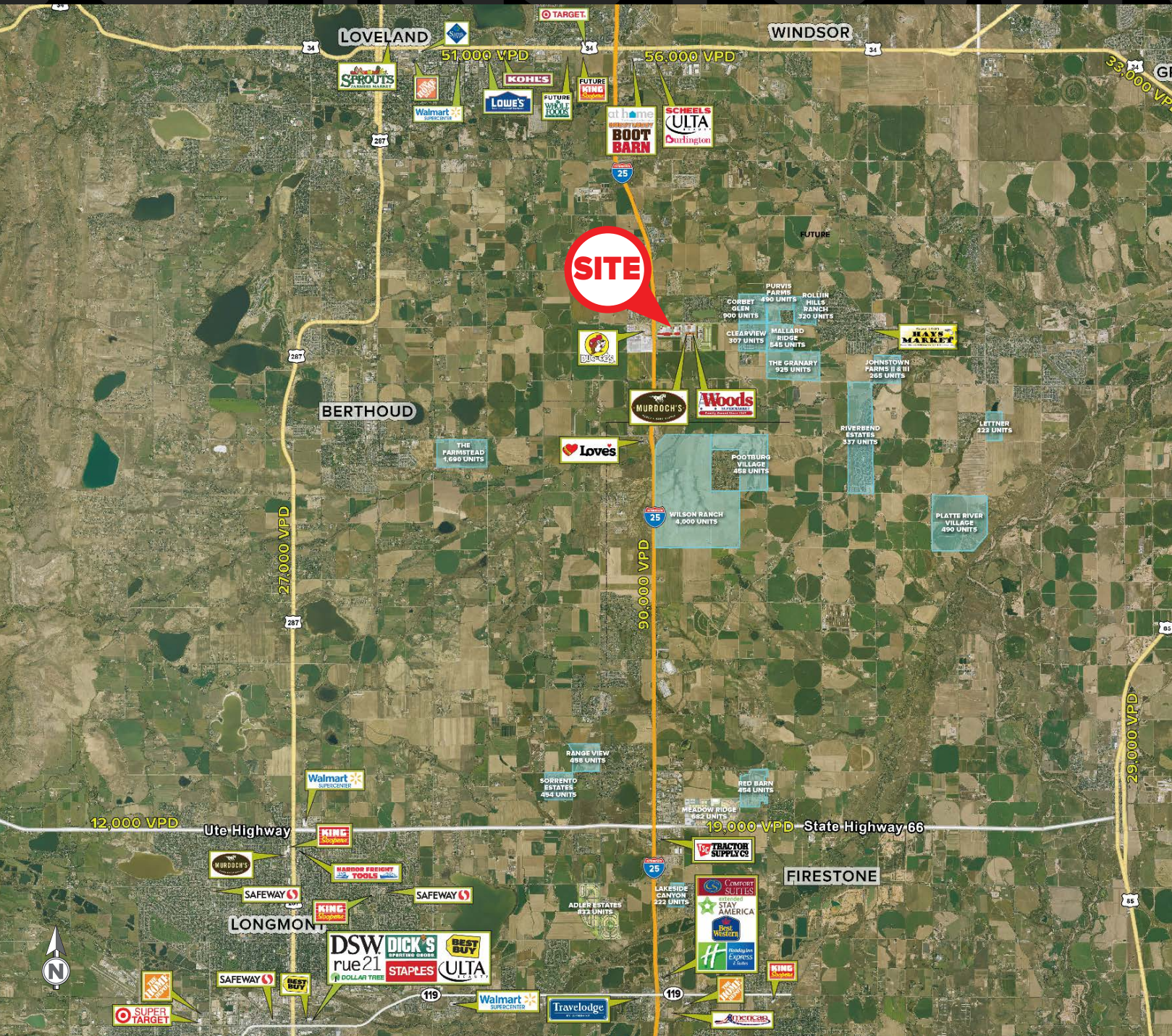


LOCATION



LEDGE ROCK CENTER

SEC Highway 60 & I-25 // Johnstown, CO



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	23,334	169,242	748,134
2030 PROJECTED POPULATION	25,574	185,791	787,602
2025 EST. DAYTIME POPULATION	11,432	103,606	466,771
2025 EST. AVG HH INCOME	\$135,343	\$106,822	\$100,465
2025 EST. HOUSEHOLDS	8,235	67,118	289,718
2025 EST. BUSINESSES	889	7,229	32,430

TRAFFIC

INTERSTATE 25
87,714 VEHICLES PER DAY

STATE HIGHWAY 60
14,200 VEHICLES PER DAY



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HIGHLIGHTS

232 AC DEVELOPMENT WITH ANCHOR, JUNIOR ANCHOR, PADS, AND SHOP SPACE AVAILABLE

- Outparcels: For sale / ground lease
- Building 8: Junior anchor space available
- Building 9: Built and fully leased
- Building 10: Only 1 space remaining
- Buildings 11/12: Built and space available now

MURDOCH'S & WOODS SUPERMARKET OPEN

BUC-EE'S AT SWC I-25 & HWY 60 HAS 5+ MILLION ANNUAL VISITORS

TWO 80' TALL MONUMENT SIGNS AND ONE 52' TALL MONUMENT SIGN

ROOSEVELT HIGH SCHOOL (OPENED 2023) JUST EAST OF LEDGE ROCK WITH 1,156 STUDENTS

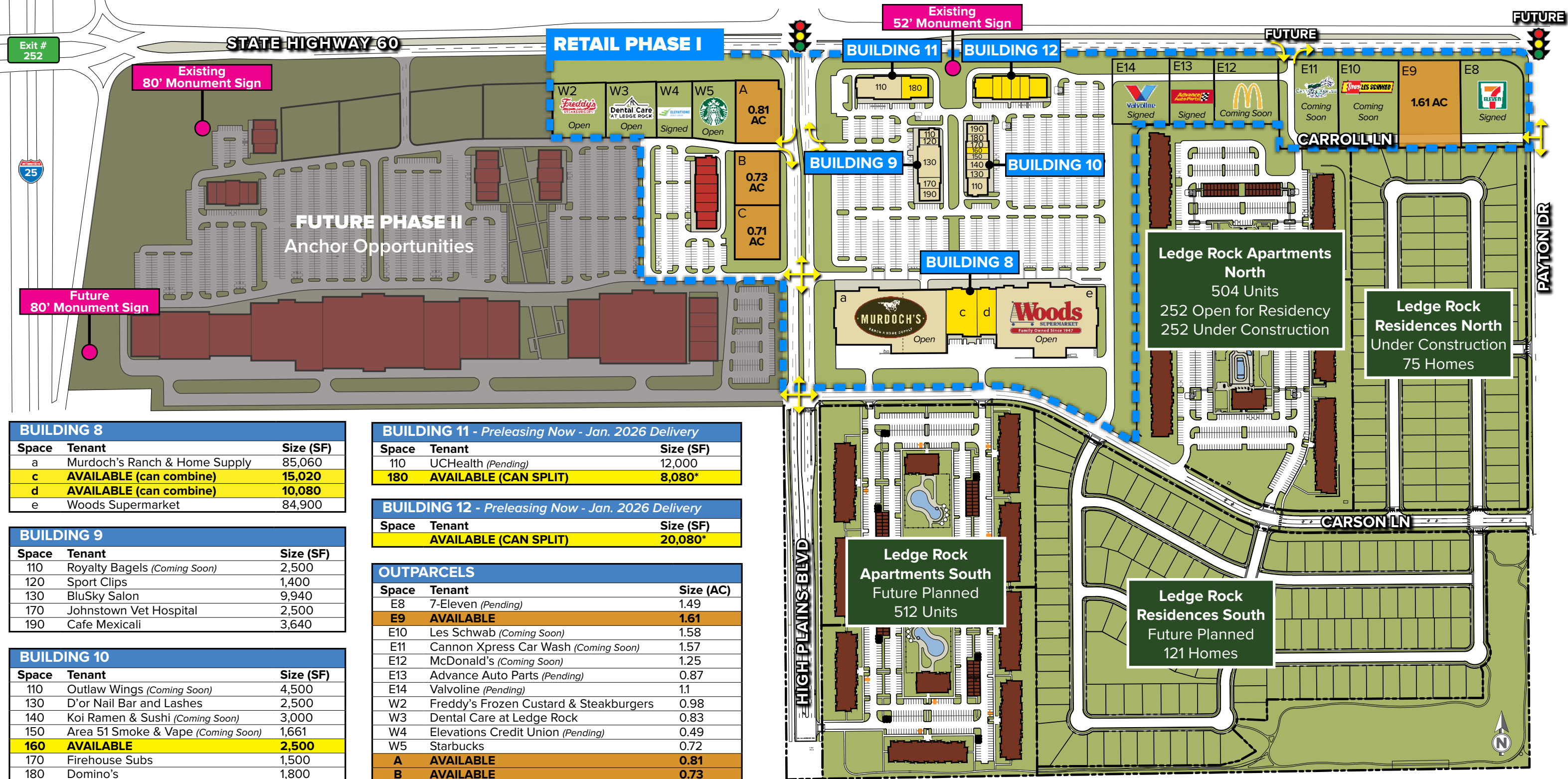
252 APARTMENT UNITS OPEN FOR RESIDENCY, 252 UNDER CONSTRUCTION, 75 SINGLE FAMILY HOMES UNDER CONSTRUCTION AND AN ADDITIONAL 633 RESIDENTIAL UNITS PLANNED

LEGEND PARTNERS

2000 S. Colorado Blvd. | Colorado Center
Annex 320 | Denver, CO 80222
720.529.2999 | www.LegendLLP.com



LEDGE ROCK CENTER SITE PLAN



BUILDING 8		
Space	Tenant	Size (SF)
a	Murdoch's Ranch & Home Supply	85,060
c	AVAILABLE (can combine)	15,020
d	AVAILABLE (can combine)	10,080
e	Woods Supermarket	84,900

BUILDING 9		
Space	Tenant	Size (SF)
110	Royalty Bagels (Coming Soon)	2,500
120	Sport Clips	1,400
130	BluSky Salon	9,940
170	Johnstown Vet Hospital	2,500
190	Cafe Mexicali	3,640

BUILDING 10		
Space	Tenant	Size (SF)
110	Outlaw Wings (Coming Soon)	4,500
130	D'or Nail Bar and Lashes	2,500
140	Koi Ramen & Sushi (Coming Soon)	3,000
150	Area 51 Smoke & Vape (Coming Soon)	1,661
160	AVAILABLE	2,500
170	Firehouse Subs	1,500
180	Domino's	1,800
190	5280 Stone (Coming Soon)	2,500

BUILDING 11 - Preleasing Now - Jan. 2026 Delivery			
Space	Tenant	Size (SF)	Size (SF)
110	UCHealth (Pending)	12,000	
180	AVAILABLE (CAN SPLIT)	8,080*	

BUILDING 12 - Preleasing Now - Jan. 2026 Delivery			
Space	Tenant	Size (SF)	Size (SF)
		AVAILABLE (CAN SPLIT)	20,080*

OUTPARCELS			
Space	Tenant	Size (AC)	Size (AC)
E8	7-Eleven (Pending)	1.49	
E9	AVAILABLE	1.61	
E10	Les Schwab (Coming Soon)	1.58	
E11	Cannon Xpress Car Wash (Coming Soon)	1.57	
E12	McDonald's (Coming Soon)	1.25	
E13	Advance Auto Parts (Pending)	0.87	
E14	Valvoline (Pending)	1.1	
W2	Freddy's Frozen Custard & Steakburgers	0.98	
W3	Dental Care at Ledge Rock	0.83	
W4	Elevations Credit Union (Pending)	0.49	
W5	Starbucks	0.72	
A	AVAILABLE	0.81	
B	AVAILABLE	0.73	
C	AVAILABLE	0.71	

*Space can be split

For more information, including plans, please visit:
www.LedgeRockCenter.com

AVAILABLE FOR LEASE

AVAILABLE FOR SALE OR GROUND LEASE

LEASED

FUTURE AVAILABLE

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____

Buyer _____ Buyer _____

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with

this document via electronic copy and retained a copy for Broker's records.

Brokerage Firm's Name: **Legend Partners, LLP**

Broker _____

BDB24-10-19. BROKERAGE DISCLOSURE TO BUYER

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on _____

Signature _____ Signature _____

On _____, Broker provided _____ with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: **Legend Partners, LLP**

Broker _____

DD25-5-09. DEFINITIONS OF WORKING RELATIONSHIPS