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# SCISSORS & SCOTCH **at** ENCORE CASTLE ROCK

20 North Wilcox Street | Suite C-104

Castle Rock, CO 80104

**For Sale | \$1,500,000**



# Investment Highlights

**1,834**  
Available SF

## Lease Commencement

April 1, 2023

## Lease Expiration

March 31, 2033

## Lease Structure

NNN (Minimal Landlord Obligations)

## Renewal Option

Two 5-Year Options

## Operating Expenses

\$17.30 / SF

## Parking

Two Dedicated Spots

**SCISSORS & SCOTCH**  
SUPERIOR GROOMING FOR SOPHISTICATED GENTS

Rent Schedule	Base Monthly Rent	Base Annual Rent
Today - January 31, 2026	\$0.00**	\$0.00
February 1, 2026 - March 31, 2026	\$6,034	\$66,539
April 1, 2026 - March 31, 2027	\$6,155	\$74,969
April 1, 2027 - March 31, 2028	\$6,278	\$76,471
April 1, 2028 - March 31, 2029	\$6,404	\$78,000
April 1, 2029 - March 31, 2030	\$6,532	\$79,560
April 1, 2030 - March 31, 2031	\$6,663	\$81,143
April 1, 2031 - March 31, 2032	\$6,795	\$82,763
April 1, 2032 - March 31, 2033	\$6,931	\$20,793

\*\*Abated

# Property Description

Encore, a new mixed-use development, is situated in the heart of Downtown Castle Rock, providing a variety of retail and office spaces available for lease or sale. This dynamic project features 124 residential condominiums complemented by ground-floor retail and office options, along with a dedicated parking garage accommodating over 600 vehicles for retail and office use. Its central location positions this development as an exceptional opportunity for both businesses and residents.



### Address

20 North Wilcox  
Castle Rock, CO 80104



### Parking

600+ Parking Garage



### Year Built

2021



### Local Amenities

Over 120 restaurants and shops nearby



### Building RSF

1 Floor | 6,877SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	6,037	47,155	75,707
2029 Population Projection	7,341	61,176	96,651
Median Age	40.1	38.3	38.6
2024 Households	2,708	18,962	29,334
Median Home Value	\$477,349	\$552,889	\$599,802
Average Household Size	2.3	2.7	2.8
Average Household Income	\$95,627	\$139,363	\$149,123
Total Consumer Spending	\$91.6M	\$838.5M	\$1.4B

# Tenant Overview

Scissors & Scotch is a unique grooming and social experience that combines a traditional barbershop with a modern twist. Catering to men, the business offers a range of grooming services, including haircuts, shaves, and beard trims, in a stylish and comfortable environment. What sets Scissors & Scotch apart is the inclusion of a complimentary cocktail or drink with each service, creating a relaxed and enjoyable atmosphere. Clients can unwind in a lounge area before or after their appointment, making it not just a grooming destination but also a social hub. The brand focuses on quality, convenience, and community, appealing to men who appreciate both fine grooming and a good drink.



# Castle Rock | Demographics



Castle Rock, Colorado, seamlessly blends small-town charm with a dynamic cultural scene, making it a vibrant community within the Denver metropolitan area. The city offers a wide array of activities, including hiking and outdoor adventures in the iconic Castle Rock Regional Park, enjoying local arts and music festivals, and exploring charming downtown shops and restaurants. Economically, Castle Rock thrives on a diverse mix of industries such as technology, healthcare, manufacturing, and retail, supported by a robust business environment that attracts both established companies and innovative startups. This economic vitality, combined with a strong sense of community and ample recreational opportunities, makes Castle Rock a desirable place to live, work, and play.

**35**

SQUARE MILES

**83,924**

POPULATION

**73.5%**

WORK FORCE

**37.34%**

BACHELOR'S DEGREE

**\$679,332**

AVG HOME VALUE

**\$154,734**

AVG HOUSEHOLD INCOME

**35.8**

MEDIAN AGE

**2,371**

TOTAL BUSINESSES

**11**

COLLEGES WITHIN METRO AREA



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*Encore*

**For More Information**

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