

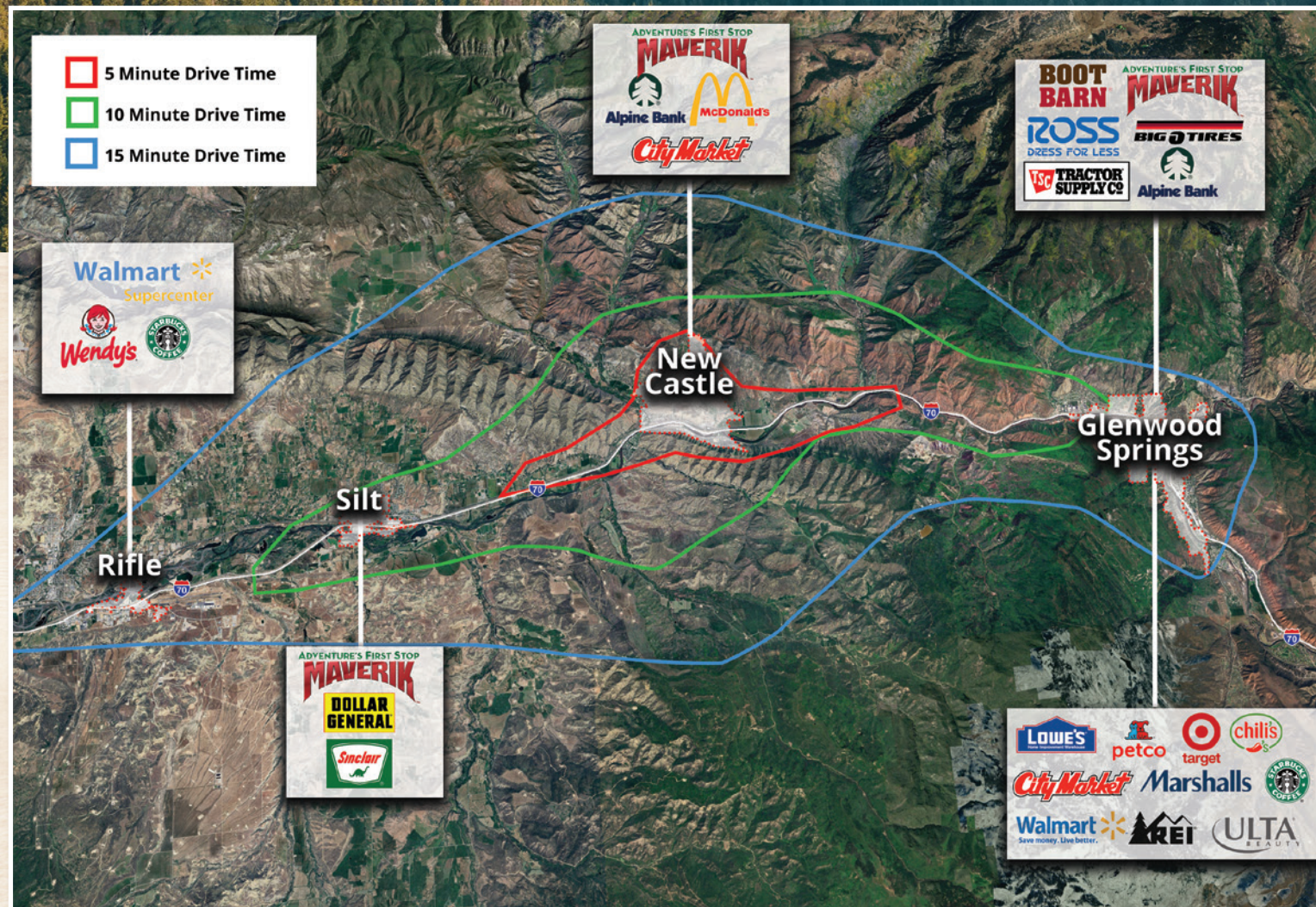
New Castle

RETAIL BUILDINGS & PADS

Freeway Frontage • Multi-tenant Retail Buildings

869-877 CASTLE VALLEY BLVD.
New Castle, Colorado 81647

AREA MAP



PROPERTY HIGHLIGHTS

- PAD 1 - 2,500 SF with drive-thru
- PAD 2 - 2,500 SF with drive-thru
- PAD 3 - 2,500 SF with drive-thru
- 106 Parking spaces
- Easy access to I-70
- Rapidly developing area



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BUILDING INFORMATION

Suite	Tenant	Size
Multi-tenant Retail Building	AVAILABLE	10,800 SF
Pad 1	AVAILABLE	2,500 SF
Pad 2	AVAILABLE	2,500 SF
Pad 3	AVAILABLE	2,500 SF

SITE DATA

Parking	106 Spaces	Zoning	C/2PUD
Retail /Req'd	2:300 SF	Building Area	9,600 SF
Restaurant /Req'd	1:3 Seats	Pad 1	2,500 SF
		Pad 2	2,500 SF

DEMOGRAPHICS

	5 Min	10 Min	15 Min
Population	4,326	7,346	13,427
Average HH Income	\$99,431	\$106,353	\$109,233
Businesses	137	298	737
Employees	913	1,741	5,991

TRAFFIC COUNTS

On I-70 west of Castle Valley Blvd	27,256 CPD
On I-70 east of Castle Valley Blvd	30,370 CPD
On Castle Valley Blvd north of I-70	4,861 CPD