

THE VIEW

CASTLE ROCK • COLORADO



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REAL ESTATE GROUP

THE **VIEW** is a redevelopment project that is a public-private partnership that includes the Town of Castle Rock, the Downtown Development Authority and Castle Rock Development. The 201,000 square foot, mixed-use development will also include a 399-space parking structure, which will provide 100 new spaces for visitors and patrons of downtown Castle Rock. The development is scheduled for completion in 2024. The six-story project is located at Sixth and Jerry Street.



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AMENITIES



PROPERTY HIGHLIGHTS

GENEROUS TENANT IMPROVEMENT ALLOWANCE AVAILABLE

ADDRESS 610 Jerry St • Castle Rock, CO 80104

COUNTY Douglas

PARCELS 2505-112-02-015

200,588 SF Total

4,717 SF Retail/Restaurant

13,843 SF Office

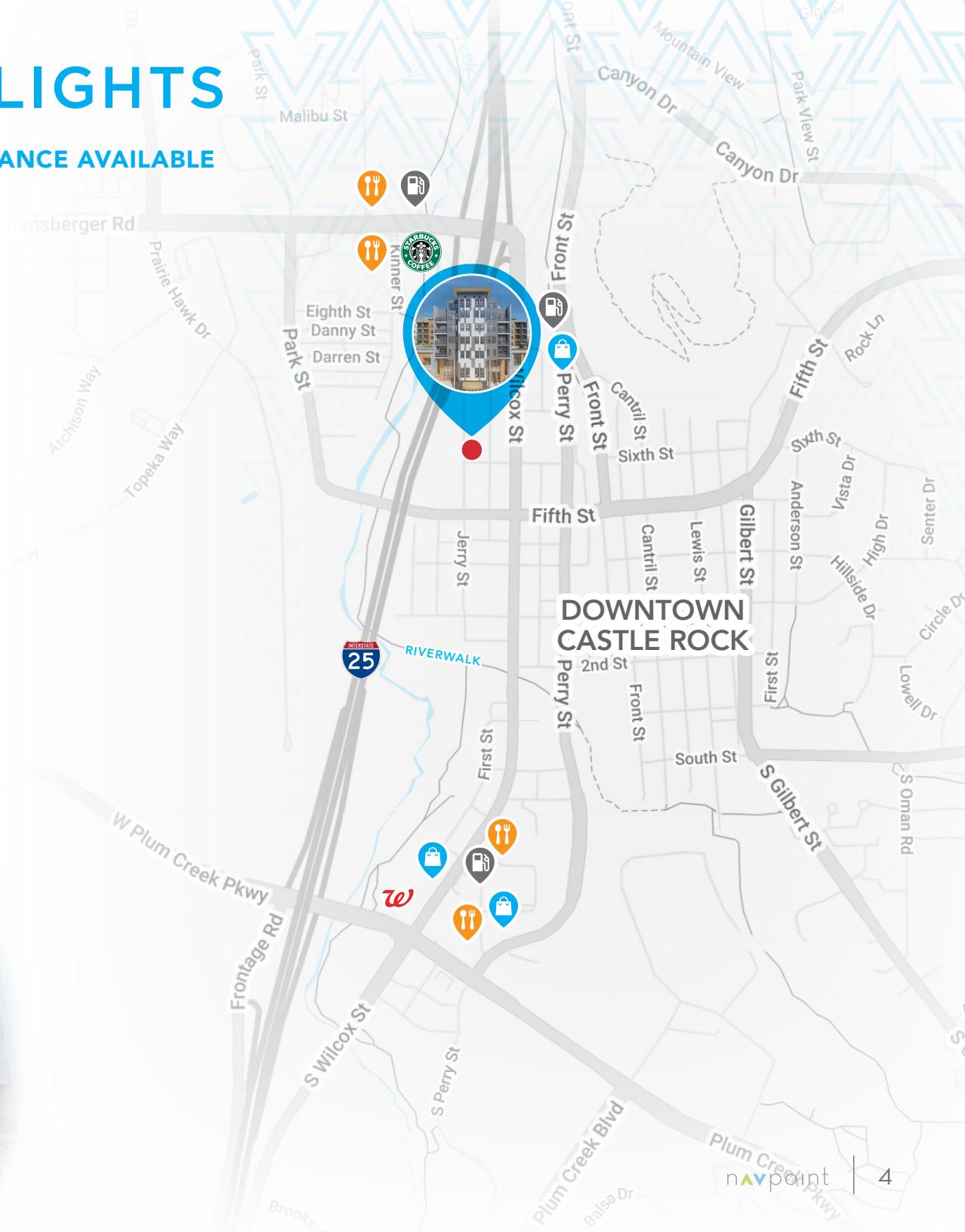
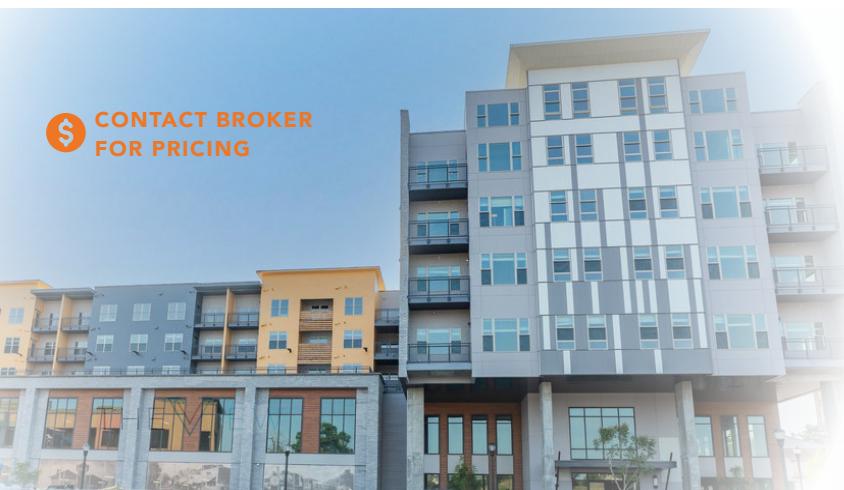
182,028 SF Multi Family

SITE SIZE 2.01 Acres

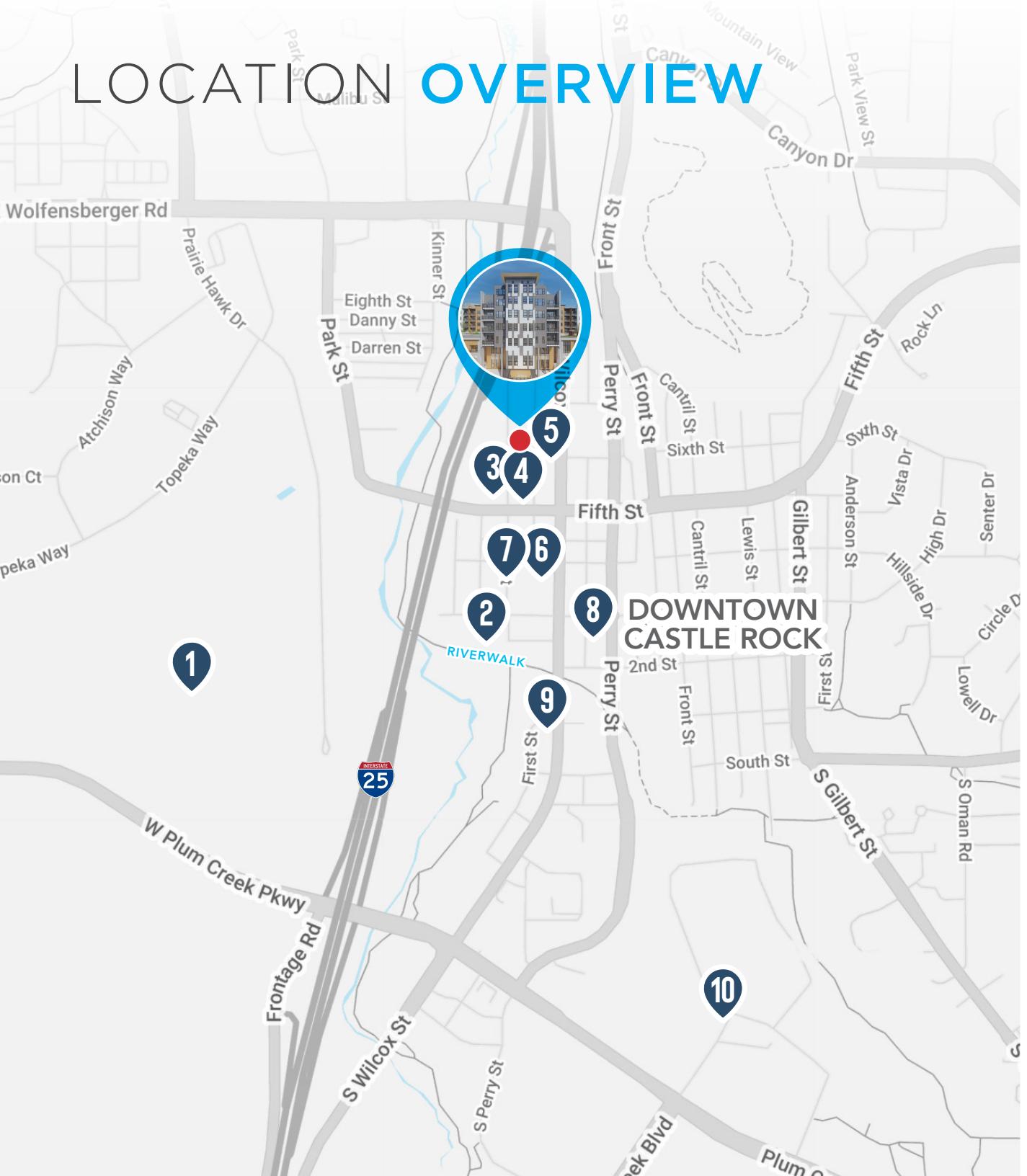
BUILDING TYPE Retail/Office/Multi Family

YEAR BUILT 2023/2024

 **CONTACT BROKER
FOR PRICING**



LOCATION OVERVIEW



MILLERS LANDING
Retail • Office • Hospitality



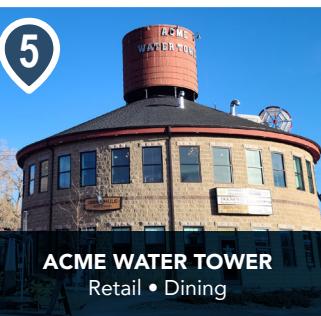
RIVERWALK NORTH/SOUTH
Retail • Office • Apartments



MERCANTILE COMMONS
Retail • Office • Apartments



THE MOVE INNOVATIVE OFFICE
50,000 SF



ACME WATER TOWER
Retail • Dining



PERRY STREET SOCIAL
Beer Garden/Eatery



221 WILCOX STREET
Retail • Dining • Apartments



FESTIVAL PARK
\$6M Remodel Completed 2019

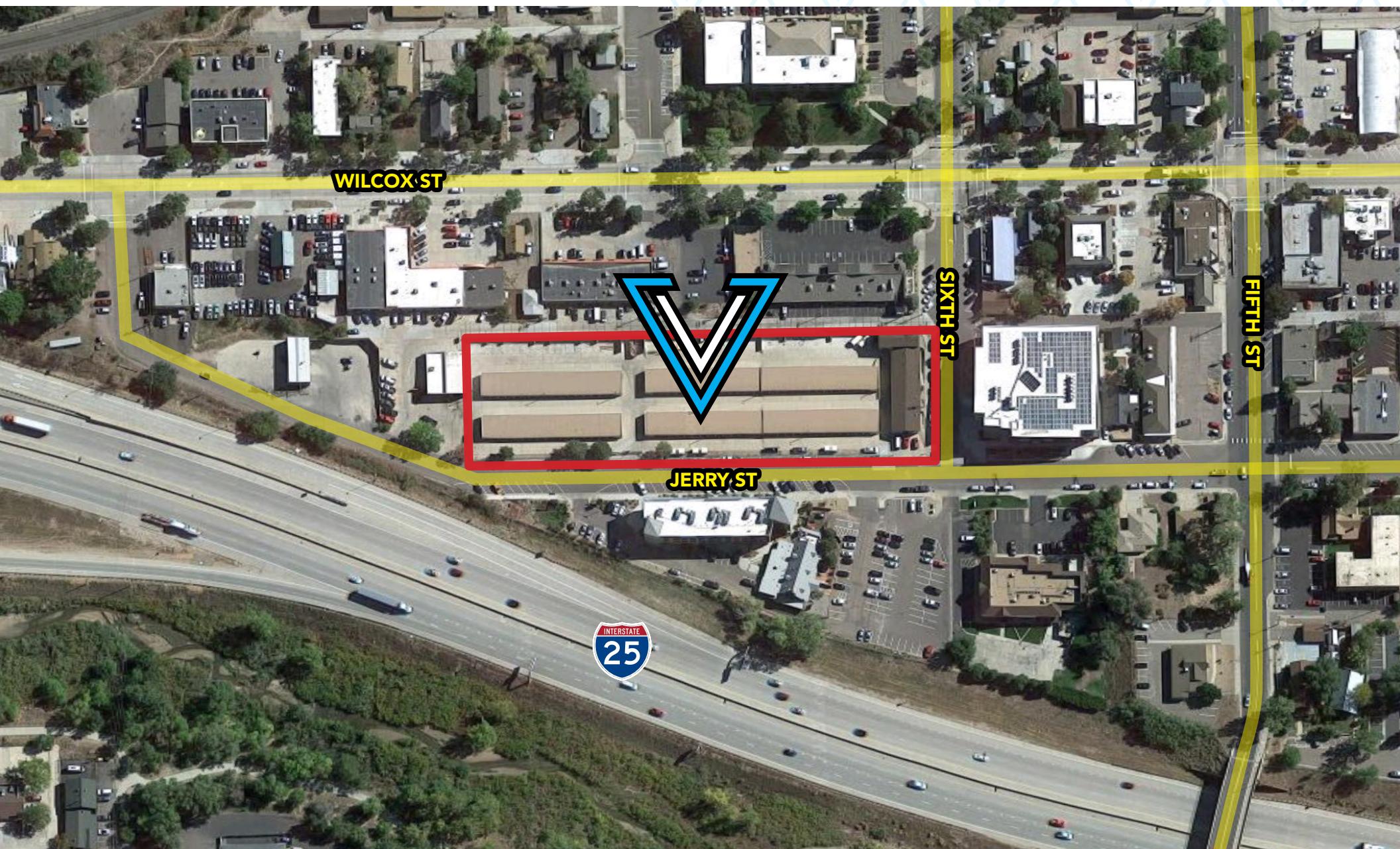


ENCORE
Retail • Dining • Condos
Public Plaza & Parking



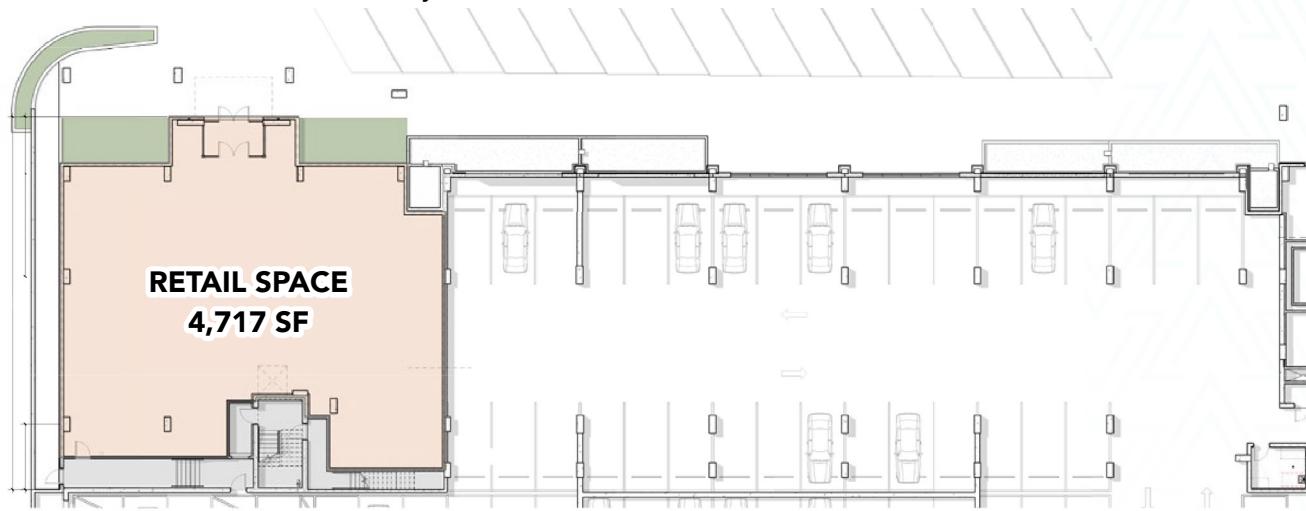
DOUGLAS COUNTY FAIR GROUNDS

THE SITE

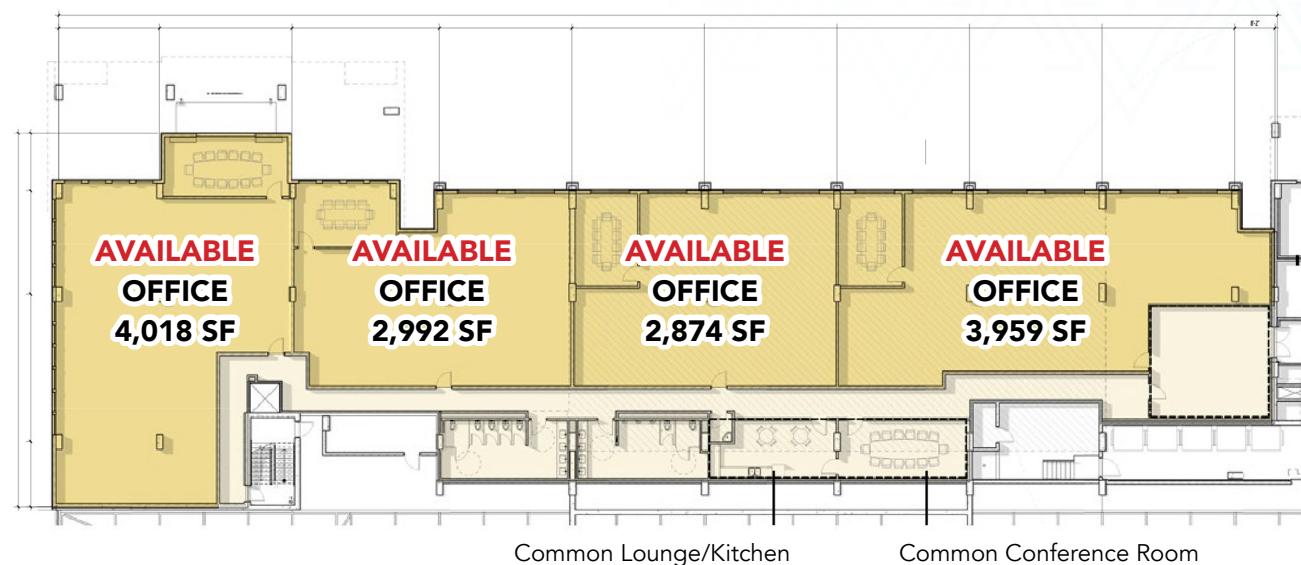


SPECULATIVE FLOOR PLANS

GROUND FLOOR: Potentially Divisible to 2 Units, Call Broker for Details



SECOND FLOOR: 2,874-13,843 SF AVAILABLE • Can Accommodate Many Options



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



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