

RETAIL/OFFICE FOR LEASE

3855 AMBROSIA ST.

CASTLE ROCK · CO



navpoint
REAL ESTATE GROUP



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Property Overview

3855 AMBROSIA ST

Property Address	3855 Ambrosia St., Castle Rock CO 80109
Property Type	Office, Retail
Lease Rate	Office \$25.00/SF NNN Retail \$34.00/SF NNN
NNN (Est. 2025)	Office \$19.71/SF Retail \$18.46/SF
Building Size	18,169 SF
Spaces Available	Suite 204 (Office) - 952 RSF Suite 101 (Retail) - 1,534 RSF
Number of Floors	3

PROPERTY HIGHLIGHTS

- High-Image office/retail building positioned in the heart of the Meadows
- Exposure to 12,000 vehicles per day on Meadows Pkwy
- Multiple restaurants and retail businesses within walking distance
- Abundant parking nearby



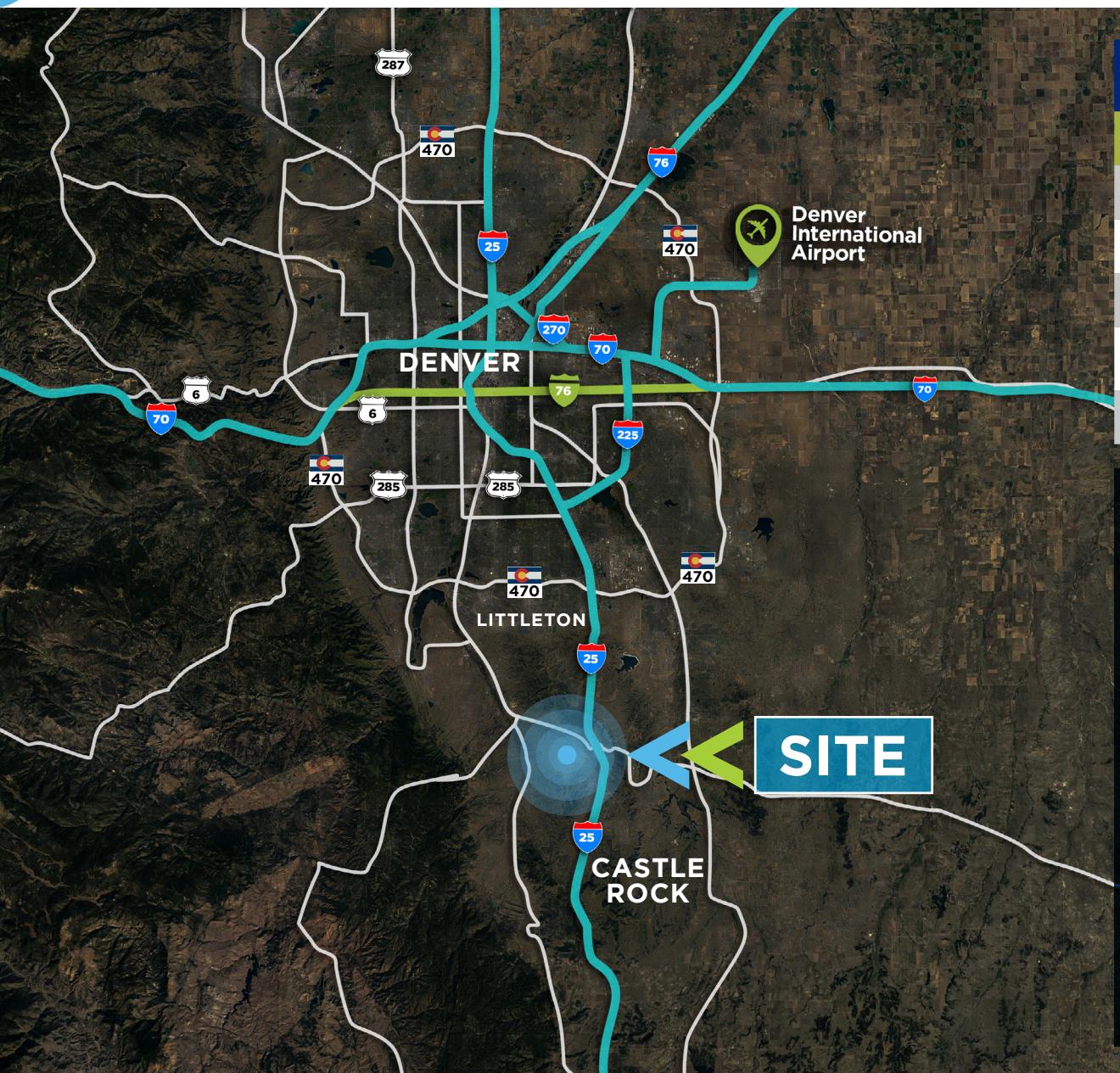
Property Photos



Available Spaces



Location Overview



	2023 Median Household Income	2023 Average Household Income	% Population Change
DOUGLAS COUNTY	\$132,769	\$176,528	7.06%
ARAPAHOE COUNTY	\$89,200	\$126,314	1.52%
DENVER COUNTY	\$85,243	\$125,855	3.88%
BOULDER COUNTY	\$97,612	\$141,680	1.73%
LARIMER COUNTY	\$82,129	\$118,368	4.18%
WELD COUNTY	\$88,463	\$113,025	6.87%

DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,285	60,399	95,022
2025 Estimate	6,742	54,125	85,695
Growth 2025-2030	8.1%	11.6%	10.9%
Average Age	40	38	38
Average Household Income	\$117,300	\$159,600	\$173,100
BUSINESS			
Total Businesses	562	2,277	2,586
Employees	6,108	21,593	23,885

MARKET OVERVIEW

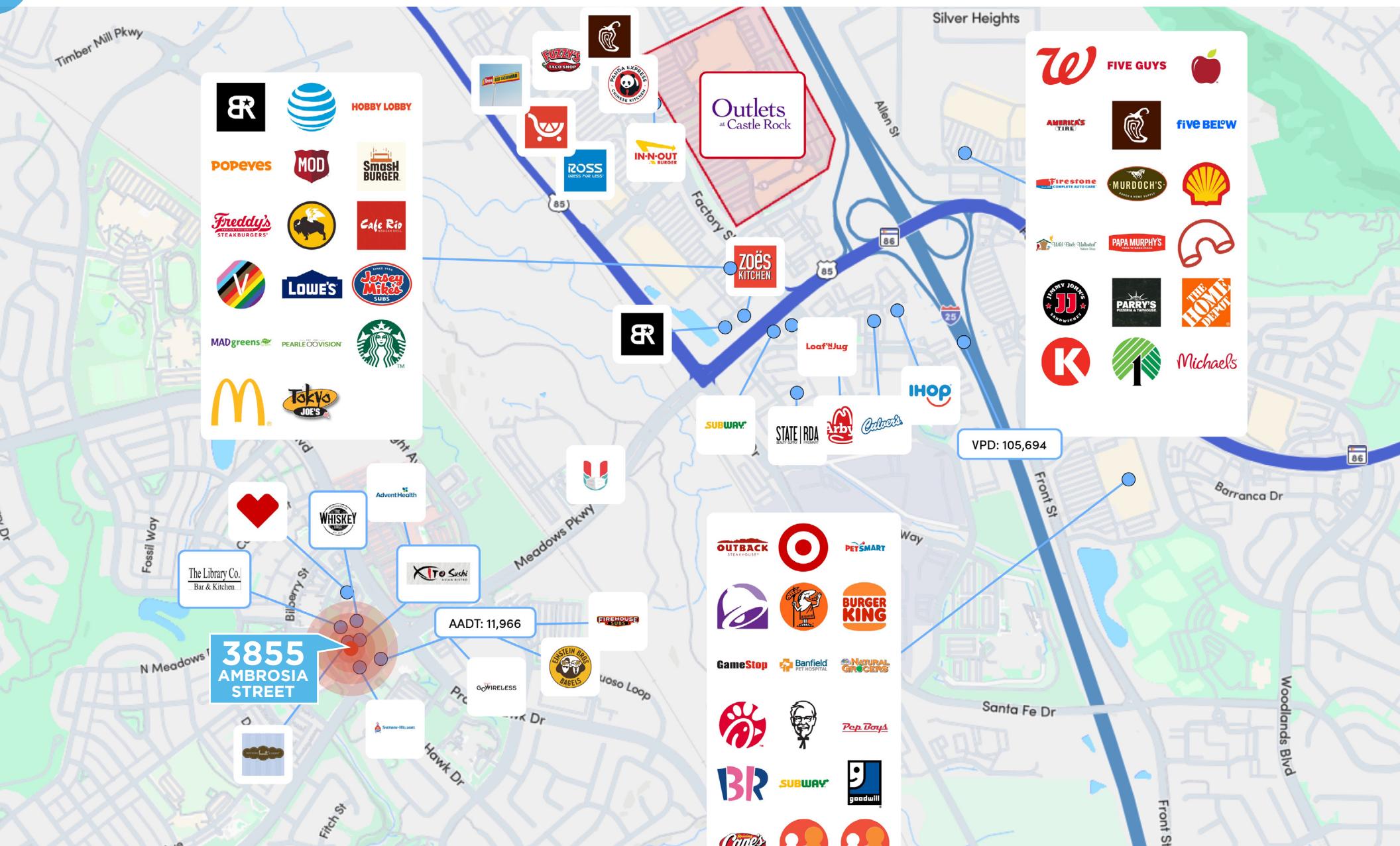
Nestled between Denver and Colorado Springs, Castle Rock is a flourishing mountain-fringe community known for its distinctive rhyolite butte, historic downtown, and warm small-town character. As Douglas County's seat, Castle Rock combines essential municipal services with top-tier schools, comprehensive parks, and robust law enforcement—built to serve its fast-growing population.

With median household incomes well above national averages and one of the highest health and education scores in the U.S., the town supports an affluent, well-educated, and family-oriented community. Castle Rock has earned recognition—from best small city in Colorado (WalletHub, 2025), to Top 100 Best Places to Live (Livability.com, 2024), and No. 4 best small city in the U.S. (Money Magazine)—all while maintaining a reputation as one of the safest and most in-demand suburbs in the nation.

Proximity to highway infrastructure, the outdoor lifestyle, a growing residential base, and favorable investment environment make Castle Rock a uniquely compelling location for both residents and businesses alike.



Nearby Retail



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