



420 Third Street

**FOR
LEASE**

Prime Downtown Castle Rock
Retail Location

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JEFF BRANDON

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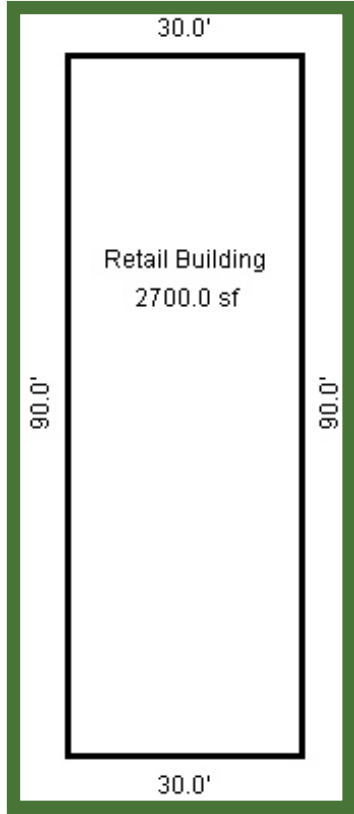
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Property Details

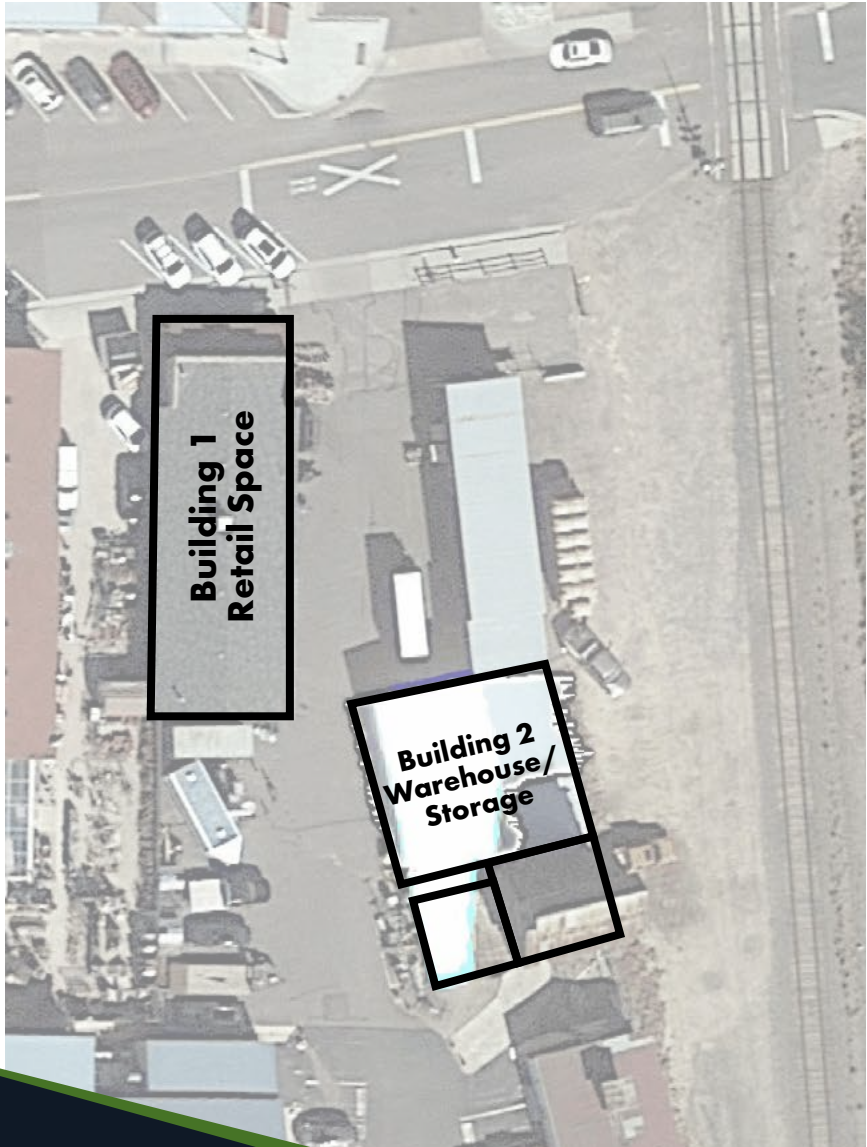
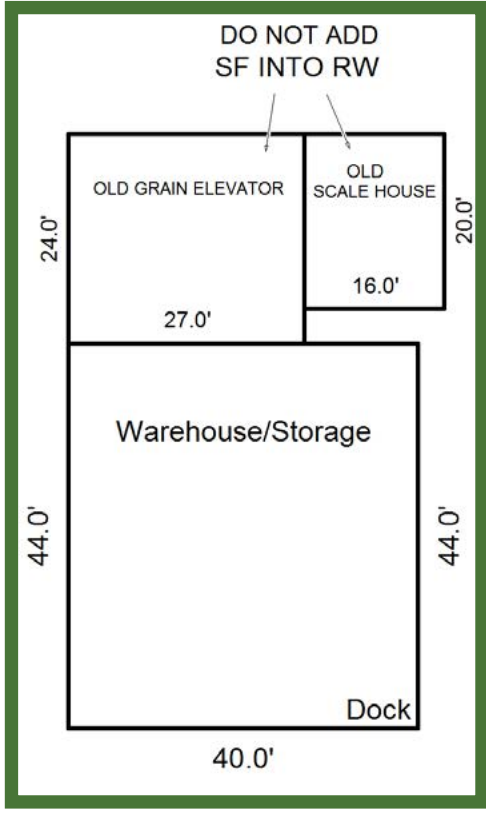
Building 1
2,700 SF

Year Built 1958
Height 10'
Style Retail



Building 2
1,760 SF

Year Built 1977
Height 8.5'
Style Storage



Available SF: 1,760 - 4,460 SF
Lease Rate: \$25.00 - \$28.00/SF
NNN Expenses: \$8.00/SF



Ample
Parking



Great Local
Landlord



The View
Office/Retail/Apartments

The Move
Innovative Office Space

Mercantile Commons
Retail & Apartments

Riverwalk North/South
Office/Retail/Apartments

Perry Street Social
Beer Garden/Eatery

420 Third Street

Festival Park
\$6M Remodel Completed 2019

Encore
Retail/Restaurant/Condos

In the Middle of
\$200M+ of Recent Downtown Development



Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2026 Projection | 22,632 | 81,819 | 144,417 |
| 2021 Estimate | 20,742 | 74,036 | 131,157 |
| Growth 2021-2026 | 1.8% | 2.1% | 2.0% |
| Growth 2010-2021 | 2.2% | 3.6% | 3.1% |
| Average Household Size | 2.5 | 2.8 | 2.8 |
| Median Age | 38.2 | 37.7 | 39.2 |
| Average Household Income | \$113,132 | \$138,646 | \$151,087 |
| Median Home Value | \$462,905 | \$473,769 | \$524,441 |
| EMPLOYMENT | | | |
| Businesses | 1,307 | 2,579 | 3,858 |
| Employees | 13,465 | 23,854 | 32,048 |



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