

# 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**  
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**John V. Propp, CCIM**  
President  
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# FEATURES

<b>ZONING:</b>	BUSINESS/COMMERCIAL (B)
<b>ORIENTATION:</b>	SW CORNER OF WILCOX ST AND FIRST ST
<b>CONFIGURATION:</b>	TWO-TENANT RETAIL
<b>LEASE TERM:</b>	2.8 YEARS (WALT)
<b>ANNUAL INCOME:</b>	\$77,450.76
<b>PARKING:</b>	10 SPACES
<b>INCOME:</b>	1 MILE—\$94,429 3 MILE—\$139,401 5 MILE—\$149,138
<b>POPULATION:</b>	1 MILE—6,725 3 MILE—53,274 5 MILE—84,567
<b>TRAFFIC:</b>	11,997 (2022) [WILCOX @ 3RD ]



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# TENANTS



**Granelli's Pizzeria**



**Oasis Pet Salon**



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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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