

FOR LEASE

PARK STREET PROPERTIES

1015 & 1134 PARK ST, CASTLE ROCK, CO 80109



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PARK STREET PROPERTIES

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An aerial photograph of a commercial district. In the foreground, a large, multi-story building with a brown roof and blue accents is surrounded by parking lots filled with cars and trucks. To the left, there are several smaller industrial-style buildings. In the middle ground, a major road with multiple lanes and a bridge spans across the scene. The background features a prominent, rocky mountain with a flat top under a clear blue sky. A semi-transparent blue grid pattern is overlaid on the left side of the image.

I PROPERTY OVERVIEWS

PROPERTY OVERVIEW

PROPERTY ADDRESS 1015 Park Street, Castle Rock, CO
80109

PROPERTY TYPE Zoned Commercial

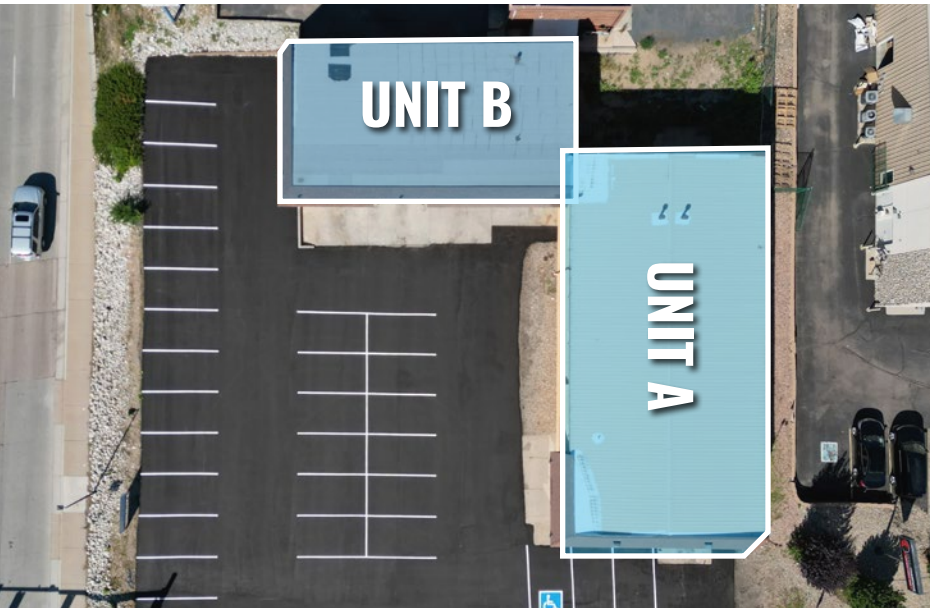
TOTAL ACREAGE 0.497 Acres

UNITS Unit A: 3,200 SF Unit B: 1,800 SF

LEASE RATE \$24.00/SF NNN

NNN RATE \$4.75/Sf/Yr

- Huge Visibility and Easy Access
- Business Commercial Zoning allows wide variety of uses
- Property only 3 minutes from I-25 Wolfensberger interchange





PROPERTY OVERVIEW

PROPERTY ADDRESS 1134 Park Street, Castle Rock, CO 80109

PROPERTY TYPE Zoned Commercial

TOTAL ACREAGE 2.267 Acres

LEASE RATE \$3,000 Month NNN

NNN RATE \$8,000/Yr

- Paved site, ideal for Parking, Auto sales, and Boat/RV Storage
- Business Commercial Zoning allows wide variety of uses
- Property only 3 minutes from I-25 Wolfensberger interchange





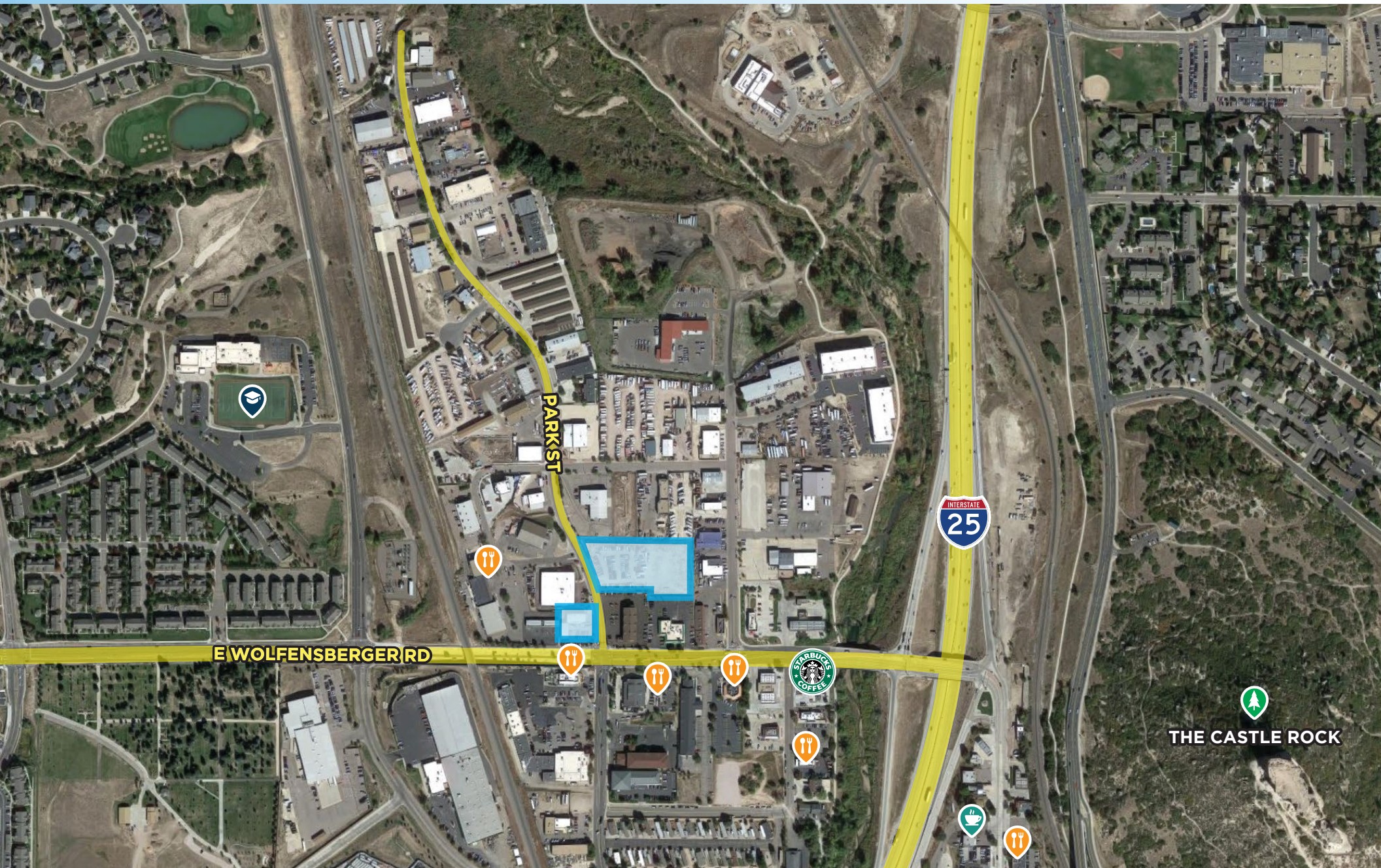
III LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW

Castle Rock, Colorado is a world-class community nestled just south of Colorado's capital city. With more than 70,000 residents, Castle Rock values its small-Town character, its traditional Downtown core and its regular community events.

Castle Rock is a full-service municipality. It employs about 566 full-time employees to provide police, fire, emergency medical, parks, recreation, water and transportation services. Community growth Slated to grow to 130,000-150,000 residents, the Town will continue to provide high-quality services while preserving the community's history and heritage.

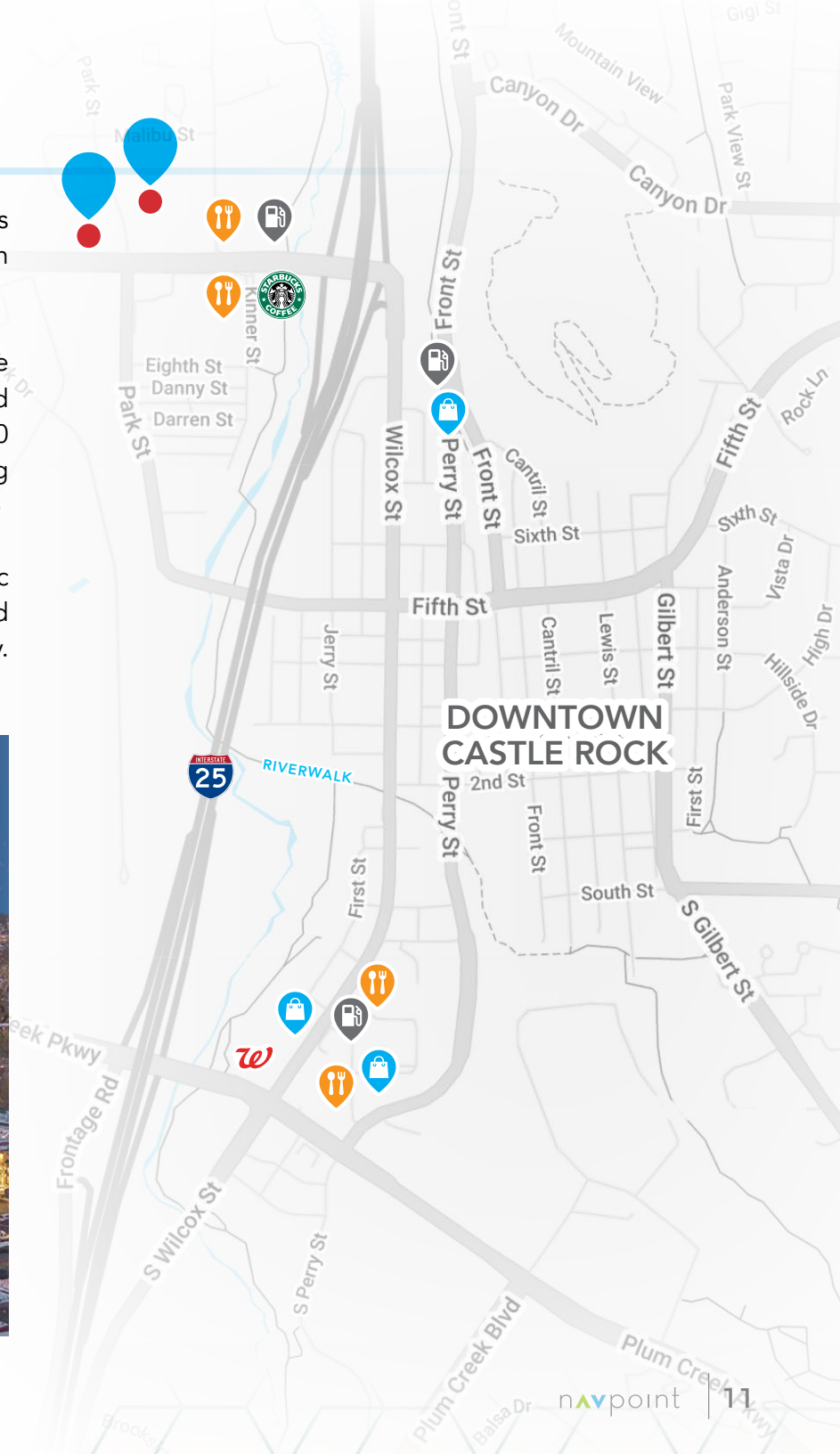
The Town's identity stems not only from the namesake Rock, but also from a scenic natural landscape that surrounds it. There are 87 miles of trails, 50 well-planned parks and more than 6,000 acres of open space for residents and visitors to enjoy.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Projection	7,277	51,794	81,724
2021 Estimate	6,688	46,650	73,959
Growth 2021 - 2026	1.8%	2.2%	2.1%
Median Age	38.9	37.4	37.7
Avg. Household Income	\$97,038	\$128,744	\$138,647

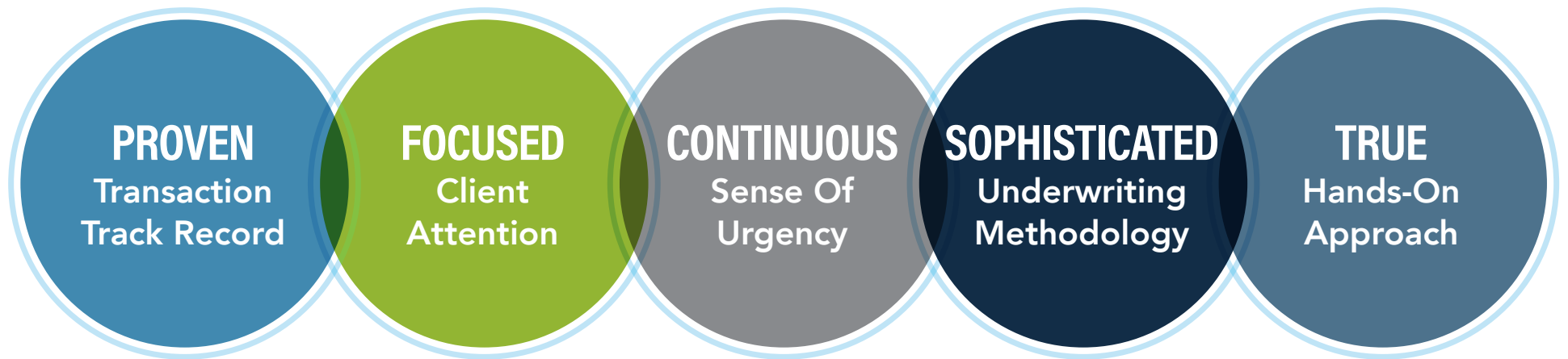
BUSINESS

Total Businesses	975	2,282	2,580
Employees	9,638	21,454	23,856



ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,530 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

OVER
\$1.34B
IN CLOSED TRANSACTIONS
Since 2011

PARK STREET PROPERTIES

CASTLE ROCK • COLORADO

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