

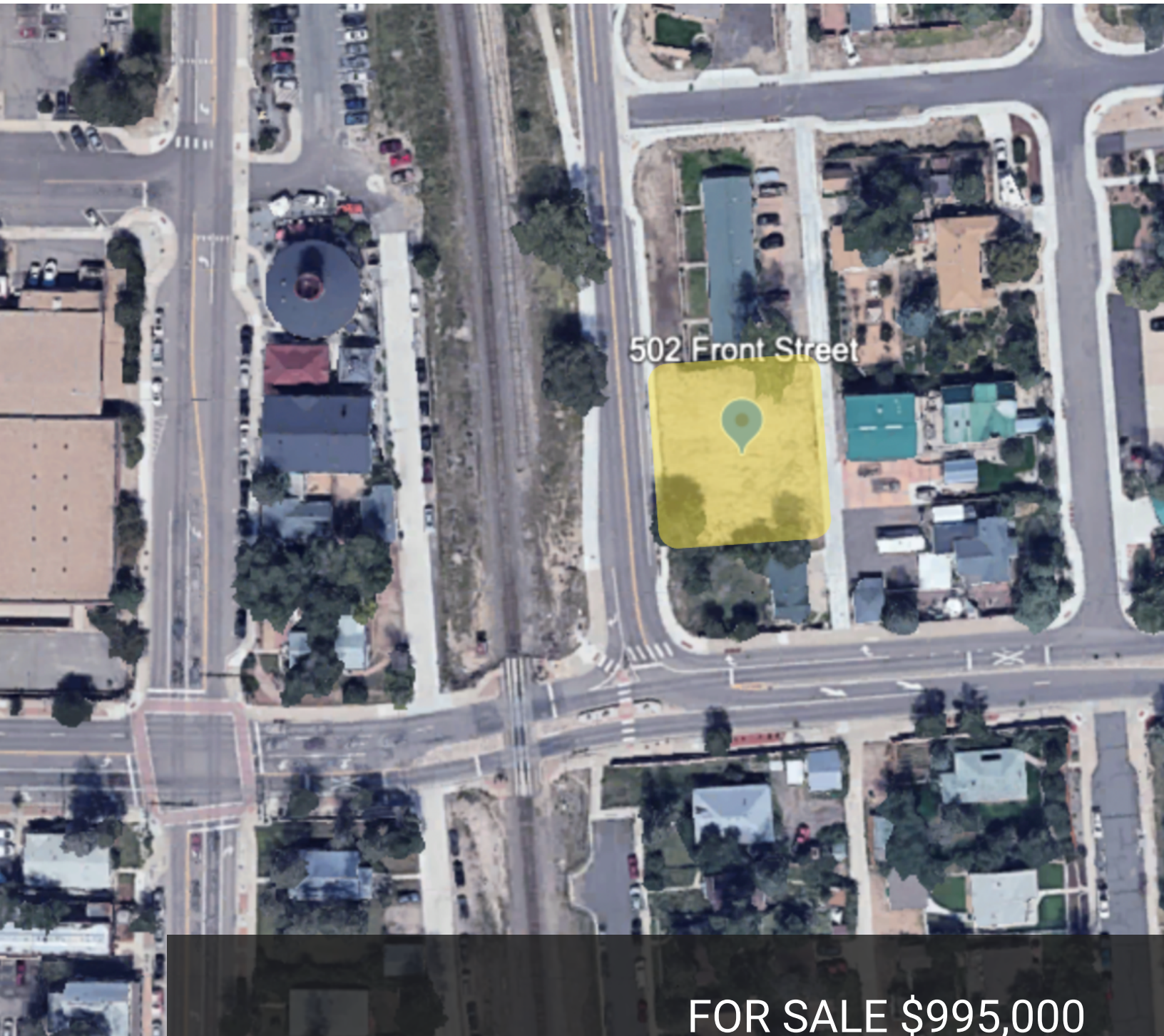
PRIME DEVELOPMENT OPPORTUNITY

11,891 SF ZONED R-3 | FULLY DESIGNED FOR TWO TRIPLEX BUILDINGS

502 FRONT STREET, CASTLE ROCK, CO 80104



TRANSWORLD®
Commercial Real Estate



FOR SALE \$995,000

TRANSWORLD CRE
5261 S Quebec St Ste 200
Greenwood Village, Colorado 80111



TRANSWORLD®
Commercial Real Estate

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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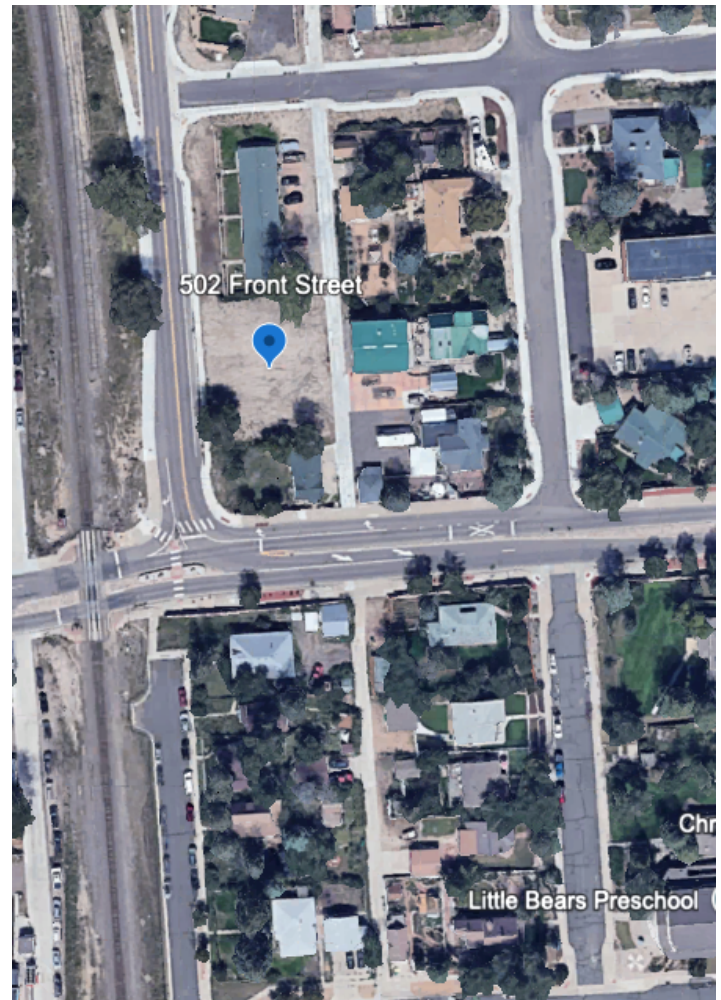
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Property Highlights

- Address: 502 Front Street
Castle Rock, CO 80104
- For Sale: \$995,000
- Total Lot Size: 11,891sf (0.273 AC)
- Asset Type: Land
- Zoning: R-3
- State Parcel #: 2505-111-08-002
- Assessor: Douglas County

Design Highlights

- (2) Triplex Buildings
- 2-Story units
- (6) Total Units at ~1,117sf each
- 2 Bedroom / 2 Bathroom
- Parking spaces - 2.33/unit



Investment Opportunity:

502 Front Street in Castle Rock, CO, is a prominent commercial property that offers excellent opportunities for both single family and multifamily residential development. Situated in the heart of Castle Rock, the property benefits from proximity to various amenities, including restaurants, shops, and recreational facilities, creating a vibrant community atmosphere. The property is primed for multifamily development with fully designed plans for two – triplex buildings.

Location Overview:

The property benefits from its placement on Front Street, a well-trafficked roadway that provides excellent visibility and access to both local residents and visitors. The surrounding neighborhood features a charming mix of historic buildings and modern developments, contributing to a welcoming community atmosphere. With its proximity to major roadways and easy access to Interstate 25, residents and customers can conveniently travel to other parts of the Denver metropolitan area.

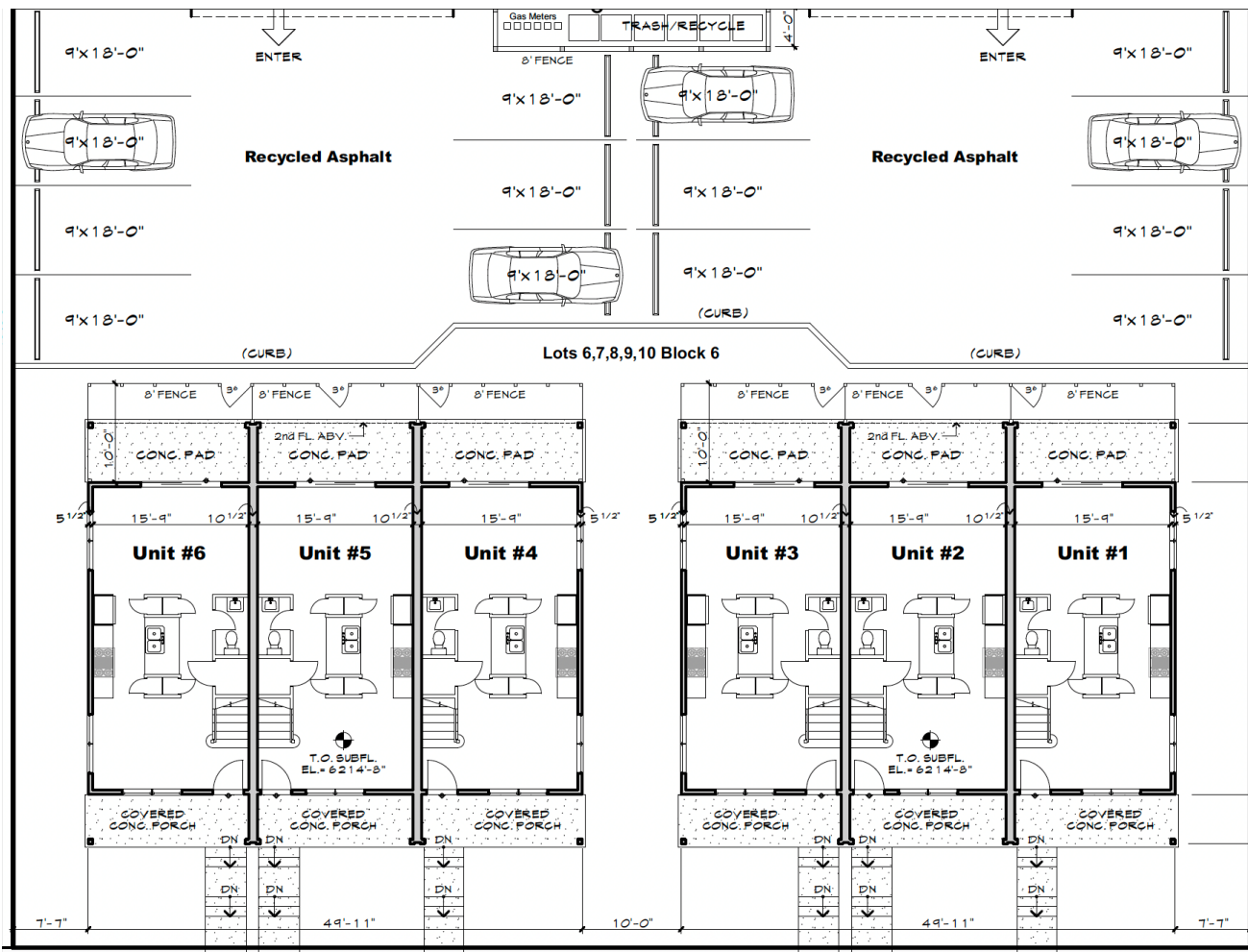
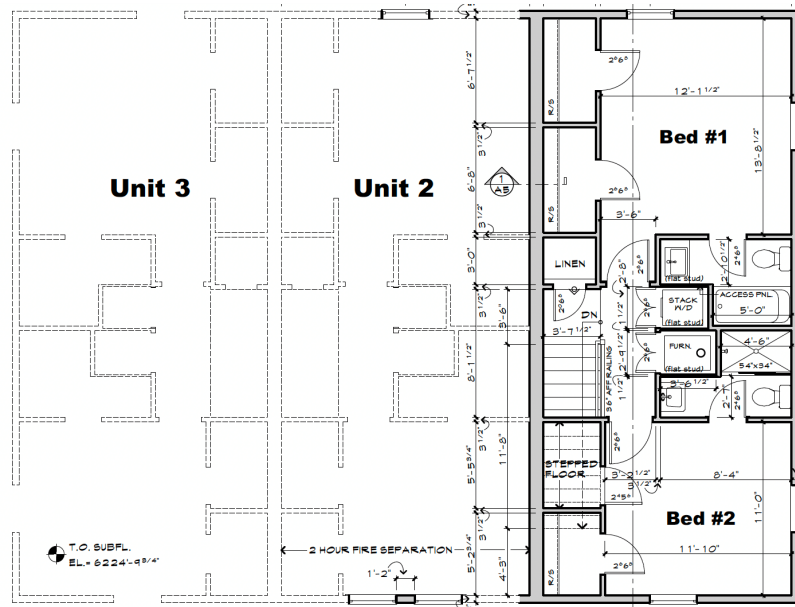
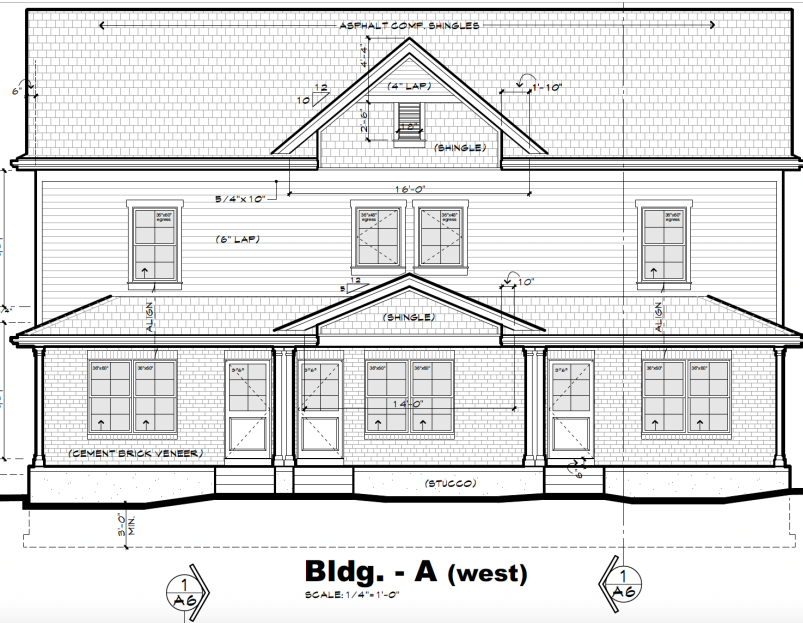
SECTION I

Photos



PROPERTY PHOTOS

Land Asset
502 Front Street | Castle Rock, CO 80104



PROPERTY PHOTOS

Land Asset

502 Front Street | Castle Rock, CO 80104



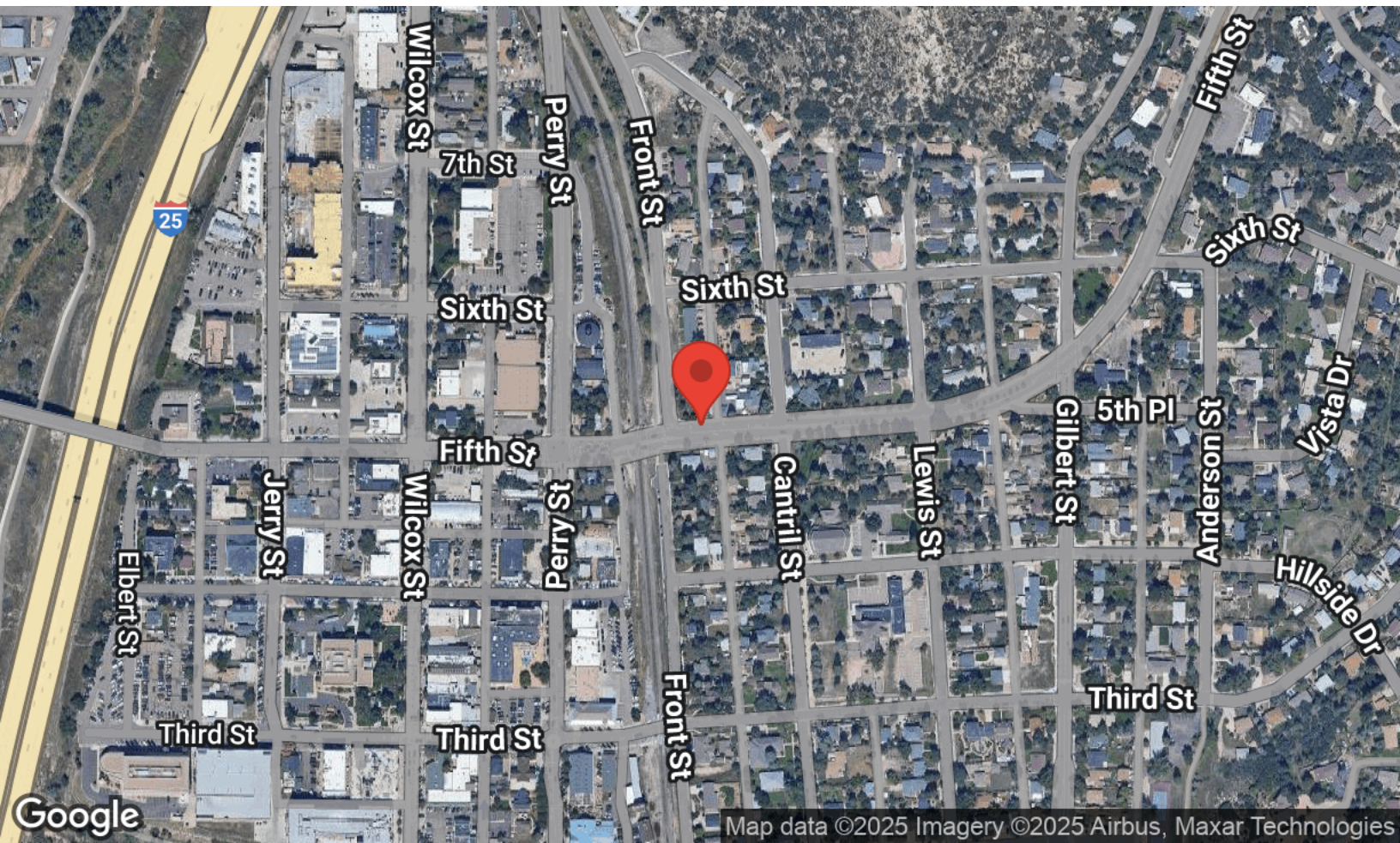
SECTION II

Maps / Demographics



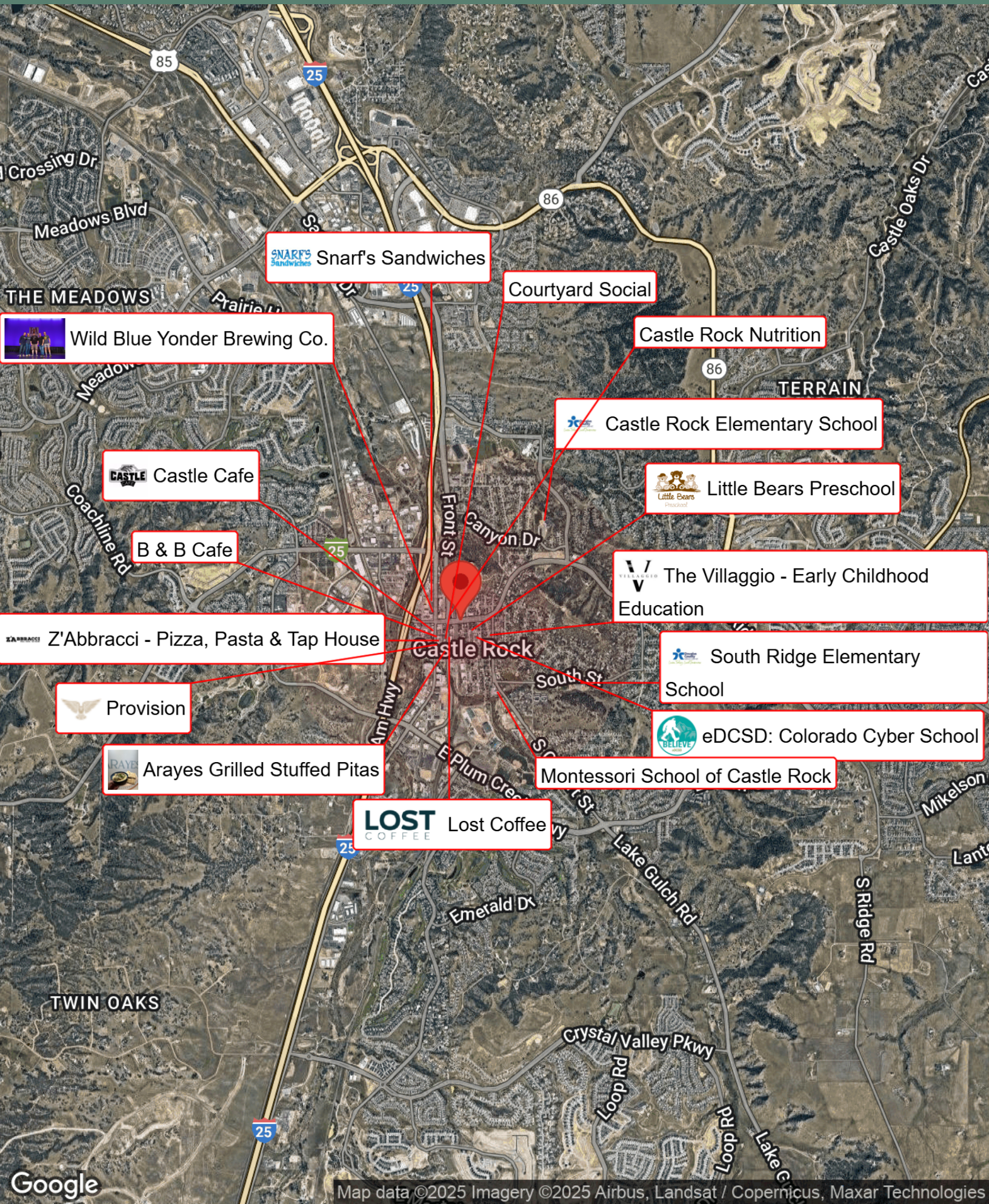
LOCATION MAPS


Land Asset
502 Front Street | Castle Rock, CO 80104



BUSINESS MAP


Land Asset
502 Front Street | Castle Rock, CO 80104




 **Snarf's Sandwiches**


Courtyard Social

Castle Rock Nutrition


 **Wild Blue Yonder Brewing Co.**


 **Castle Rock Elementary School**


 **Castle Cafe**

 **Little Bears Preschool**


B & B Cafe

 **The Villaggio - Early Childhood Education**

 **Z'Abbracci - Pizza, Pasta & Tap House**

 **South Ridge Elementary School**

 **Provision**

 **eDCSD: Colorado Cyber School**

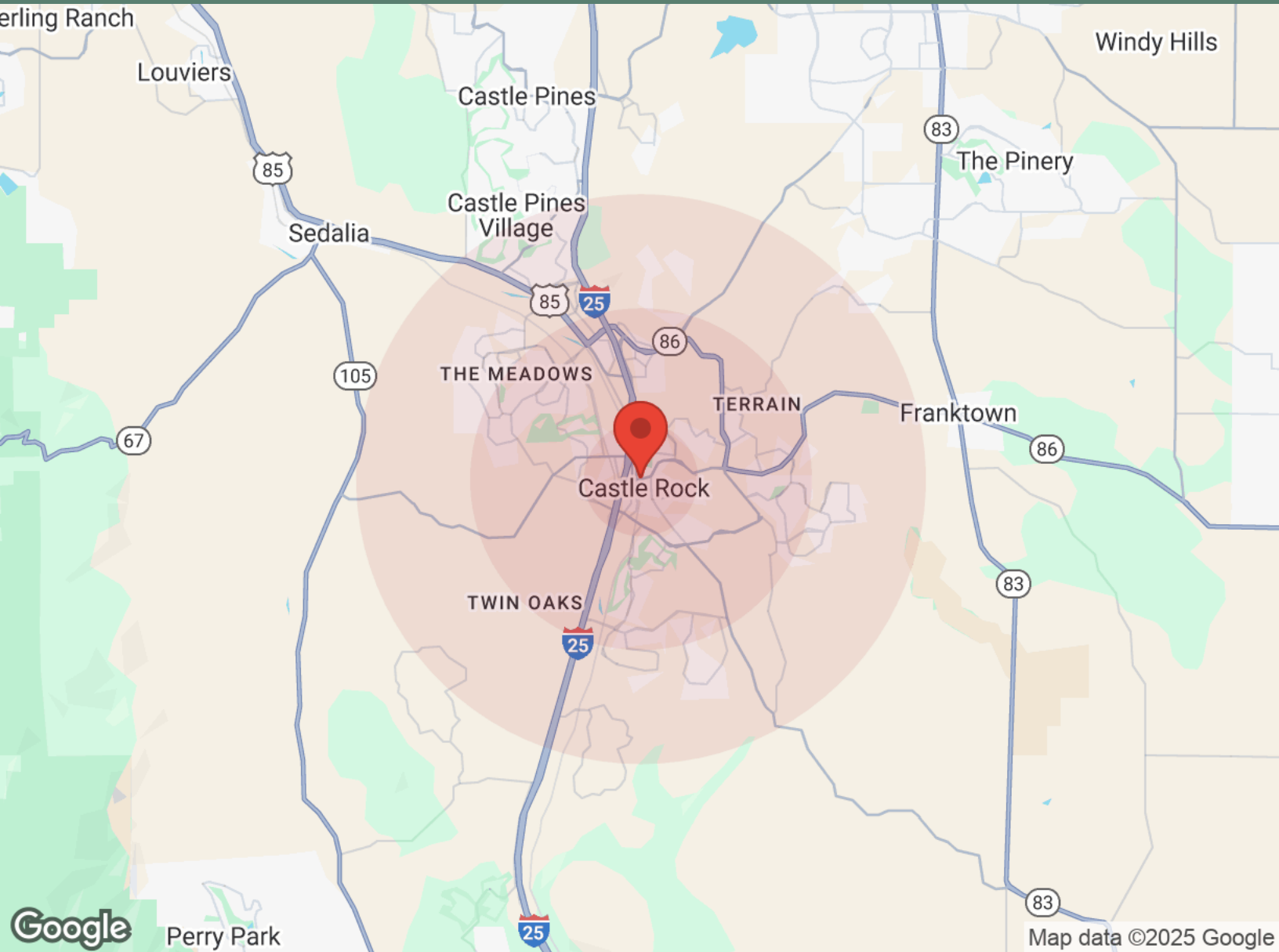
 **Arayes Grilled Stuffed Pitas**

Montessori School of Castle Rock

 **LOST COFFEE** **Lost Coffee**

DEMOGRAPHICS

Land Asset
502 Front Street | Castle Rock, CO 80104




Population	1 Mile	3 Miles	5 Miles
Male	2,827	15,204	27,865
Female	2,839	15,262	27,820
Total Population	5,666	30,466	55,685
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,148	6,671	12,553
Ages 15-24	778	4,319	8,404
Ages 25-54	1,918	10,014	17,779
Ages 55-64	783	3,608	6,871
Ages 65+	1,039	5,854	10,078
Race	1 Mile	3 Miles	5 Miles
White	5,336	28,063	52,356
Black	22	190	275
Am In/AK Nat	6	37	46
Hawaiian	N/A	N/A	N/A
Hispanic	457	2,892	4,246
Multi-Racial	560	3,890	5,250

Income	1 Mile	3 Miles	5 Miles
Median	\$61,852	\$86,977	\$94,004
< \$15,000	167	659	948
\$15,000-\$24,999	105	415	656
\$25,000-\$34,999	82	935	1,277
\$35,000-\$49,999	218	1,167	1,555
\$50,000-\$74,999	511	2,407	3,386
\$75,000-\$99,999	439	1,865	3,316
\$100,000-\$149,999	263	2,251	4,687
\$150,000-\$199,999	178	903	2,029
> \$200,000	222	660	1,770

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,315	11,517	19,850
Occupied	2,157	10,826	18,760
Owner Occupied	1,519	7,469	14,405
Renter Occupied	638	3,357	4,355
Vacant	158	691	1,090

Demographic Detail Report

Front Street Triplexes						
TBD Front St, Castle Rock, CO 80104						
Building Type: Land		Total Available: 0 SF				
Class: -		% Leased: 0%				
RBA: -		Rent/SF/Yr: -				
Typical Floor: -						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,222		63,599		98,337	
2024 Estimate	7,228		55,557		86,036	
2020 Census	6,688		49,172		76,977	
Growth 2024 - 2029	13.75%		14.48%		14.30%	
Growth 2020 - 2024	8.07%		12.99%		11.77%	
2024 Population by Age	7,228		55,557		86,036	
Age 0 - 4	399	5.52%	3,398	6.12%	5,015	5.83%
Age 5 - 9	393	5.44%	3,530	6.35%	5,355	6.22%
Age 10 - 14	431	5.96%	3,953	7.12%	6,238	7.25%
Age 15 - 19	424	5.87%	3,827	6.89%	6,184	7.19%
Age 20 - 24	423	5.85%	3,238	5.83%	5,191	6.03%
Age 25 - 29	478	6.61%	3,224	5.80%	4,818	5.60%
Age 30 - 34	524	7.25%	3,832	6.90%	5,563	6.47%
Age 35 - 39	536	7.42%	4,338	7.81%	6,381	7.42%
Age 40 - 44	522	7.22%	4,432	7.98%	6,715	7.80%
Age 45 - 49	463	6.41%	4,043	7.28%	6,353	7.38%
Age 50 - 54	435	6.02%	3,772	6.79%	6,093	7.08%
Age 55 - 59	402	5.56%	3,138	5.65%	5,153	5.99%
Age 60 - 64	461	6.38%	3,018	5.43%	4,915	5.71%
Age 65 - 69	448	6.20%	2,559	4.61%	4,098	4.76%
Age 70 - 74	331	4.58%	1,968	3.54%	3,100	3.60%
Age 75 - 79	265	3.67%	1,617	2.91%	2,481	2.88%
Age 80 - 84	170	2.35%	959	1.73%	1,417	1.65%
Age 85+	125	1.73%	710	1.28%	966	1.12%
Age 65+	1,339	18.53%	7,813	14.06%	12,062	14.02%
Median Age	40.10		38.20		38.60	
Average Age	40.40		37.90		38.10	



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Demographic Detail Report

Front Street Triplexes TBD Front St, Castle Rock, CO 80104			
Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	7,228	55,557	86,036
White	5,756 79.63%	45,565 82.01%	71,152 82.70%
Black	102 1.41%	738 1.33%	1,144 1.33%
Am. Indian & Alaskan	47 0.65%	261 0.47%	371 0.43%
Asian	102 1.41%	1,303 2.35%	1,935 2.25%
Hawaiian & Pacific Island	4 0.06%	30 0.05%	57 0.07%
Other	1,217 16.84%	7,661 13.79%	11,377 13.22%
Population by Hispanic Origin	7,228	55,557	86,036
Non-Hispanic Origin	6,110 84.53%	48,643 87.56%	75,831 88.14%
Hispanic Origin	1,118 15.47%	6,915 12.45%	10,204 11.86%
2024 Median Age, Male	38.90	37.50	38.10
2024 Average Age, Male	39.20	37.00	37.40
2024 Median Age, Female	41.30	38.90	39.20
2024 Average Age, Female	41.60	38.80	38.70
2024 Population by Occupation Classification	5,922	43,911	68,192
Civilian Employed	3,942 66.57%	30,616 69.72%	46,911 68.79%
Civilian Unemployed	172 2.90%	1,058 2.41%	1,603 2.35%
Civilian Non-Labor Force	1,804 30.46%	12,112 27.58%	19,454 28.53%
Armed Forces	4 0.07%	125 0.28%	224 0.33%
Households by Marital Status			
Married	1,370	12,174	19,369
Married No Children	811	6,304	10,045
Married w/Children	559	5,871	9,324
2024 Population by Education	5,506	40,140	62,038
Some High School, No Diploma	250 4.54%	1,277 3.18%	1,639 2.64%
High School Grad (Incl Equivalency)	1,029 18.69%	5,922 14.75%	8,104 13.06%
Some College, No Degree	1,864 33.85%	11,505 28.66%	16,997 27.40%
Associate Degree	347 6.30%	2,528 6.30%	3,986 6.43%
Bachelor Degree	1,389 25.23%	12,933 32.22%	21,363 34.44%
Advanced Degree	627 11.39%	5,975 14.89%	9,949 16.04%



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Demographic Detail Report

Front Street Triplexes						
TBD Front St, Castle Rock, CO 80104						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	7,193		56,809		86,968	
Real Estate & Finance	378	5.26%	3,590	6.32%	5,628	6.47%
Professional & Management	2,381	33.10%	19,810	34.87%	32,125	36.94%
Public Administration	193	2.68%	1,942	3.42%	2,873	3.30%
Education & Health	610	8.48%	5,689	10.01%	8,833	10.16%
Services	660	9.18%	4,606	8.11%	6,492	7.46%
Information	193	2.68%	1,253	2.21%	1,882	2.16%
Sales	892	12.40%	7,504	13.21%	10,624	12.22%
Transportation	16	0.22%	194	0.34%	265	0.30%
Retail	418	5.81%	3,731	6.57%	5,160	5.93%
Wholesale	87	1.21%	898	1.58%	1,424	1.64%
Manufacturing	258	3.59%	1,734	3.05%	2,847	3.27%
Production	377	5.24%	1,929	3.40%	3,033	3.49%
Construction	251	3.49%	1,359	2.39%	1,828	2.10%
Utilities	213	2.96%	912	1.61%	1,508	1.73%
Agriculture & Mining	133	1.85%	617	1.09%	820	0.94%
Farming, Fishing, Forestry	3	0.04%	8	0.01%	39	0.04%
Other Services	130	1.81%	1,033	1.82%	1,587	1.82%
2024 Worker Travel Time to Job	3,321		25,285		38,025	
<30 Minutes	2,159	65.01%	13,712	54.23%	19,887	52.30%
30-60 Minutes	884	26.62%	9,614	38.02%	15,051	39.58%
60+ Minutes	278	8.37%	1,959	7.75%	3,087	8.12%
2020 Households by HH Size	2,734		17,590		26,899	
1-Person Households	802	29.33%	3,410	19.39%	4,633	17.22%
2-Person Households	922	33.72%	5,850	33.26%	9,030	33.57%
3-Person Households	399	14.59%	3,056	17.37%	4,791	17.81%
4-Person Households	352	12.87%	3,179	18.07%	5,016	18.65%
5-Person Households	166	6.07%	1,356	7.71%	2,232	8.30%
6-Person Households	54	1.98%	491	2.79%	812	3.02%
7 or more Person Households	39	1.43%	248	1.41%	385	1.43%
2024 Average Household Size	2.40		2.70		2.80	
Households						
2029 Projection	3,337		22,551		34,087	
2024 Estimate	2,931		19,690		29,806	
2020 Census	2,735		17,590		26,898	
Growth 2024 - 2029	13.85%		14.53%		14.36%	
Growth 2020 - 2024	7.17%		11.94%		10.81%	



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Demographic Detail Report

Front Street Triplexes					
TBD Front St, Castle Rock, CO 80104					
Radius	1 Mile		3 Mile		5 Mile
2024 Households by HH Income	2,932		19,692		29,805
<\$25,000	348	11.87%	1,250	6.35%	1,593 5.34%
\$25,000 - \$50,000	524	17.87%	2,232	11.33%	2,931 9.83%
\$50,000 - \$75,000	683	23.29%	2,254	11.45%	2,961 9.93%
\$75,000 - \$100,000	395	13.47%	2,459	12.49%	3,595 12.06%
\$100,000 - \$125,000	185	6.31%	1,814	9.21%	2,857 9.59%
\$125,000 - \$150,000	236	8.05%	2,652	13.47%	4,170 13.99%
\$150,000 - \$200,000	331	11.29%	3,285	16.68%	5,014 16.82%
\$200,000+	230	7.84%	3,746	19.02%	6,684 22.43%
2024 Avg Household Income	\$96,446		\$140,124		\$150,106
2024 Med Household Income	\$71,050		\$122,753		\$130,788
2024 Occupied Housing	2,932		19,690		29,806
Owner Occupied	1,640	55.93%	14,802	75.18%	23,182 77.78%
Renter Occupied	1,292	44.07%	4,888	24.82%	6,624 22.22%
2020 Housing Units	3,047		20,497		31,029
1 Unit	1,831	60.09%	16,405	80.04%	25,646 82.65%
2 - 4 Units	182	5.97%	446	2.18%	468 1.51%
5 - 19 Units	640	21.00%	2,239	10.92%	2,828 9.11%
20+ Units	394	12.93%	1,407	6.86%	2,087 6.73%
2024 Housing Value	1,639		14,803		23,182
<\$100,000	45	2.75%	172	1.16%	222 0.96%
\$100,000 - \$200,000	65	3.97%	126	0.85%	145 0.63%
\$200,000 - \$300,000	67	4.09%	406	2.74%	489 2.11%
\$300,000 - \$400,000	327	19.95%	2,021	13.65%	2,619 11.30%
\$400,000 - \$500,000	450	27.46%	4,016	27.13%	5,560 23.98%
\$500,000 - \$1,000,000	577	35.20%	7,311	49.39%	12,251 52.85%
\$1,000,000+	108	6.59%	751	5.07%	1,896 8.18%
2024 Median Home Value	\$470,110		\$545,172		\$604,318
2024 Housing Units by Yr Built	3,097		20,634		31,210
Built 2010+	488	15.76%	7,324	35.49%	10,575 33.88%
Built 2000 - 2010	351	11.33%	6,224	30.16%	10,341 33.13%
Built 1990 - 1999	384	12.40%	3,080	14.93%	5,386 17.26%
Built 1980 - 1989	503	16.24%	1,679	8.14%	2,164 6.93%
Built 1970 - 1979	694	22.41%	1,210	5.86%	1,483 4.75%
Built 1960 - 1969	170	5.49%	360	1.74%	417 1.34%
Built 1950 - 1959	173	5.59%	302	1.46%	343 1.10%
Built <1949	334	10.78%	455	2.21%	501 1.61%
2024 Median Year Built	1983		2005		2005



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Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite “retiring” from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado’s many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there’s nothing he enjoys more than bouncing from sport-to-sport with his active family!



Basel Fleischli Commercial Broker

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Bio:

Basel Fleischli joins Transworld Commercial Real Estate as a commercial broker, bringing a background in real estate development and construction management. Over his career in CRE, he has worked on multi-family and mixed-use developments in the Denver Metro and Grand County areas, as well as gained asset management experience with mixed-use and retail properties along the Front Range. With extensive experience in both the development and construction industries, he provides clients with expert guidance through all facets of their real estate needs and goals.

Basel grew up in Fort Collins, CO, and graduated from Colorado State University in 2018. Outside of work, he enjoys mountain biking, kayaking, skiing, golfing, and spending time with family and friends.