# FOR SALE

DOWNTOWN INVESTMENT OPPORTUNITY

21 N WILCOX STREET CASTLE ROCK, CO 80214

±2,818 SF ± 0.16 ACRES

\$1,300,000





6565 S Dayton Street, Suite 3000 Greenwood Village, CO 80111 O:303.692.1816 www.johnproppcommercial.com

#### Michael Honc, CCIM, CPM

Realty Advisor

M: 303.915.0521

michael@johnproppcommercial.com

#### John V. Propp, CCIM

President

D:303.867.2602

### **FEATURES**

**ZONING:** BUSINESS/COMMERCIAL (B)

ORIENTATION: SW CORNER OF WILCOX ST

AND FIRST ST

**CONFIGURATION:** TWO-TENANT RETAIL

**LEASE TERM:** 2.8 YEARS (WALT)

**ANNUAL INCOME:** \$77,450.76

PARKING: 10 SPACES

1 MILE—\$94,429

**INCOME:** 3 MILE—\$139,401

5 MILE—\$149,138

1 MILE—6,725

POPULATION: 3 MILE—53,274

5 MILE—84,567

11,997 (2022)

TRAFFIC:

[WILCOX @ 3RD]





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## **TENANTS**





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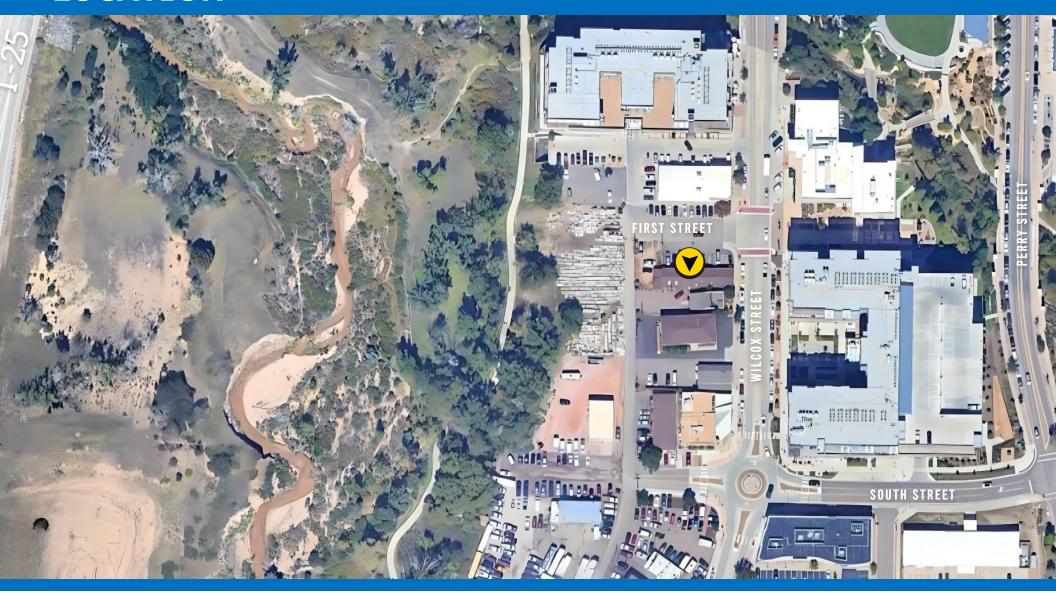
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# **LOCATION**





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### **DOWNTOWN CASTLE ROCK**

Benefit by investing in the heart of economic growth and development of Colorado's third-fastest growing city (11.3% from 2020—2023).

Downtown Castle Rock is teeming with energy. There are hundreds of new residents and strong local businesses keeping the heart of the nearly 140-year-old community vibrant. And, it's all occurring by design thanks to a pro-business city government.

- Located across Wilcox from **Encore**, a 7-story residential condominium completed in 2021.
- Across First Street from Riverwalk, a mixed-use project with 230 apartments, 31,700 SF of office and 16,200 SF of retail.
- Just five blocks from The View, a new, \$70M, 201,000-square-foot, mixed-use development due to be completed in 2025.
- Catty-corner from the Castle Rock Town Hall .
- Castle Rock Named best small city in Colorado and 15th best in the nation by WalletHub in 2024.
- SafeWise Ranked Castle Rock No. 6 safest city in Colorado in 2024—The only Denver Metro city to make the list.





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