



CONFLUENCE
companies

COMMERCIAL PACKET • AUGUST 2026

- THE -
Brickyard
CASTLE ROCK, CO

A CURATED COMMERCIAL DISTRICT • CASTLE ROCK, COLORADO

Thirty-one acres of restaurants, shops, offices, homes, a hotel and a regional sports center, built around a programmed public square — 500 yards from downtown Castle Rock, with two access points from I-25.

LEASING & SALES

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thebrickyardcr.com

THE OPPORTUNITY

A whole district, built at once.

Most commercial space asks a business to generate its own traffic. The Brickyard is built the other way around. A 145,000 SF regional sports center, a 105-key hotel, 400 homes, a public square programmed year-round, and a bowling and entertainment anchor are all being built alongside the storefronts — by one owner, on one schedule.

The result is a place with a reason to be there on a Tuesday morning and a Saturday night. Offices upstairs fill the lunch hour. Residents fill the evening. Tournaments and events fill the weekend. Every user added makes the next one work harder.

31

ACRES

210,000

SF COMMERCIAL

400

RESIDENCES

105

HOTEL KEYS

145,000

SF SPORTS CENTER

±1,700

PARKING SPACES



Location

The Brickyard · Castle Rock, Colorado

The Brickyard sits on the west side of I-25 between the Plum Creek Parkway and Wolfensberger interchanges — the last large infill site inside Castle Rock with highway frontage and a walkable connection to the historic downtown.

- **Two access points from I-25**
Plum Creek Parkway and Wolfensberger Road, both signalized corridors.
- **Direct interstate visibility**
Frontage on the west side of I-25 with clear sightlines to the district.
- **The Atchison Way extension**
The extension of Atchison Way will form the new frontage road along the west side of I-25, adding another route into the district.
- **500 yards to downtown**
Connected to historic Castle Rock by the East Plum Creek trail.
- **Adjacent to the Sports Center**
The Town of Castle Rock's new 145,000 SF recreation facility sits on site.

TRAFFIC COUNTS

74,968

I-25 AT PLUM CREEK PARKWAY
CARS PER DAY

63,928

I-25 AT WOLFENSBERGER ROAD
CARS PER DAY



THIRTY-ONE ACRES

Site Plan

The Brickyard · Castle Rock, Colorado



BUILDINGS

- 1 Weatherford Hall
- 2 Hotel Castle Rock
- 3 Parking garage
- 4 The Mason
- 5 The Brickyard Apartments
- 6 Brickyard Flats
- 7 Pad site – future commercial
- 8 Brickyard Bowl

PARKING

±1,700 SPACES
ON SITE

Approximately 630 structured spaces in the district garage, with the balance in surface parking distributed across the site.

Site plan is conceptual and subject to change. Building footprints, parking counts and drive aisles shown for illustration only.

WHY THIS ADDRESS PERFORMS

Four engines, one district

Traffic at The Brickyard is not borrowed from a highway exit. It is built into the master plan and delivered on a schedule.



OPENS SUMMER 2027

Castle Rock Sports Center

145,000 SF of gyms, aquatics and fitness, owned by the Town of Castle Rock. Leagues and tournaments fill evenings and weekends.

1,000,000

EST. ANNUAL VISITS ONCE
STABILIZED — TOWN OF CASTLE
ROCK ESTIMATE



OPENS SUMMER 2028

Hotel Castle Rock

105 keys operated with Coral Tree Hospitality, with a signature restaurant, event terrace and pool deck opening onto the square. Overnight guests eat, drink and shop within a one-minute walk.



FROM FALL 2027

400 residences on site

298 apartments and roughly 100 for-sale condominiums above the storefronts. A built-in evening and weekend customer who never gets in a car.



FROM 2027

A weekday daytime population

Office floors at Weatherford Hall and along the Apartments ground floor put hundreds of employees inside the district Monday through Friday — the lunch and after-work trade that makes restaurants work.

Committed Uses

The Brickyard · Castle Rock, Colorado



RESTAURANTS

Voodoo Brewing Co. 5,200 SF
Brewery & taproom

Willy Nilly Ground floor
Restaurant, Weatherford Hall

Food hall concept ±6,000 SF
Multi-vendor food & beverage

Groovy's Mac & Cheese 2,800 SF
Restaurant

Farm to Table Restaurant 4,000 SF
Operated by Where Food Comes From

RETAIL

Brickyard Bowl 60,000 SF
Bowling & entertainment anchor

Back Nine Golf ±3,200 SF
Golf simulators & bar

Lollies 1,900 SF
Ice cream — second location

OFFICE

Where Food Comes From 8,000 SF
Corporate office — full floor plate

OAK Construction 8,000 SF
Full floor plate

Bright Side Dentistry ±5,000 SF
Dental practice

Autumn Consulting 2,600 SF
Therapy practice

Family office 1,500 SF
Professional office

Users shown are under contract or under letter of intent as of August 2026. Further space remains available at Weatherford Hall, The Brickyard Apartments, The Mason and the pad site.

Renderings depict signage opportunity and are illustrative of the intended character of the district.



THE STORY OF THE SITE

From Earth to Legacy

This ground made Castle Rock. The Acme Brick Company operated its plant on this site for decades, and the brick it produced went into homes, buildings and infrastructure across the country.

That history runs deeper than one plant — the volcanic rhyolite that gave the town its quarries and its name, the railroad that carried the stone out, the ranching families who settled the Front Range. The district is being designed to tell those stories in the built environment rather than paper over them.

Geology Rhyolite, quarries and the rock the town is named for

Settlement Homesteaders and ranching on the Front Range

Industry Railroads, quarrying and brickmaking

Today A district built on the craftsmanship that started here



THE HEART OF THE DISTRICT

Brickyard Square

The square is the reason people gather and linger. Framed by Weatherford Hall, the hotel and the residences, it is a programmed public room at the center of the district — not leftover landscaping between parking fields.

Programming is planned to run through all four seasons, drawing the same customers back week after week.

- Winter ice skating
- Christmas market
- Movie nights
- Weddings & private events
- Farmers markets
- Concerts
- Outdoor yoga
- Seasonal festivals



OPENS SUMMER 2027

Castle Rock Sports Center

The Brickyard · Castle Rock, Colorado



The Town of Castle Rock is building a 145,000 SF regional recreation destination inside The Brickyard — competition gymnasiums, aquatics, fitness floors and community event space, designed to host leagues and tournaments as well as daily use.

For commercial users, it is the single largest recurring traffic generator on site. The Town's recreation department estimates the facility will draw close to one million visits a year once operations stabilize — arriving on foot, past your front door.

145,000

SQUARE FEET

Summer 2027

OPENING

Town of Castle Rock

OWNER & OPERATOR

1,000,000

EST. ANNUAL VISITS, STABILIZED



A PLACE TO STAY

Hotel Castle Rock

A 105-key independent hotel operated with Coral Tree Hospitality and themed on Castle Rock's own history — the big sister to the Eddy Hotel in Golden, run by the same ownership.

Its restaurant, The Journeyman, overlooks Brickyard Square, with a large pool deck and hot tub in view. Guests arriving for a tournament, a wedding or a weekend in Castle Rock spend their time — and their money — inside the district.

105

KEYS

Coral Tree Hospitality

OPERATING PARTNER

The Journeyman

SIGNATURE RESTAURANT

Summer 2028

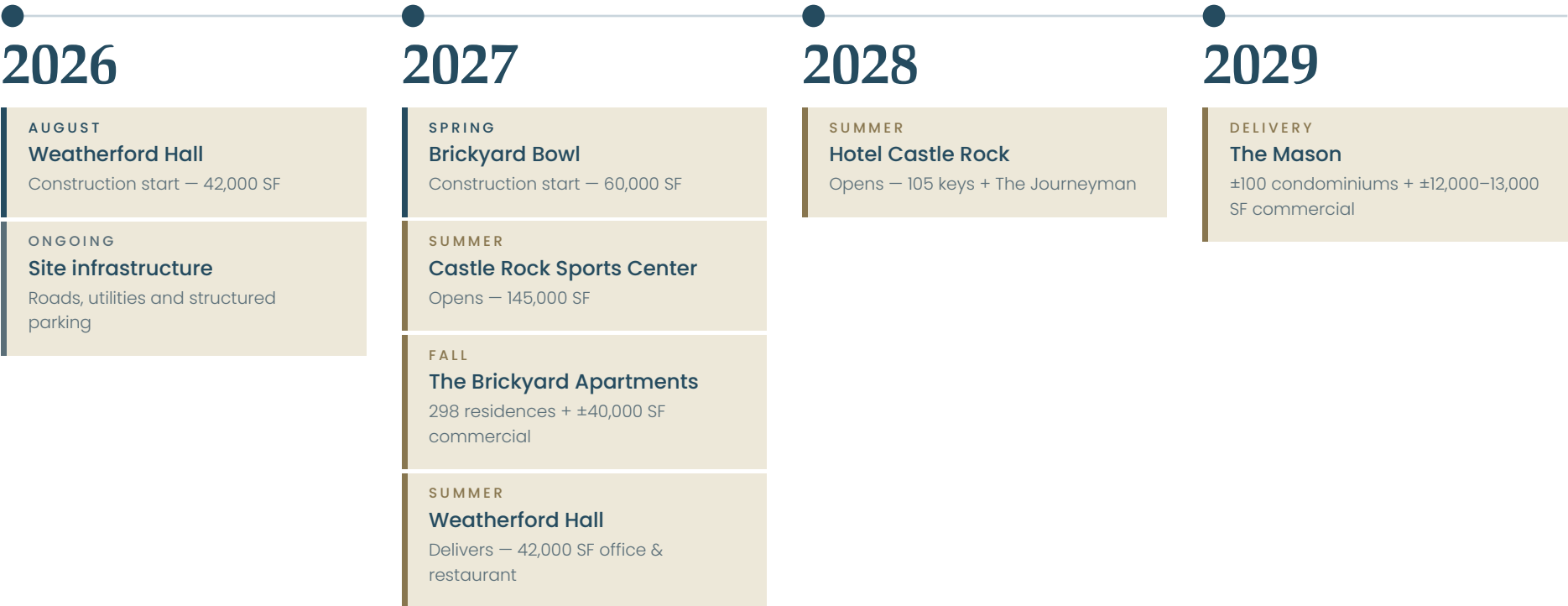
DELIVERY

WHAT OPENS WHEN

Delivery Schedule

The Brickyard · Castle Rock, Colorado

The Brickyard is being delivered in phases by a single developer. Infrastructure is in the ground, three buildings are under construction today, and a new building or amenity comes online in every year through 2029.



Dates are current as of August 2026 and are subject to change. The Castle Rock Sports Center has been under construction since March 2025, The Brickyard Apartments since December 2025 and Weatherford Hall since August 2026.

PROGRESS — AUGUST 2026

Already out of the ground

Site infrastructure, the Castle Rock Sports Center, The Brickyard Apartments and Weatherford Hall are all under construction today. Current photography is available on request.



Photography 10–13 August 2026. New site photography is captured weekly and this packet is reissued monthly.

UNDER CONSTRUCTION • DELIVERS SUMMER 2027

Weatherford Hall

The Brickyard • Castle Rock, Colorado



Four 8,000 SF office plates over a ground-floor restaurant, addressing Brickyard Square on one side and the Sports Center on the other. Two elevations, two characters: the brick warehouse block and the sawtooth "1874" building.



Offices here sit above the restaurants, not across a parking lot from them. Employees have access to a walkable district — lunch downstairs, the square out front, the rec center across the street — which makes for a great work atmosphere.

AVAILABLE • DELIVERS SUMMER 2027

±8,225 SF

LEVEL 2 — FULL PLATE
OFFICE

±8,115 SF

LEVEL 3 — FULL PLATE
OFFICE, DEMISABLE

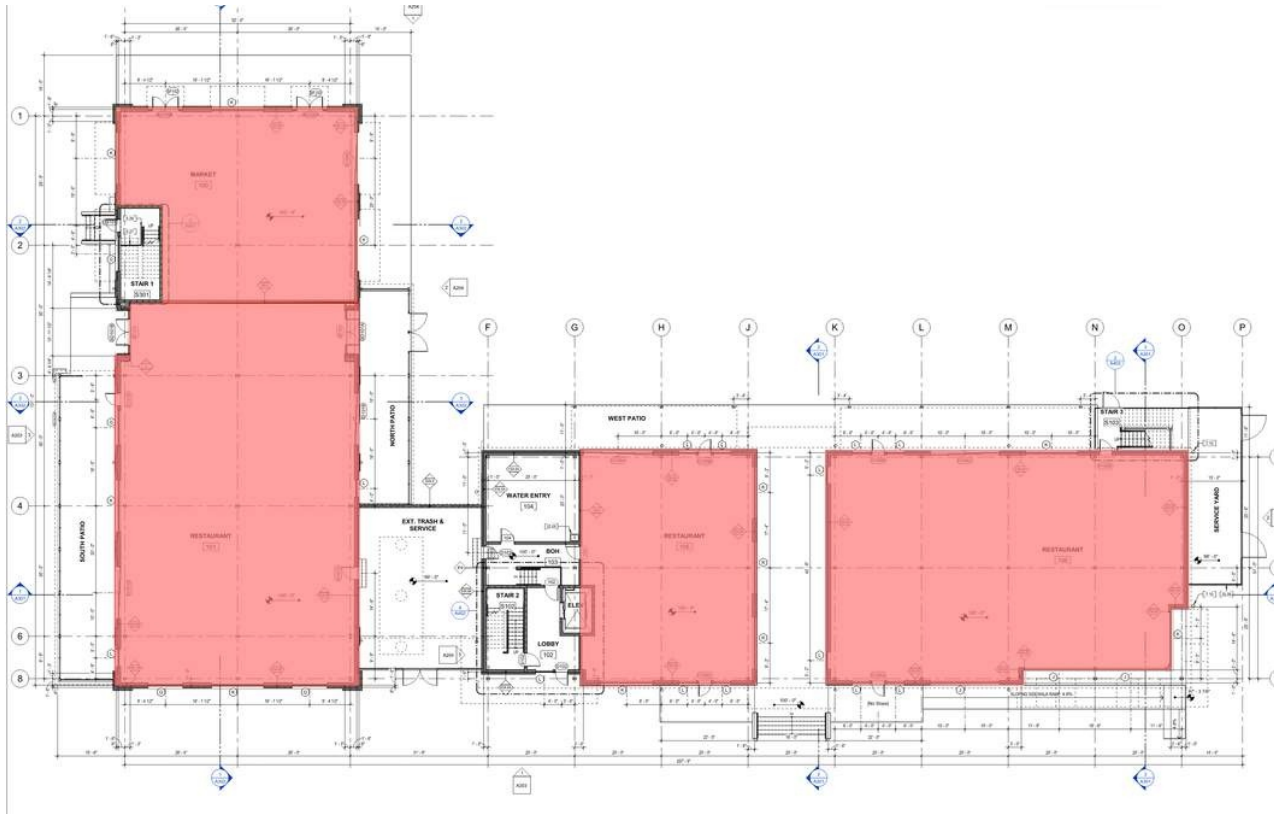
Committed

GROUND FLOOR
RESTAURANT, RETAIL & OFFICE

LEVEL 1 — FULLY COMMITTED

Weatherford Hall

The Brickyard · Castle Rock, Colorado



GROUND FLOOR — SPOKEN FOR

Every ground-floor space at Weatherford Hall is committed: a restaurant, a market hall user and street-facing retail.

WHAT THAT MEANS UPSTAIRS

The activity a ground floor generates is already secured before the office plates above it are leased.

STILL AVAILABLE

Two full office plates on Levels 2 and 3, one of which demises into suites from approximately 1,500 SF.

100%

LEVEL 1 COMMITTED

±16,340 SF

AVAILABLE ABOVE

■ UNDER CONTRACT

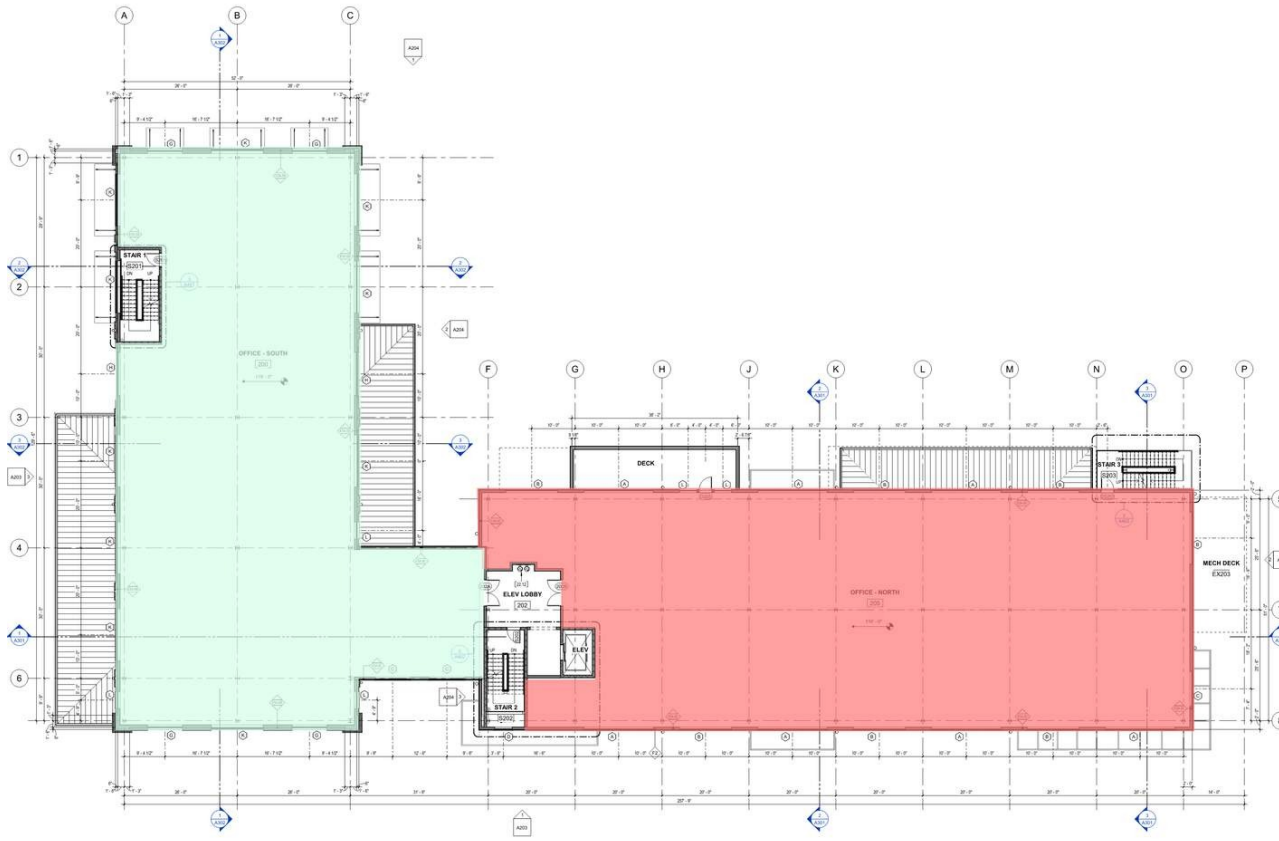
■ UNDER LETTER OF INTENT

Plan is indicative and subject to change. Areas are approximate.

LEVEL 2

Weatherford Hall

The Brickyard · Castle Rock, Colorado



AVAILABLE

A full, contiguous 8,225 SF plate on the south side of the building, with its own stair and elevator lobby.

OUTLOOK

South and west exposure over Brickyard Square and toward the Castle Rock Sports Center.

TERMS

Available for sale or for lease. Configuration and size negotiable.

±8,225 SF

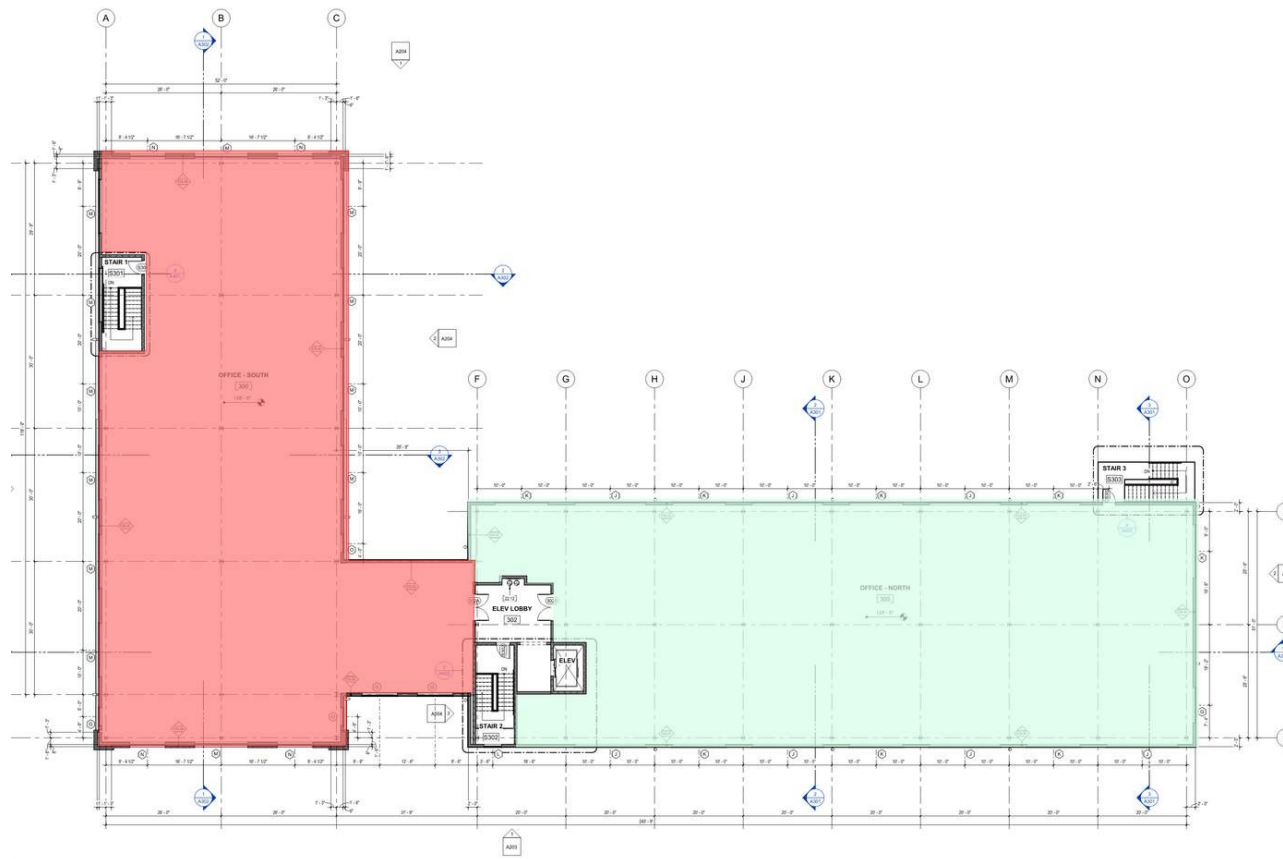
AVAILABLE

±8,000 SF

SOLD — NORTH PLATE

Weatherford Hall

The Brickyard · Castle Rock, Colorado



AVAILABLE & DIVISIBLE

The north plate can be taken whole at ±8,115 SF or demised into suites of approximately 4,500, 1,800 and 1,500 SF.

WHO IT SUITS

Professional and service businesses that want a Brickyard address without a full floor — and the option to grow into one.

TERMS

Available for sale or for lease. Demising plan is indicative and can be adjusted to a user's requirement.

±8,115 SF WHOLE PLATE
4,500 / 1,800 / 1,500 OR DEMISED, SF

MIXED USE • DELIVERS FALL 2027

The Brickyard Apartments

The Brickyard • Castle Rock, Colorado



298 for-rent residences over roughly 40,000 SF of ground-floor commercial — the first building to deliver at The Brickyard, and the one that sets the street. Restaurants and a food hall anchor the west end; retail and office suites run east along the frontage.



A storefront here comes with 298 households directly overhead, structured parking behind, and a signed roster of neighbors already in place. Spaces are offered for sale or for lease, and sizes can be combined or divided.

GROUND FLOOR — AVAILABLE

±2,600 SF

FLEXIBLE USE

±7,500 SF

FLEXIBLE USE

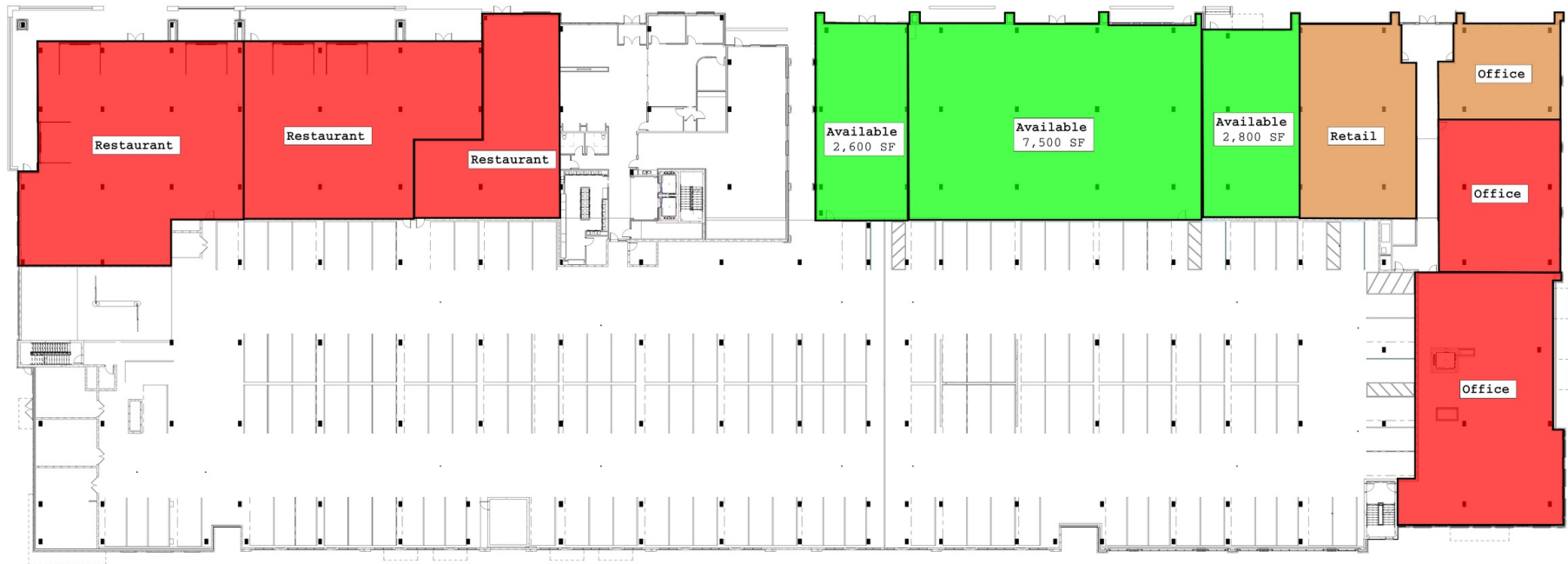
±2,800 SF

FLEXIBLE USE

Suites may be combined or demised. Certain suites shown as available are under letter of intent — contact for current status.

The Brickyard Apartments

The Brickyard · Castle Rock, Colorado



■ AVAILABLE — FOR SALE OR LEASE ■ UNDER LETTER OF INTENT ■ UNDER CONTRACT

Plan is indicative and subject to change. Certain suites shown as available are under letter of intent — contact for current status.

IN DESIGN — DELIVERS 2029

The Mason

Approximately 100 luxury for-sale condominiums over 12,000 to 13,000 SF of ground-floor commercial, fronting Brickyard Square. Currently in design.

The commercial base is planned for one further food and beverage concept plus active retail — the uses that keep a square alive after six o'clock. Ownership is open to shaping the ground floor around the right operator while the building is still on the board.

±100

LUXURY FOR-SALE CONDOMINIUMS

±12,000–13,000 SF

GROUND-FLOOR COMMERCIAL

F&B + retail

TARGET USES

2029

DELIVERY

Floor plans available on request as design advances.

Entertainment & Build-to-Suit

The Brickyard · Castle Rock, Colorado

Brickyard Bowl

IN ENTITLEMENT

Construction start spring 2027

A 60,000 SF bowling and entertainment anchor. The land is under contract to Brickyard Bowl LLC, owners of Arapahoe Lanes in Denver, who are working through planning and entitlement with the Town.

Bowling fills the hours other uses cannot: weekday evenings, winter afternoons, and the gap between a tournament game and dinner.



Pad Site

AVAILABLE

±2 acres · build-to-suit

A ±2-acre pad at the southeast corner of the district, with its own parking field and direct approach from Brickyard Circle.

Suited to retail, office or entertainment. Build-to-suit is available for a user who wants a purpose-built building inside a district that is already leasing.



THE MARKET

Castle Rock

One of the fastest-growing communities in the country, midway between Denver and Colorado Springs, with household incomes well above the metro average and no comparable mixed-use district of its own.

89,000

TRADE AREA POPULATION

\$157,000

AVERAGE HOUSEHOLD INCOME

40,000

TRADE AREA WORKFORCE

74,968

CARS/DAY — I-25 AT PLUM
CREEK PKWY

TOWN OF CASTLE ROCK RANKINGS

#1 Up-and-coming small city near a major metro — Livability

#10 Fastest growing city in America

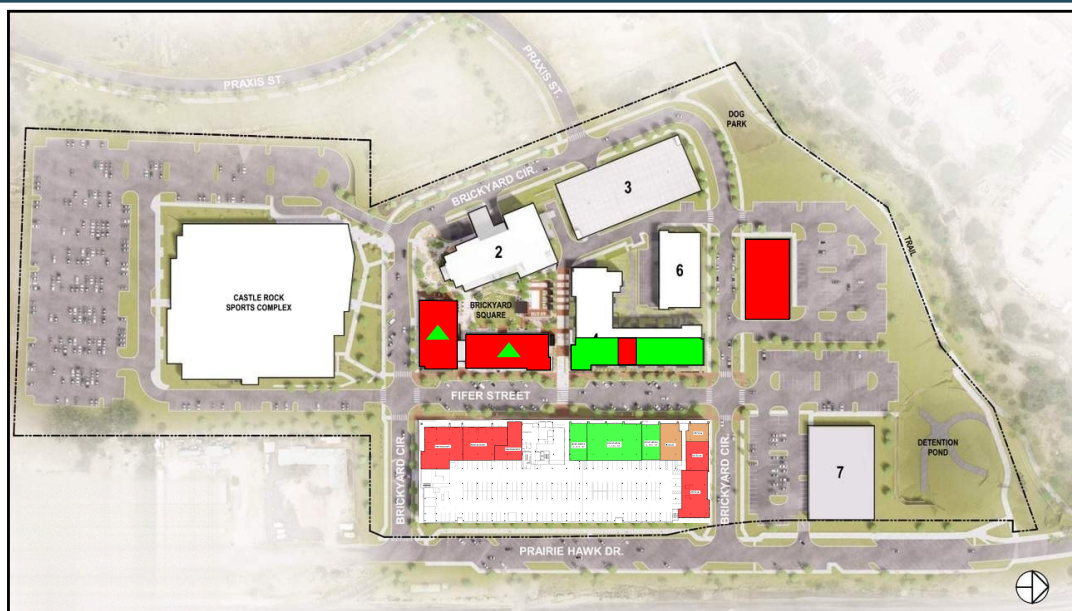
#6 Safest city in Colorado

#28 Best places to live — Money Magazine, 2023

Availability

The Brickyard · Castle Rock, Colorado

BUILDING	SPACE	SIZE	USE	STATUS
Weatherford Hall	Level 2 — full office plate	±8,225 SF	Office	AVAILABLE
Weatherford Hall	Level 3 — full office plate	±8,115 SF	Office	AVAILABLE
Weatherford Hall	Level 3 — demised suites	±4,500 / 1,800 / 1,500 SF	Office	AVAILABLE
Brickyard Apartments	Ground-floor suite	±2,600 SF	Flexible	AVAILABLE
Brickyard Apartments	Ground-floor suite	±7,500 SF	Flexible	AVAILABLE
Brickyard Apartments	Ground-floor suite	±2,800 SF	Flexible	AVAILABLE
The Mason	Ground floor — F&B and retail	±12,000–13,000 SF	Restaurant / retail	IN DESIGN
Pad site	Build-to-suit — ±2 acres	±2 acres	Retail / office / ent.	AVAILABLE



Let's talk about the right space

Every building at The Brickyard offers something different — storefront on the main street, a plate above the square, a corner on the trail, or a pad of your own. The right answer depends on your business. Start with a conversation.

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- THE -
Brickyard

CASTLE ROCK, CO