

TWO-TENANT MEDICAL/OFFICE INVESTMENT



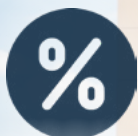
85 Rio Grande Drive



Castle Rock, Colorado



PURCHASE PRICE
\$6,739,000



CAP RATE
6.50%



OCCUPANCY
100%



IO T

MIRAGE

DENTAL ASSOCIATES

navpoint

REAL ESTATE GROUP

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OFFERING MEMORANDUM

MATT CALL

Founding Principal
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Executive Summary

A modern, two-tenant office/medical investment located in Castle Rock, Colorado.

Constructed in 2015, the property offers approximately 18,504 square feet across three stories and benefits from a highly accessible location within the established Castle Rock commercial market.

Positioned along the Interstate 25 corridor between Denver and Colorado Springs, Castle Rock has emerged as one of Colorado's most dynamic suburban growth markets. Strong population growth, high household incomes, expanding employment opportunities and continued commercial development have contributed to sustained demand for professional, medical and service-oriented office space.

- > **Strong Castle Rock Location** — Convenient access to I-25 and surrounding residential and commercial amenities.
- > **Growing Submarket** — Castle Rock continues to experience substantial population and economic growth.
- > **Strong Office Fundamentals** — Parker/Castle Rock office vacancy remains well below the broader Denver market.
- > **Established Tenant Base** — Existing tenancy provides in-place income and a diversified occupancy profile.





PRICE

\$6,739,000



NOI

\$438,087



CAP RATE

6.50%



BUILDING SIZE

18,504 SF



SITE SIZE

0.716 AC



YEAR BUILT

2015



OCCUPANCY

100%

- > **Modern Construction** — Built in 2015 with contemporary office/medical improvements.
- > **Strategic I-25 Location** — Convenient access to Denver, the Denver Tech Center and Colorado Springs.
- > **High-Growth Community** — Castle Rock continues to rank among Colorado's fastest-growing communities.
- > **Strong Demographics** — Affluent and highly educated surrounding population with significant projected growth.
- > **Established Office Environment** — Located within an established commercial area surrounded by professional, medical, retail and service uses.



Riot Platforms

CREDIT RATING

BB*

HEADQUARTERS

Castle Rock, CO

AREA OCCUPIED

14,444 SF

78.06% OF TOTAL SF

STOCK TICKER

NASDAQ: RIOT

*NOT AN OFFICIAL PUBLISHED S&P ISSUER RATING

Riot Platforms, Inc. is one of North America’s largest Bitcoin mining and digital infrastructure companies, headquartered in Castle Rock, Colorado. The company operates large-scale Bitcoin mining facilities in Texas and Kentucky, supported by substantial power infrastructure and a growing portfolio of energy and data center assets.

Riot’s operations focus on Bitcoin mining, power management, and the development of large-scale data center infrastructure. Its flagship Rockdale facility in Texas is among the largest Bitcoin mining sites in North America, while the company’s Corsicana, Texas campus represents a significant expansion of its mining and data center capacity.

The company continues to invest heavily in its energy and infrastructure platform, with an emphasis on securing low-cost power, expanding computing capacity, and developing large-scale facilities capable of supporting both Bitcoin mining and other high-density computing applications. With a substantial operating footprint and continued investment in digital infrastructure, Riot Platforms remains a prominent participant in the rapidly expanding North American digital asset and data center industries.

[View Financials](#)





Mirage Dental

FOUNDED
1999

HEADQUARTERS
Castle Rock, CO

AREA OCCUPIED
4,060 SF
21.94% OF TOTAL SF

LEASE TYPE
NNN

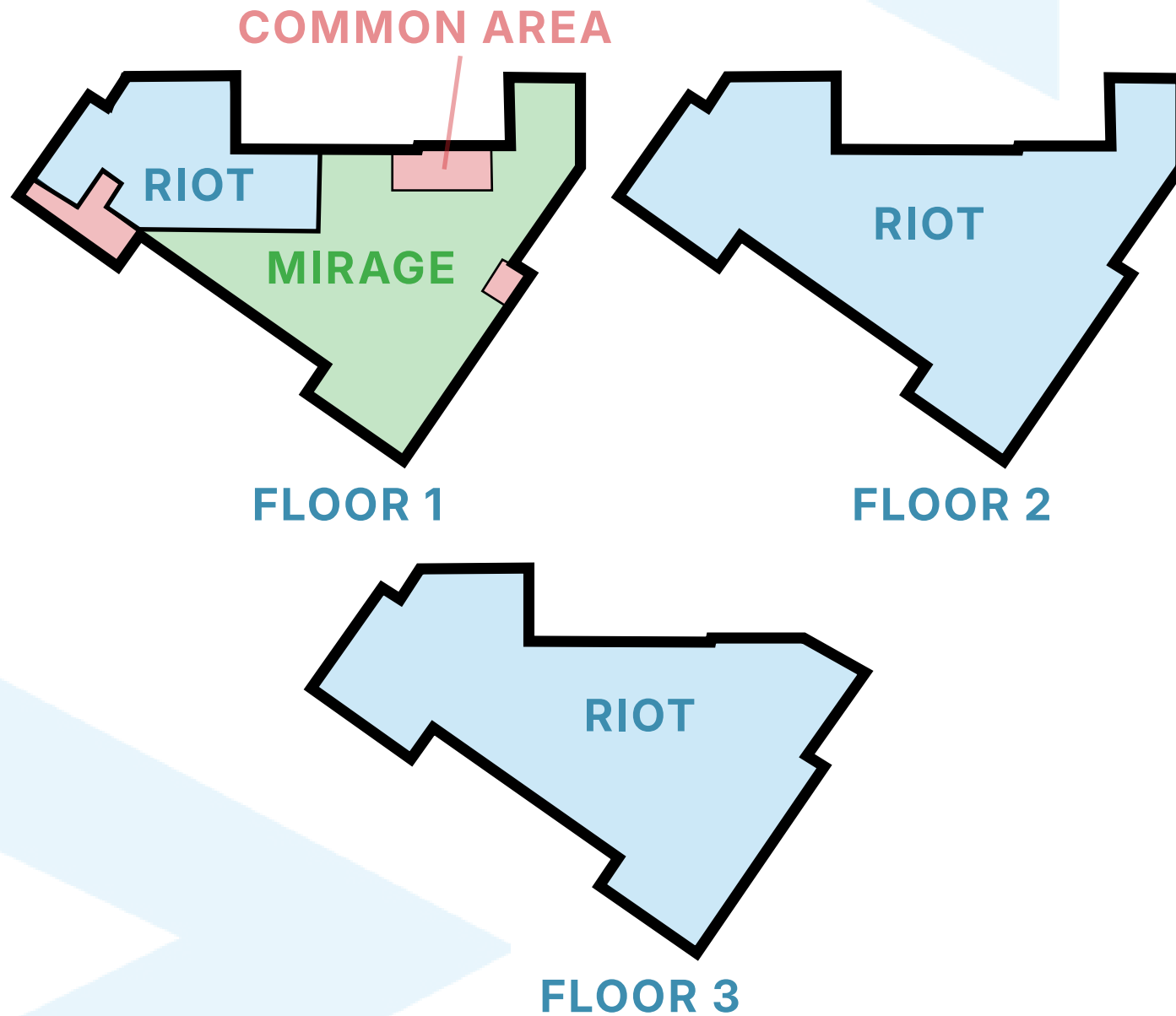
Mirage Dental Associates is an established dental practice located in Castle Rock, Colorado, with more than 26 years of experience serving the local community. Led by Dr. Mike Moroni and Dr. Mi Vo, the practice provides comprehensive dental care with a focus on personalized treatment, patient comfort, and modern technology.

The practice offers a broad range of dental services, including preventive and general dentistry, cosmetic and restorative treatments, dental implants, orthodontics, same-day crowns, and emergency care. Mirage Dental Associates serves patients of all ages and maintains a comprehensive approach to dental care, positioning the practice as a well-established healthcare provider within the Castle Rock community.

With a long operating history and diversified range of dental services, Mirage Dental Associates represents an established medical/dental occupant serving a growing residential market in Castle Rock and the surrounding communities.



Tenant Overview: Floorplans





AV Location & Aerial



AV Interior Photos: Riot Suite



AV Interior Photos: Mirage Suite

MIRAGE
DENTAL ASSOCIATES





Castle Rock, CO

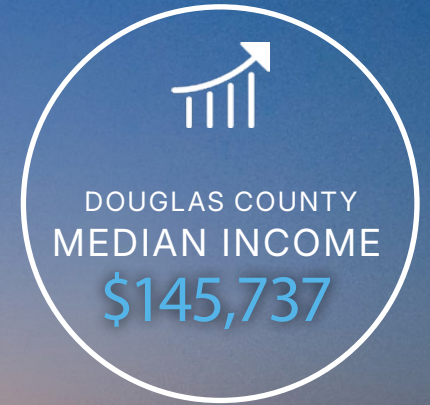
Located along the Interstate 25 corridor between Denver and Colorado Springs, Castle Rock has evolved into one of Colorado's most prominent suburban communities.

With more than 83,000 residents and approximately 14.6% population growth since 2020, the community continues to attract new residents, businesses and investment. Its strategic location provides convenient access to major employment centers throughout the Front Range while maintaining a distinct community identity.

Castle Rock's economy is supported by a diverse mix of healthcare, education, government, retail and professional services. The Town continues to prioritize economic development, job creation and new commercial investment, strengthening its position as an increasingly self-sufficient employment center. Major employers and institutions throughout the community contribute to a growing local workforce and expanding demand for commercial services.

Continued residential and commercial development is supporting demand for retail, office, medical and service-oriented businesses. The Town anticipates approximately 180,000 square feet of new commercial development in 2026, while ongoing residential growth continues to expand the local customer and workforce base.

With convenient I-25 access, strong demographics, extensive parks and trails, and a growing employment base, Castle Rock offers an attractive combination of connectivity, quality of life and long-term commercial growth.





POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	6,424	52,306	93,607
2026 Estimate	5,898	46,964	84,432
Growth 2026-2030	8.9%	11.4%	10.9%
Average Household Income	\$113,800	\$157,900	\$171,500

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