

3740 DACORO LANE

OWNER USER OFFICE CONDO FOR SALE

3740 Dacoro Lane, Unit 200, Castle Rock, CO



navpoint
REAL ESTATE GROUP



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EXECUTIVE SUMMARY



LIST PRICE

\$1,300,000



BUILDING SIZE

3,103 SF



YEAR BUILT

2007



CEILING HEIGHT

12'



ZONING

PD

Property Highlights

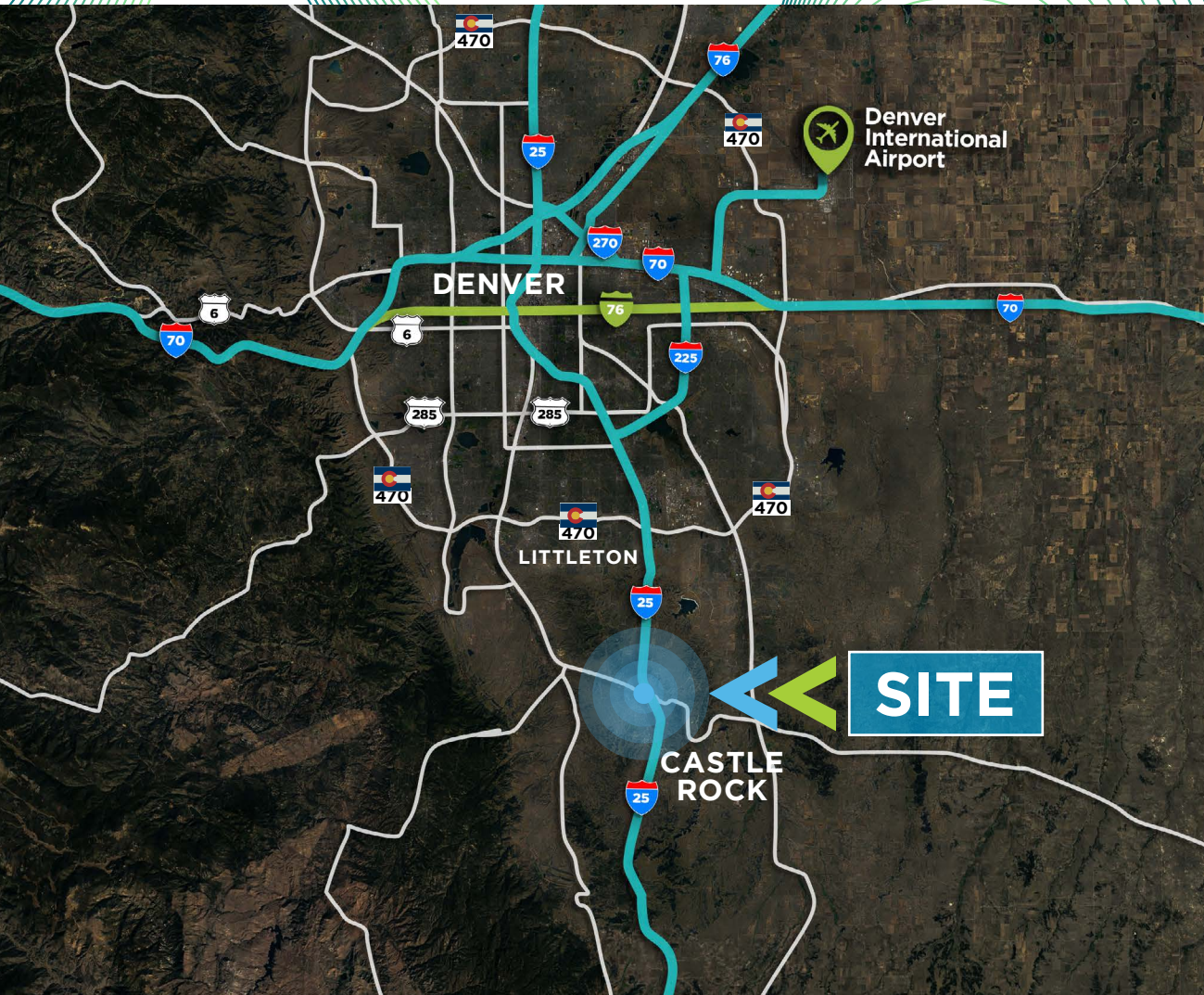
- Rare Small Office Condo For Sale in Castle Rock
- Income In Place, New Owner can Take Advantage of Rent for a Period of Time, but potential occupancy sooner (Contact Brokers for Details)
- Excellent Location off Meadows Parkway
- Plethora of Nearby Amenities
- Beautiful Office Finishes
- Perfect for Many users



AERIAL MAP



LOCATION & DEMOGRAPHICS



	2023 Median Household Income	2023 Average Household Income	% Population Change
DOUGLAS COUNTY	\$132,769	\$176,528	7.06%
ARAPAHOE COUNTY	\$89,200	\$126,314	1.52%
DENVER COUNTY	\$85,243	\$125,855	3.88%
BOULDER COUNTY	\$97,612	\$141,680	1.73%
LARIMER COUNTY	\$82,129	\$118,368	4.18%
WELD COUNTY	\$88,463	\$113,025	6.87%

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Projection	8,743	47,036	81,628
2021 Estimate	4,369	42,608	73,959
Growth 2010-2021	4.7%	3.4%	3.4%
Average Age	37.4	37.6	37.9
Average Household Income	\$109,864	\$127,632	\$139,519
BUSINESS			
Total Businesses	562	2,277	2,586
Employees	7,090	21,593	23,885

KEY FACTS 1 MILE RADIUS



POPULATION
8,743



WORKDAY
POPULATION
7,090



MEDIAN HOUSEHOLD
INCOME
\$144,400



AVERAGE HOUSEHOLD
INCOME
\$171,300

PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW

Castle Rock, Colorado



4TH
BEST PLACE TO LIVE
CNN MONEY



7TH
FASTEST GROWING CITY
US CENSUS

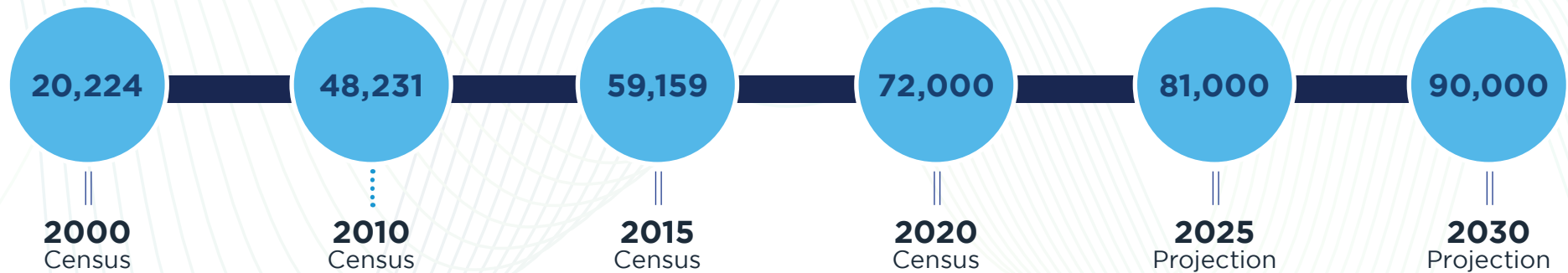


5TH
WEALTHIEST COUNTY
FORBES



1ST
HEALTHIEST COUNTY
US NEWS

Population Growth



“LOCATED IN THE **5TH WEALTHIEST COUNTY IN THE USA**”*

CASTLE ROCK, COLORADO - DOUGLAS COUNTY 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.

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