

LOCATION OVERVIEW

CASTLE ROCK OVERVIEW

Castle Rock, Colorado, continues to experience significant growth and development:

- Historic Downtown and Economic Vibrancy:**
Castle Rock maintains its historic downtown charm while fostering economic growth. The town’s affluent population sustains a stable demand for goods and services, providing a skilled workforce. A diverse array of office parks, retail centers, and commercial properties supports this economic landscape, with ongoing development opportunities to accommodate future business expansion.
- Population Growth:**
 - **Castle Rock:** According to the 2020 U.S. Census, Castle Rock’s population reached 73,158 - marking a 51.68% increase from 2010.
 - **Douglas County:** The county’s population grew by 25.4% from 2010 to 2020, reaching 357,978.
- Economic Indicators:**
 - **Median Household Income:** Douglas County boasts the highest median household income among Colorado counties and ranks seventh nationally in this category.
- Recent Trends:**
 - **Statewide Economic Shift:** As of early 2025, Colorado is experiencing a “new era of austerity,” characterized by flat population growth, slowing job growth, stable real estate values, and declining sales tax collections.
 - **Douglas County Growth:** Despite statewide trends, Douglas County continues to exhibit notable growth.
- Future Projections:**
 - **Castle Rock Population:** With an expected annual growth rate of about 6%, projections estimate that Castle Rock’s population will reach 100,000 by 2060.



(Sources: U.S. Census, AXIOS, Castle Rock Economic Development Council)



(Credit: visitcastlerock.org)



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Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.

CASTLE ROCK FLEX / INDUSTRIAL FOR LEASE

607 S. GILBERT STREET, CASTLE ROCK, CO 80104



AUTO REPAIR NOT PERMITTED



PROPERTY DETAILS

AVAILABLE	Unit 102: ±5,000 SF Unit 103: ±5,950 SF
LEASE RATE	\$15.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$5.47 / SF (Estimated)
LOADING	12'x10' roll-up doors
CITY / COUNTY	Castle Rock / Douglas
ZONING	PD (Planned Development) / I-1 (Light Industrial) Follow Link to I-1 Permitted Uses
WATER / SAN	Included in CAM
GAS / ELECTRIC	Paid by Tenant
PHONE / INTERNET	Comcast (Paid by Tenant)

PROPERTY FEATURES

- 5,000 SF & 5,950 SF Available Immediately (Can Combine)
- **Auto Repair / Service NOT Permitted**
- Rare Flex / Industrial Space Ideally Located Within Minutes of Rapidly Growing Downtown Castle Rock - South of the Denver Tech Center
- Excellent Access to I-25 at the Plum Creek Interchange
- Close Proximity to Ample Amenities Including Retailers, Restaurants, Hotels, Parks, and Recreation Options
- Potential Uses Include:
 - Office / Storage
 - Brewing Facility
 - Pharma Compounding
 - Light Manufacturing / Distribution
 - Various Other Uses

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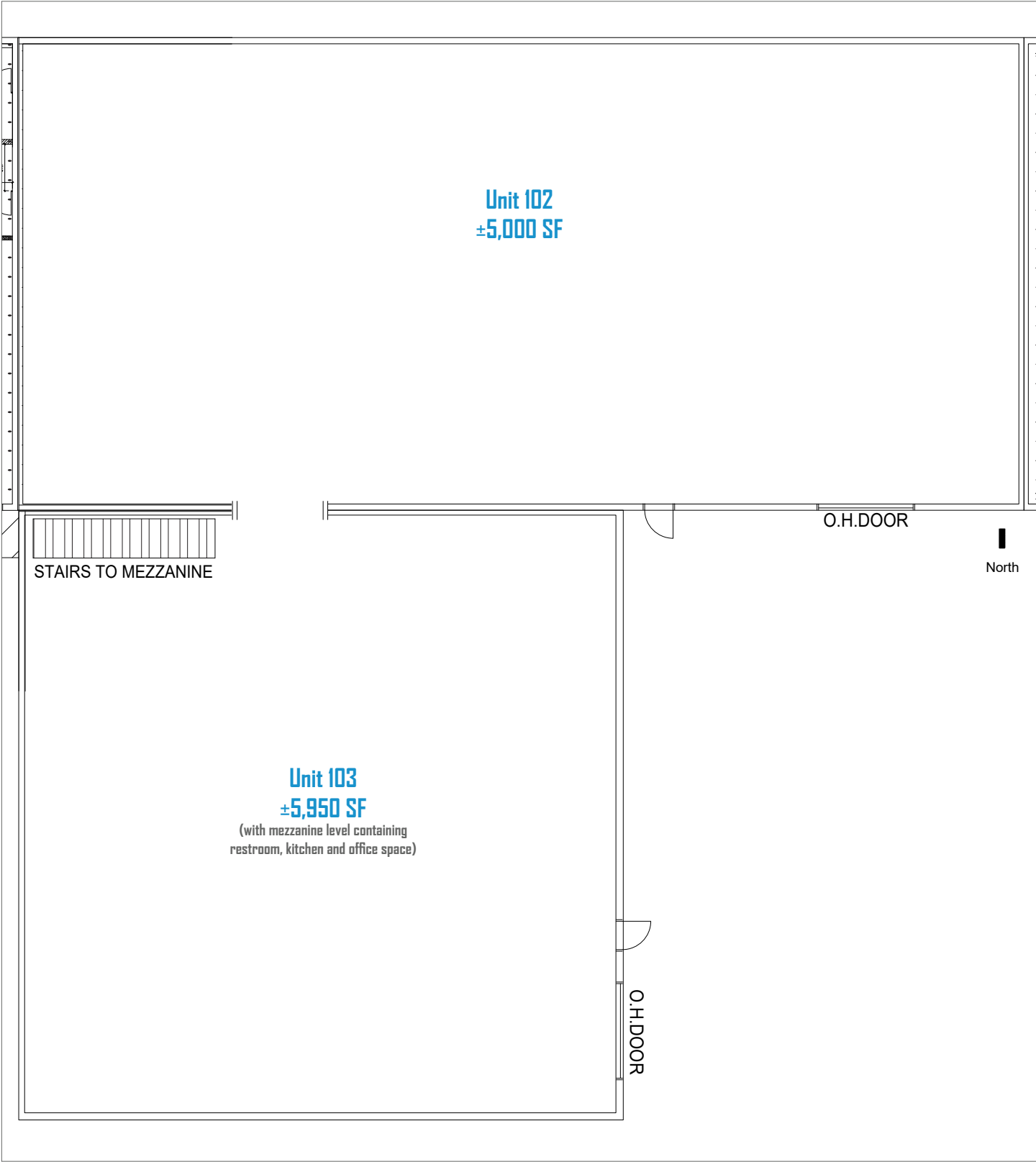
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FLOOR PLAN

BUILDING 607



SITE AERIAL



BUILDING LOADING

