

316
WILCOX STREET

CASTLE ROCK, CO

FOR SALE OR LEASE



MATT CALL Principal

O: 303.956.5781 • matt.call@navpointre.com

navpoint
REAL ESTATE GROUP

PROPERTY OVERVIEW



ADDRESS

316 WILCOX STREET,
CASTLE ROCK, CO 80104



PROPERTY TYPE

OFFICE



SQUARE FEET

3,317 SF



ZONING

B - COMMERCIAL



SALE PRICE

\$1,495,000



LEASE RATE

\$28.00/SF NNN
(\$9.00/SF EST. EXPENSES)

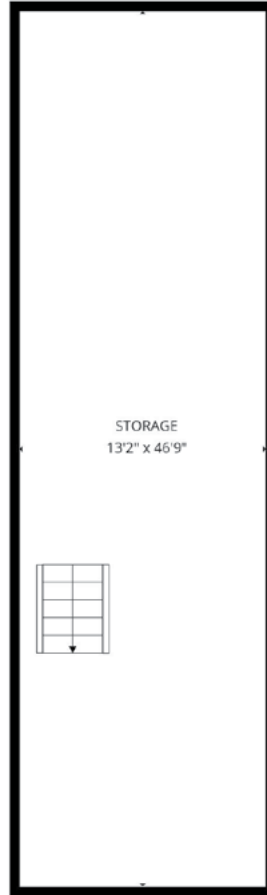
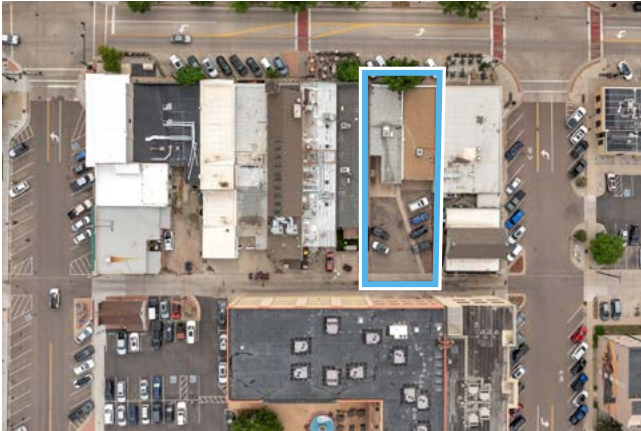


- Office Space in the Heart of Downtown Castle Rock
- Surrounded by Retail and Restaurants in Downtown Castle Rock
- Walking Distance to all Downtown Castle Rock Has to Offer
- Rare On-Site Parking

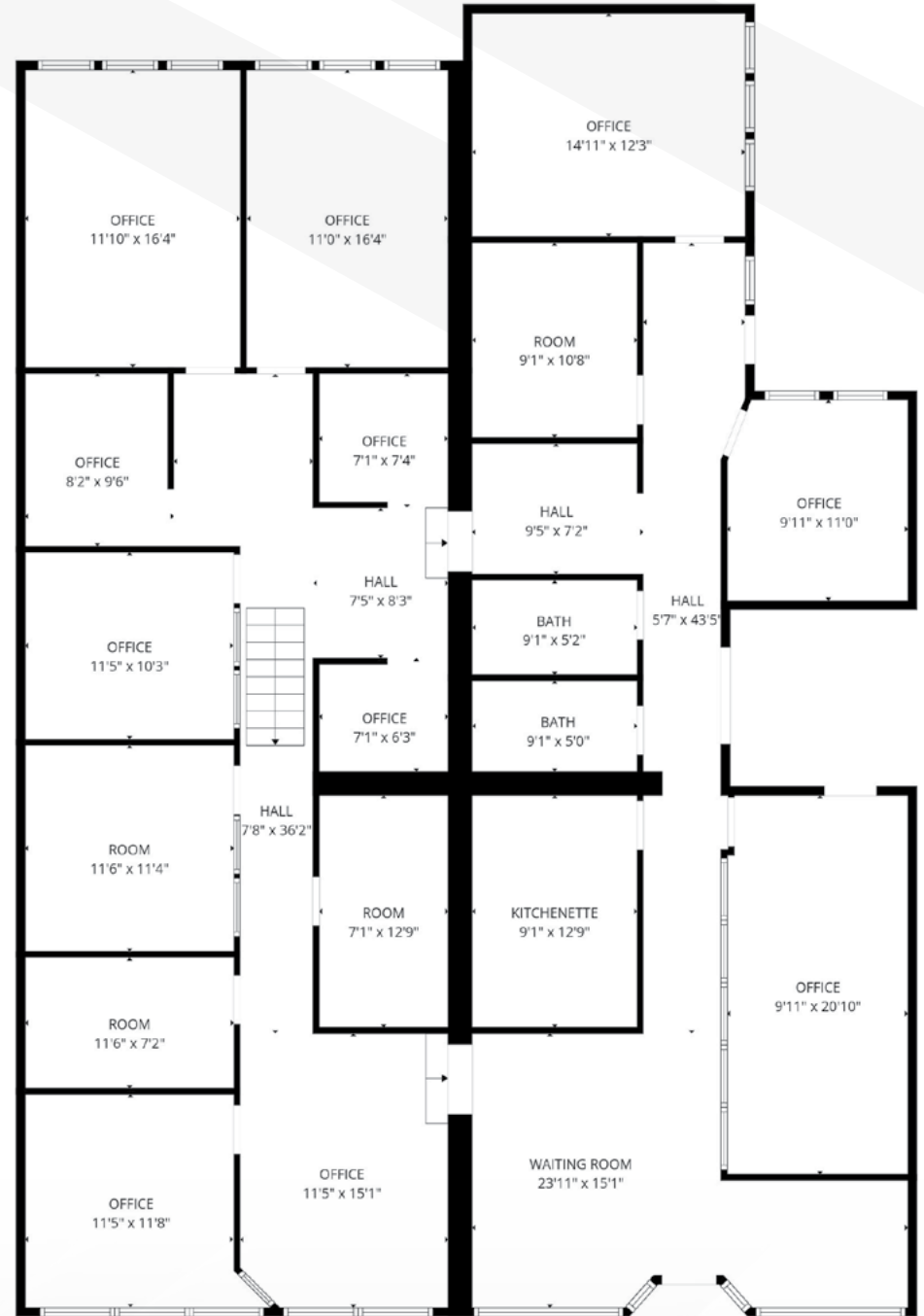
INTERIOR PHOTOS



FLOOR PLAN



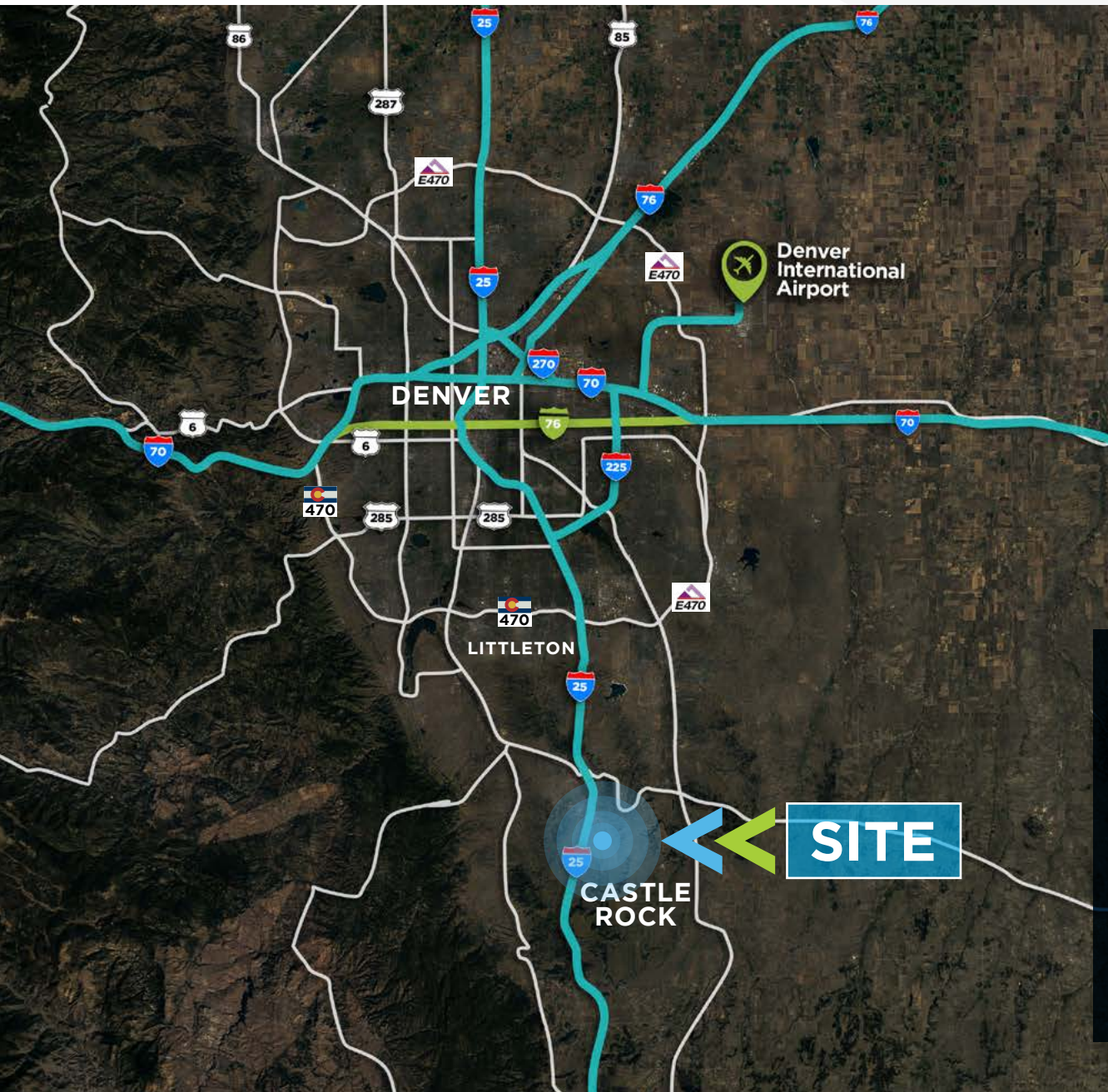
Basement



NEARBY RETAIL



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	5,086	56,624	98,226
2026 Estimate	4,545	51,365	88,494
Growth 2026-2030	11.9%	10.2%	11.0%
Average Age	37	38	38
Average Household Income	\$114,600	\$141,900	\$153,300

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.



#4
BEST SMALL CITY IN THE U.S.
(MONEY MAGAZINE)

TOP 100 BEST PLACES TO LIVE
(LIVABILITY.COM, 2024)

2025 BEST SMALL CITY IN COLORADO
(WALLETHUB, 2025)

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