

468 N Ridge Road

Castle Rock, Colorado 80104

SH

SullivanHayes
BROKERAGE



4.09 ACRES AVAILABLE FOR SALE OR GROUND LEASE

Property Details

- Prime Location: Strategically situated on Ridge Road, easy access to major highways and local amenities
- Versatile Space: Flexible layout suitable for various commercial uses, from retail to office or mixed-use
- High Visibility: Ample exposure to high traffic areas, providing excellent exposure and ease of access

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SITE PLAN PROPOSALS

Ridge Rd & Enderud Blvd | Castle Rock, Colorado 80104



D-101



D-102



D-103

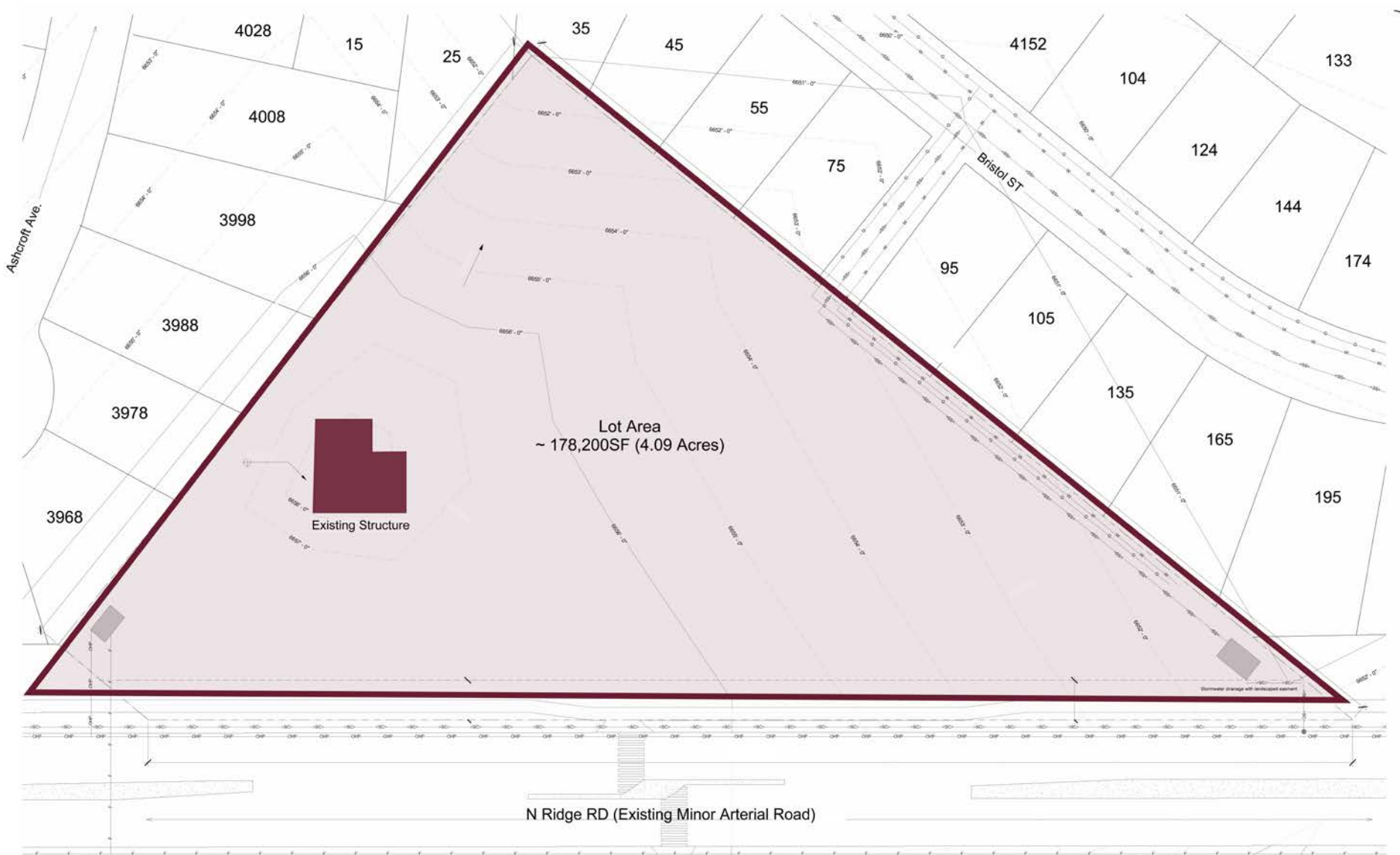


D-104



EXISTING SITE PLAN

Ridge Rd & Enderud Blvd | Castle Rock, Colorado 80104





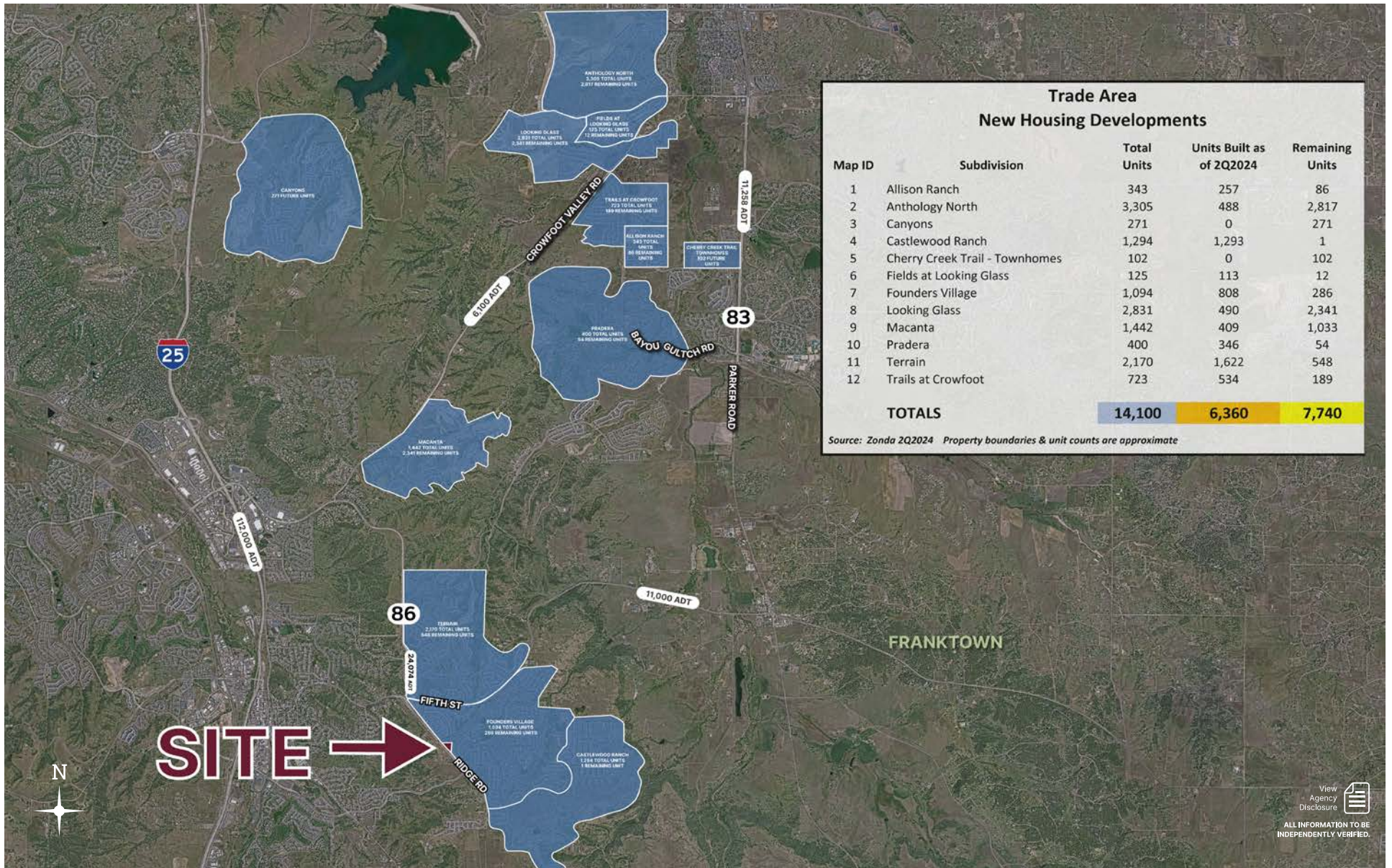
Demographics

TOTAL POPULATION	1M	10,621
	3M	42,199
	5M	82,118
AVERAGE ANNUAL INCOME	1M	\$154,072
	3M	\$156,295
	5M	\$170,215
DAYTIME POPULATION	1M	506
	3M	12,970
	5M	24,629

SOURCE: ESRI 2024

Traffic Counts

- ENDERUD RD NORTHWEST OF RIDGE RD
9,406 ADT (DR. COG 2023)
- RIDGE RD SOUTHWEST OF ENDERUD RD
8,689 ADT (DR. COG 2022)



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