



ECONOMIC DEVELOPMENT PROFILE 2026

Johnstown
— — — — —
COLORADO



WELCOME

FROM THE TOWN MANAGER

Welcome to Johnstown, where opportunity and growth come together. As one of Northern Colorado's most vibrant and fastest-growing communities, Johnstown offers an exceptional environment for businesses, developers, and investors. Strategically located along I-25, Highway 60, and Highway 34, our community provides outstanding regional access and connectivity.

Johnstown is proud to foster a strong, pro-business climate that values collaboration, innovation, and sustainable development. It's why leading retailers, emerging companies, and new residents continue to choose Johnstown as the place to invest and grow.

Whether you are establishing, expanding, or relocating, the Town of Johnstown is ready to partner with you for success, and we look forward to welcoming you into our growing community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. LeCerf', with a stylized flourish at the end.

Matt LeCerf
Town Manager, Town of Johnstown



JOHNSTOWN

AT A GLANCE

Population	22,294
Male	53.1%
Female	46.9%
Median Age	37.2
Total Housing Units	8,097
Owner Occupied Housing Units	75.8%
Renter Occupied Housing Units	19.9%
Vacant Housing Units	4.3%
Average Home Value	\$626,172
Average HH Size	2.75
Average HH Income	\$166,141
High School Degree +	96.5%

LOCATION & ACCESSIBILITY

Johnstown is strategically located in the heart of Northern Colorado, offering convenient access to major cities and transportation corridors.



- 40 miles north of Denver
 - 15 miles south of Fort Collins
 - 10 miles west of Greeley
-



HIGHWAYS

A comprehensive highway system connects Johnstown to Northern Colorado, Metro Denver, and throughout Colorado. Direct access includes:

- Interstate 25
- Highway 34
- Highway 402
- Highway 60



LOCAL TRANSIT

The Town of Johnstown partners with Weld County and the City of Loveland to provide transportation options, including Via Mobility for individuals with limited mobility and three new COLT bus transit stops near the 2534-Johnstown Plaza Shopping Center along Highway 34. Together, these services support safe and reliable transportation access for residents and employees.



RAIL

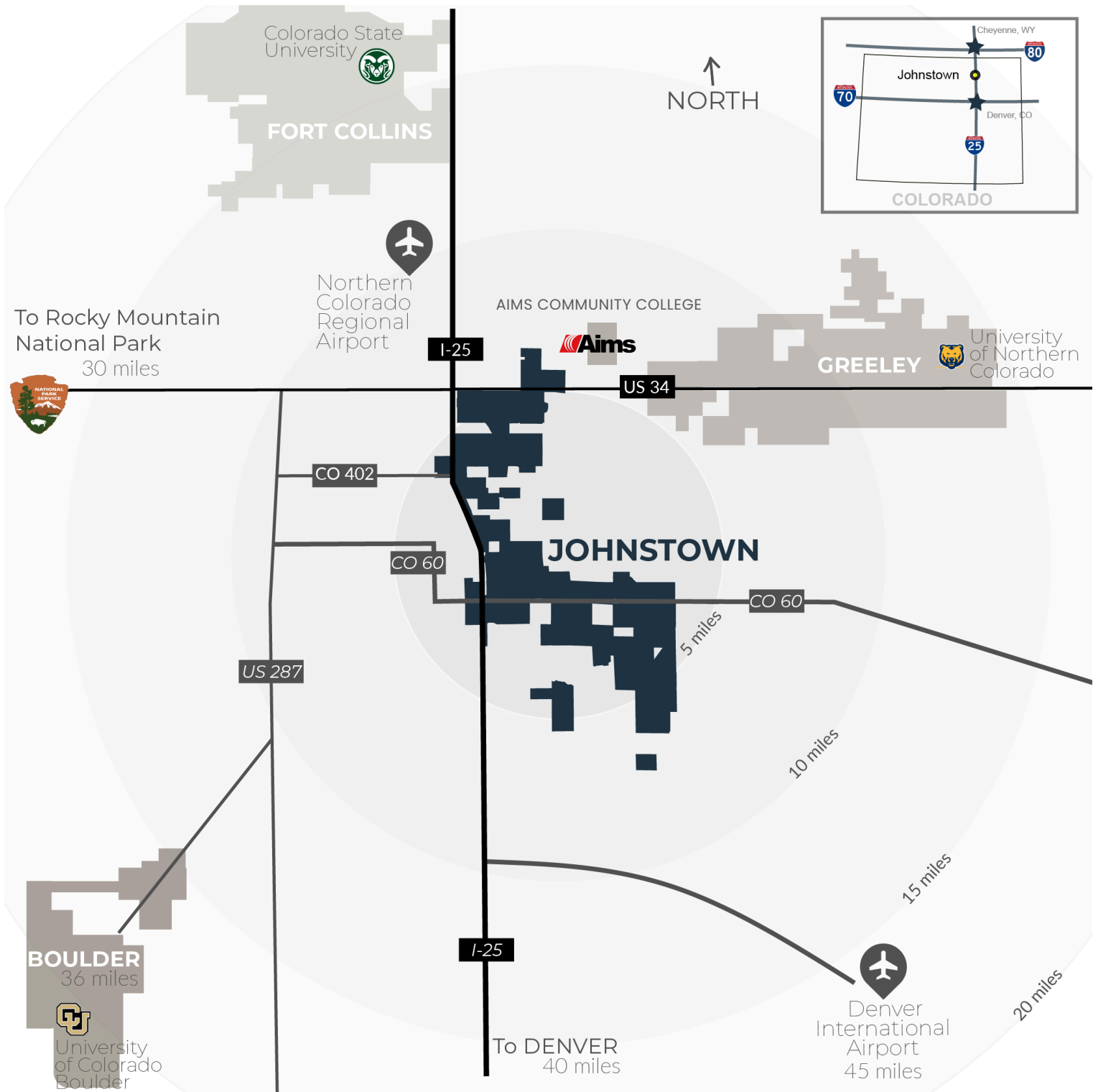
Johnstown is served by two major railroads: Union Pacific Railroad and Great Western Railway of Colorado.



AIRPORTS

- Northern CO. Regional Airport
 - 15 minute drive
- Denver International Airport
 - 50 minute drive

JOHNSTOWN BOUNDARY MAP

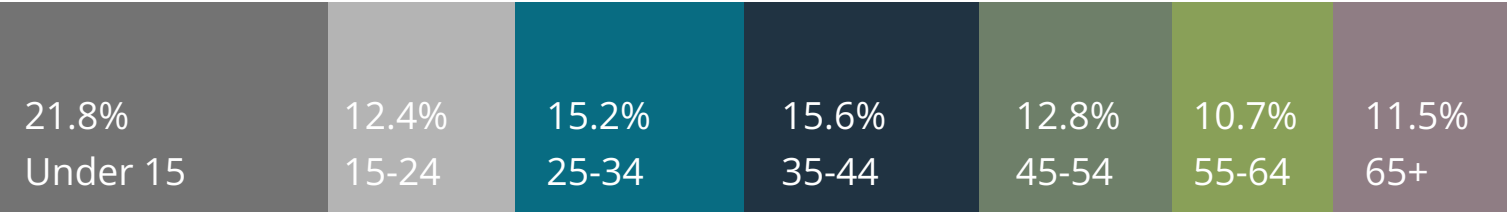


DEMOGRAPHICS & HOUSING

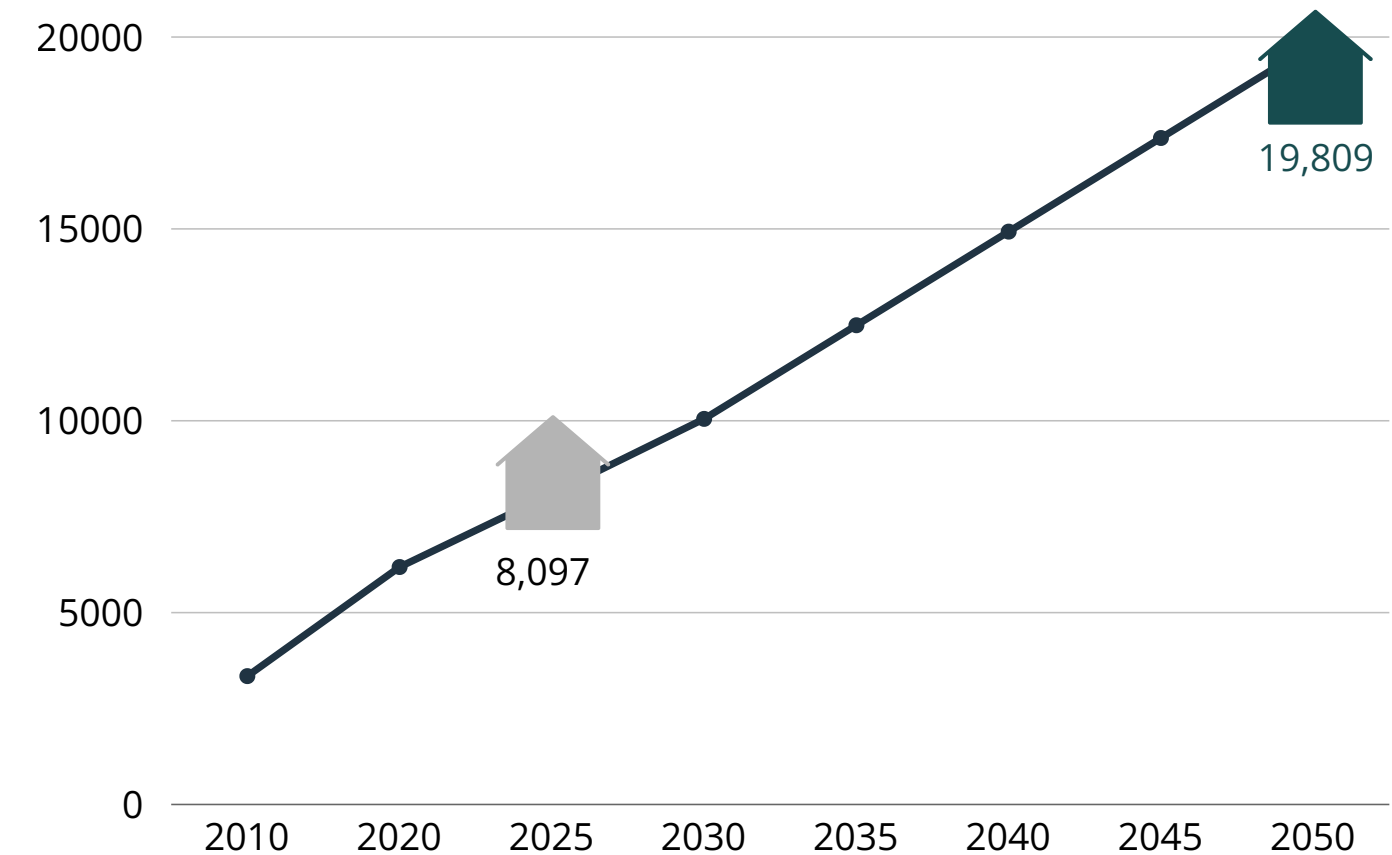
POPULATION GROWTH



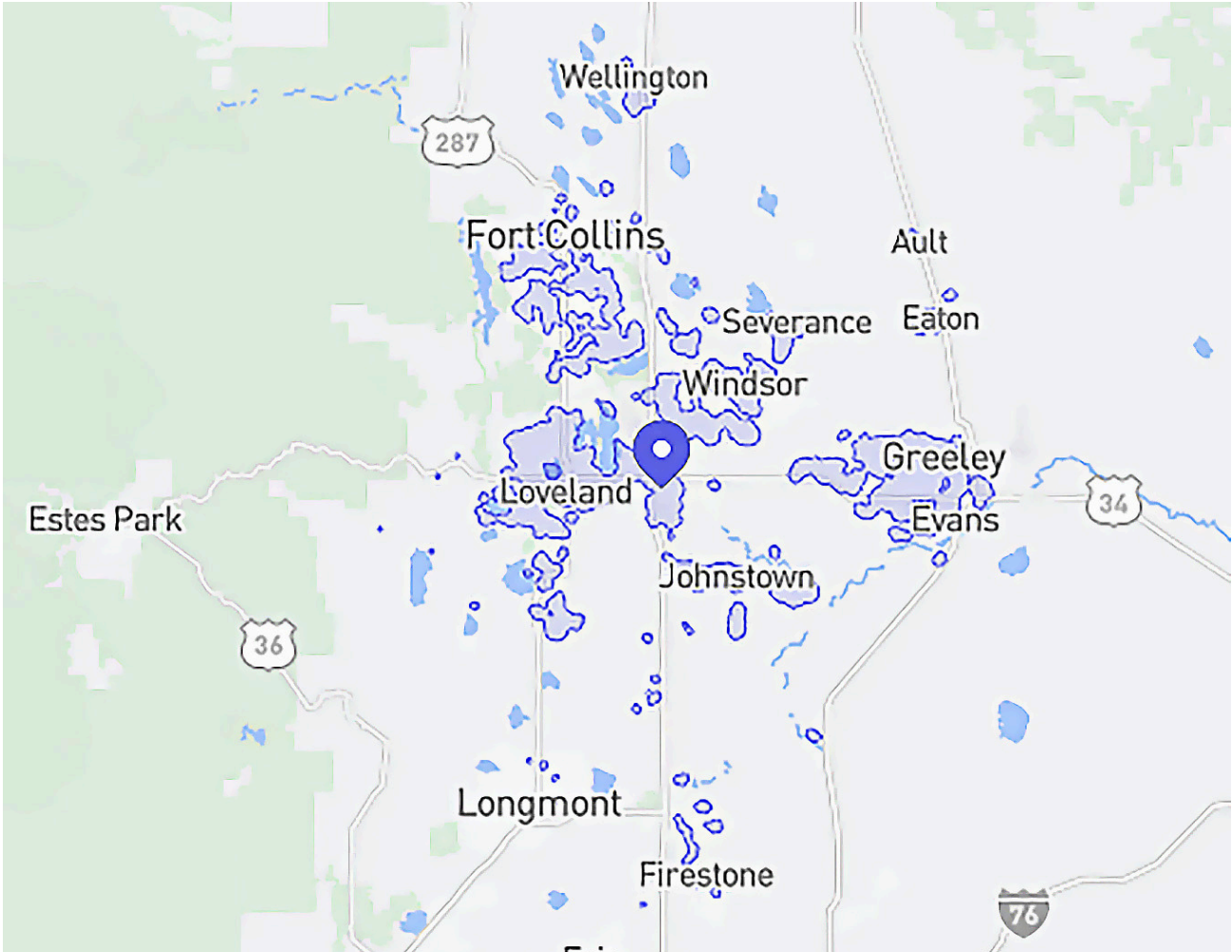
AGE DISTRIBUTION



PROJECTED HOUSING GROWTH



TRUE TRADE AREA



TRADE AREA DETAILS

Square Miles	133
Total Population	500,116
Daytime Population	474,721
Total Households	187,103
Avg. Household Income	\$110,216
Total Consumer Demand	\$11.27B

TOP EMPLOYERS & EDUCATION

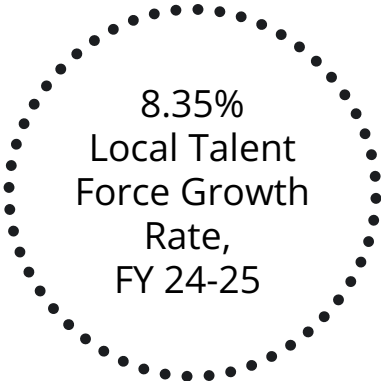
Johnstown is home to over 550 businesses, representing a diverse and dynamic economy that includes family-owned enterprises, service providers, manufacturing, distribution centers, and national headquarters.

EMPLOYER	EMPLOYMENT
Scheel's All Sports	588
High Country Beverage	350
Sampson Construction	300
Canyon Bakehouse	260
Buc-ee's	252
Black Eagle Energy Services	250
Kroger Fulfillment Center	225
Swire Coca Cola	222
FedEx	202
Northern Co. Rehabilitation & Long Term Acute Hospital	160



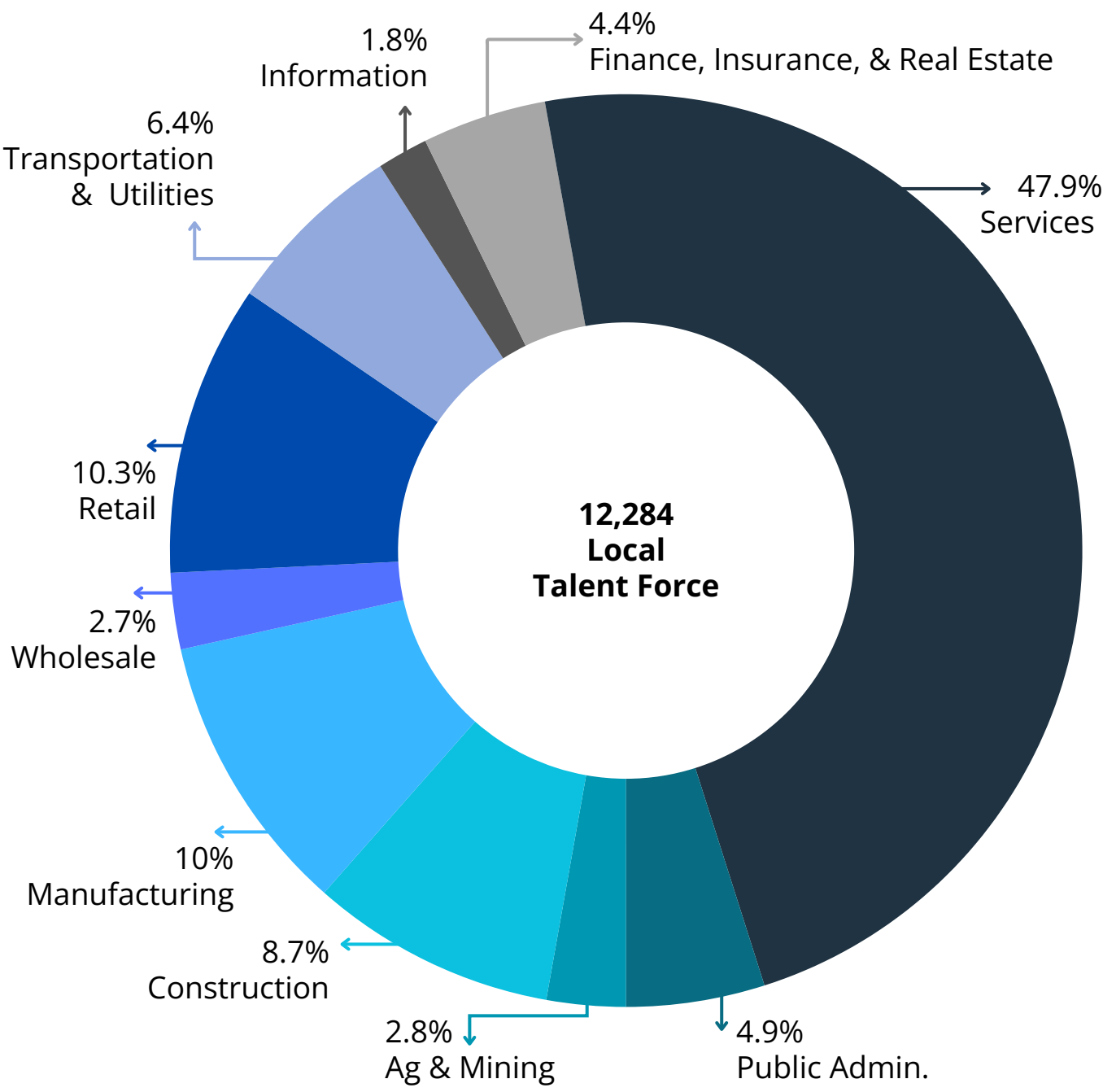
EDUCATIONAL ATTAINMENT

2,254	Graduate Degree
4,118	Bachelor's Degree
2,698	High School Diploma



**Weld & Larimer County*

EMPLOYMENT BY INDUSTRY



EMERGING REGIONAL INDUSTRIES

- Bioscience & Medical Devices
- Distribution & E-Commerce
- Fabrication & Production Tech. Mfg. including Aerospace
- Food Processing & Mfg.
- Information Tech.
- Plastics

REAL ESTATE & DEVELOPMENT

With over 1,000 acres of active development that includes Industrial, Retail, and Housing, Johnstown has the land availability, infrastructure capacity, and transportation network, to meet your development goals. Comprehensive real estate data, including area demographics, and maps, are available on demand by contacting the Economic Development Department.

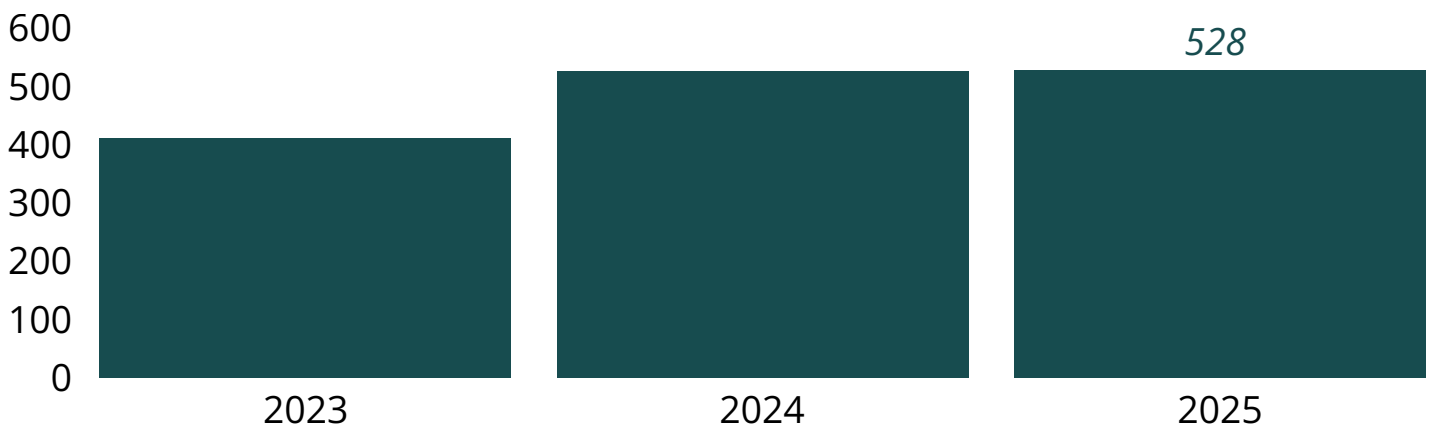
SPACE TYPE	*TOTAL SF	VACANCY RATE	EST. SF AVAILABLE
Industrial/Flex	2.1M	8.8%	190,000
Retail	1.4M	2.6%	80,700
Office	246,000	9.9%	22,300

**Includes space that may not be vacant*

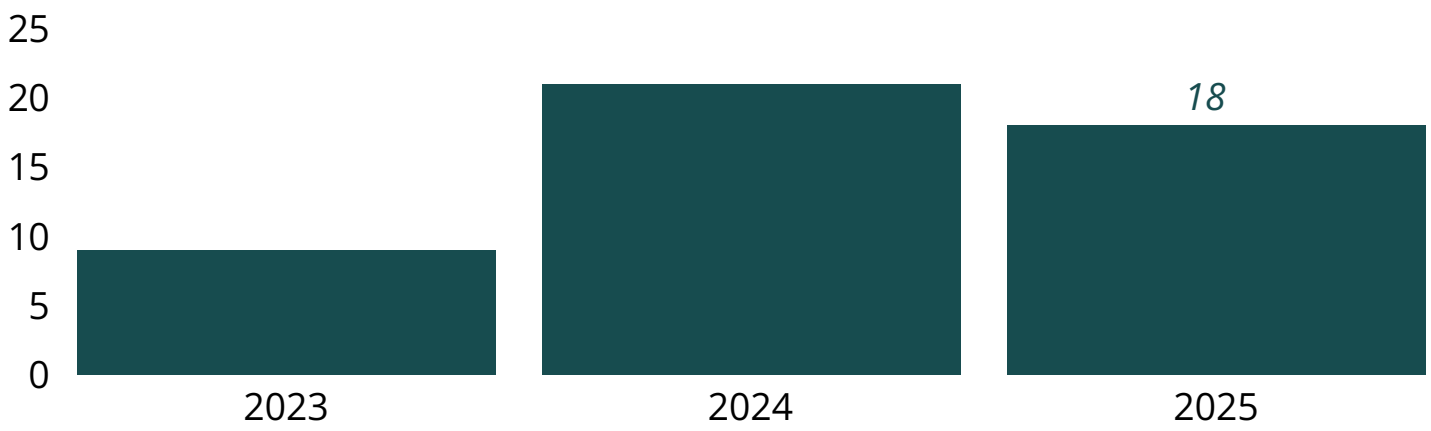


RETAIL CONSTRUCTION		TAXES	
30.5K	12 Month Net Absorption	23.947	Town Property Tax Mill Levy
\$20.91	Market Asking Rent/SF	3.5%	Town Sales/Use Tax
\$242	Market Sales Price/SF	2.9%	Colorado Sales Tax
		1.05%	Larimer County Sales Tax

NEW RESIDENTIAL PERMITS



NEW COMMERCIAL PERMITS



JOHNSTOWN REAL ESTATE

LOCATION	*TOTAL SF	VACANCY RATE	AVAILABLE LAND FOR DEVELOPMENT
Downtown Johnstown	277,000	0.3%	160 ac
Hwy-60 Corridor	1.2M	3.5%	375 ac
Hwy-402 Corridor	49,200	0%	540 ac
Hwy-34 Corridor	2.9M	5.3%	139 ac

**Includes space that may not be vacant*



COMMUNITY

Town of Johnstown Square Miles 16.17 sq mi

Total Growth Management Area 47.64 sq mi

Unincorporated Area Available for Annexation 31.47 sq mi

Johnstown Community YMCA 69K sf

Trails 15.89 mi

Public Parks 9

Open Space & Parks 117 ac

UTILITY PROVIDERS

Water & Sewer

- Town of Johnstown

Gas

- Xcel Energy

Major Telecommunication

- TDS
- Century Link
- Comcast

Electric

- Xcel Energy
- PVREA
- United Power





JohnstownCO.gov | 970-587-4664