

FREEDOM

PRIVATE
OWNERSHIP



STORHAUS

New Luxury
Upscale Garage Storage
For Sale

CUSTOMIZE
UNITS

PRIVATE
STORAGE

Industrial/ Flex

📍 4390 Regent St
Castle Rock | Colorado



*A New Standard in Private,
Personal Storage Real Estate*

navpoint
REAL ESTATE GROUP



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Property Overview



Purchase Price \$295,900-\$449,900 Per Unit
Condo Unit



Property Type Industrial/Flex



Ceiling Height 20'



Building Class A



Construction Type CMU



Zoning P-D, 2



Year Built 2023/2024



Number of Buildings 3



Property Highlights

Property Description



Premier Location in
Castle Rock, Colorado



Modern Design,
Concrete Construction



High Quality - Low
Maintenance Finishes



Plenty of Site Lighting for
Security & Safety



RV Air, Vacuum, and
Water Station



24/7 Video
Surveillance



Wide Drive Aisles - Easy
to Turn & Park

UNIT AMENITIES



Insulated Walls, Doors, &
20' Clear Span Ceilings



16' Commercial OH Garage
Door with Electric Opener



125A - 3PH Electric Service with
Oversized Panel & RV Outlet



Pre-Wired for Cable TV &
Internet Service by COMCAST



Utility Sink with Hot Water, Pre-
Plumbed for Private Restroom



Heat, Air Conditioning, & 8'
Industrial Ceiling Fan Included!



Extensive LED Lighting
Throughout Uni



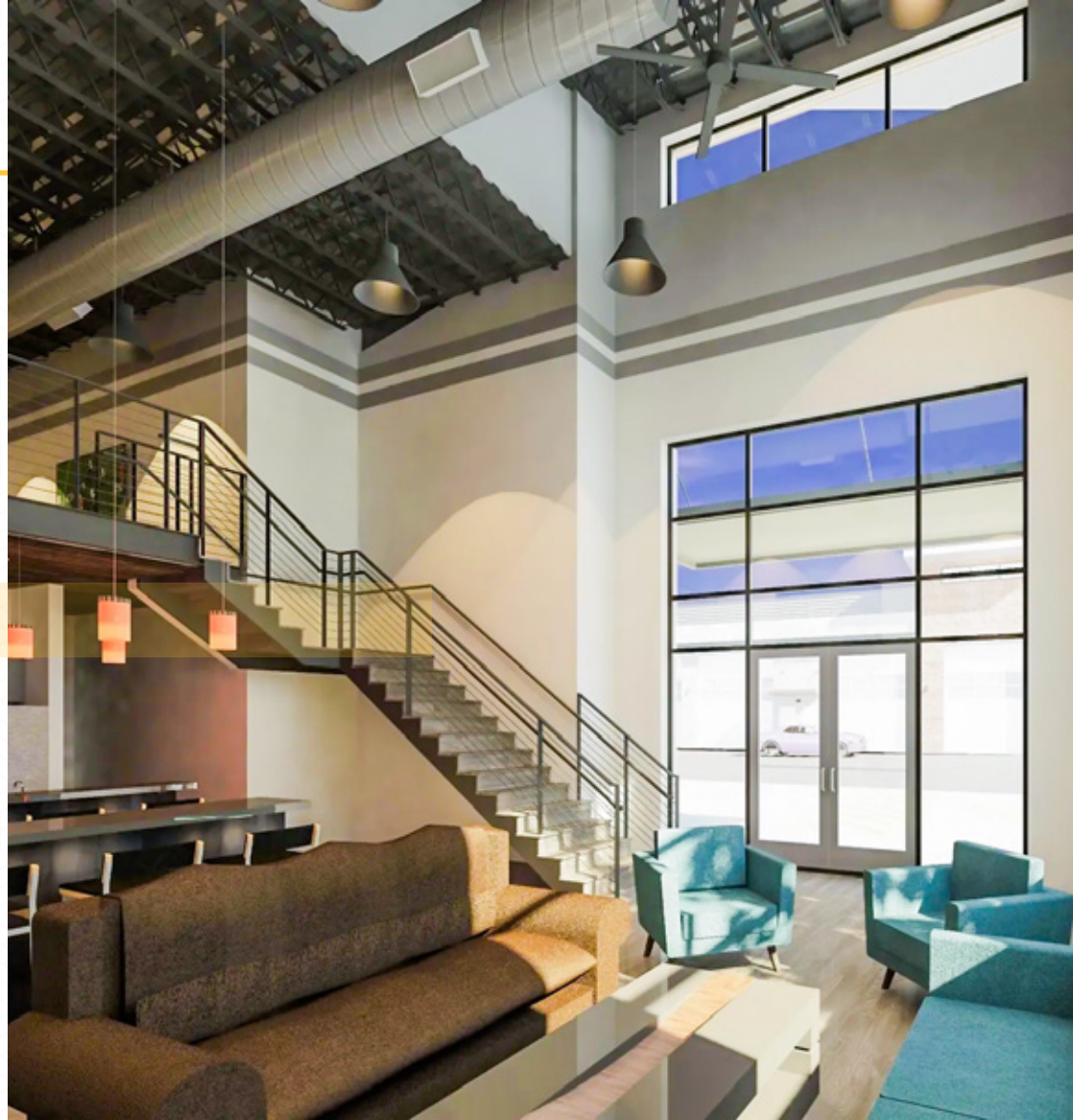
Options Available: Finished Private
Restroom, Mezzanine, Epoxy Floors



OWNERS ONLY CLUBHOUSE



REPRESENTATION OF UNIT



FEATURES



Multiple Big Screen TVs



Plenty of Lounge Seating



Kitchenette & Bar Area



Common Use Restrooms w/ Shower



Mezzanine Area with Pool Table & Seating

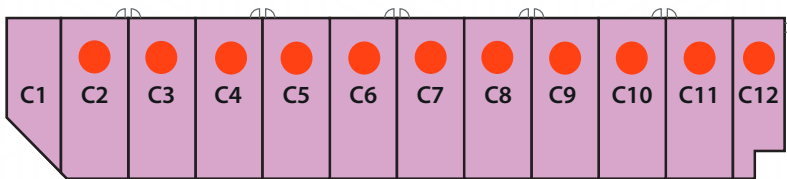
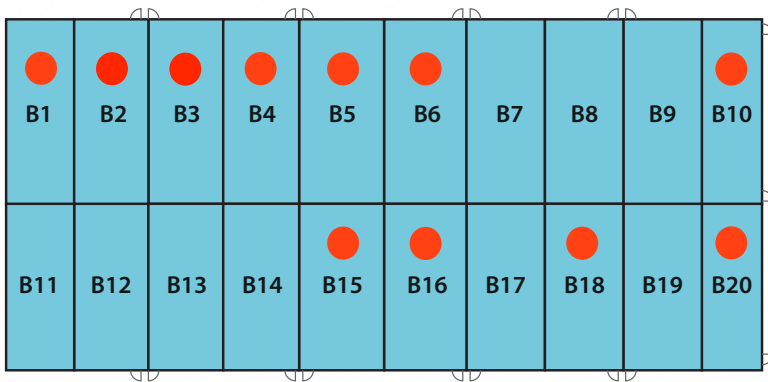
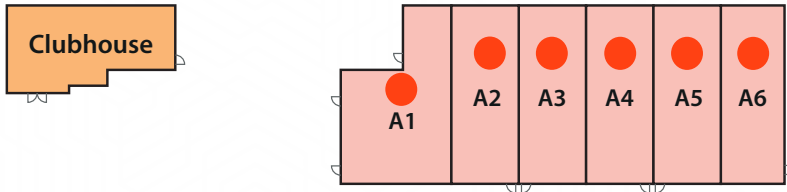


Microwave, Ice Maker & Fridge



High Speed WIFI Internet Access







Site Plan











 = Sold/Reserved as of 01/15/2025

* \$1.15/SF is the association fee and \$35.22/unit/month is the water fee.












BUILDING A

UNIT	SELL PRICE	WIDTH	DEPTH	TOTAL SF
 A1	SOLD	15X55	20X35	1525
 A2	SOLD	20	55	1100
 A3	SOLD	20	55	1100
 A4	SOLD	20	55	1100
 A5	SOLD	20	55	1100
 A6	SOLD	19.5	55	1072

BUILDING C

UNIT	SELL PRICE	WIDTH	DEPTH	TOTAL SF
C1	\$295,900.00	17	48	600
 C2	SOLD	20	50	975
 C3	SOLD	20	50	1000
 C4	SOLD	20	50	1000
 C5	SOLD	20	50	1000
 C6	SOLD	20	50	1000
 C7	SOLD	20	50	1000
 C8	SOLD	20	50	1000
 C9	SOLD	20	50	1000
 C10	SOLD	20	50	1000
 C11	SOLD	20	50	1000
 C12	SOLD	17	40.5	688

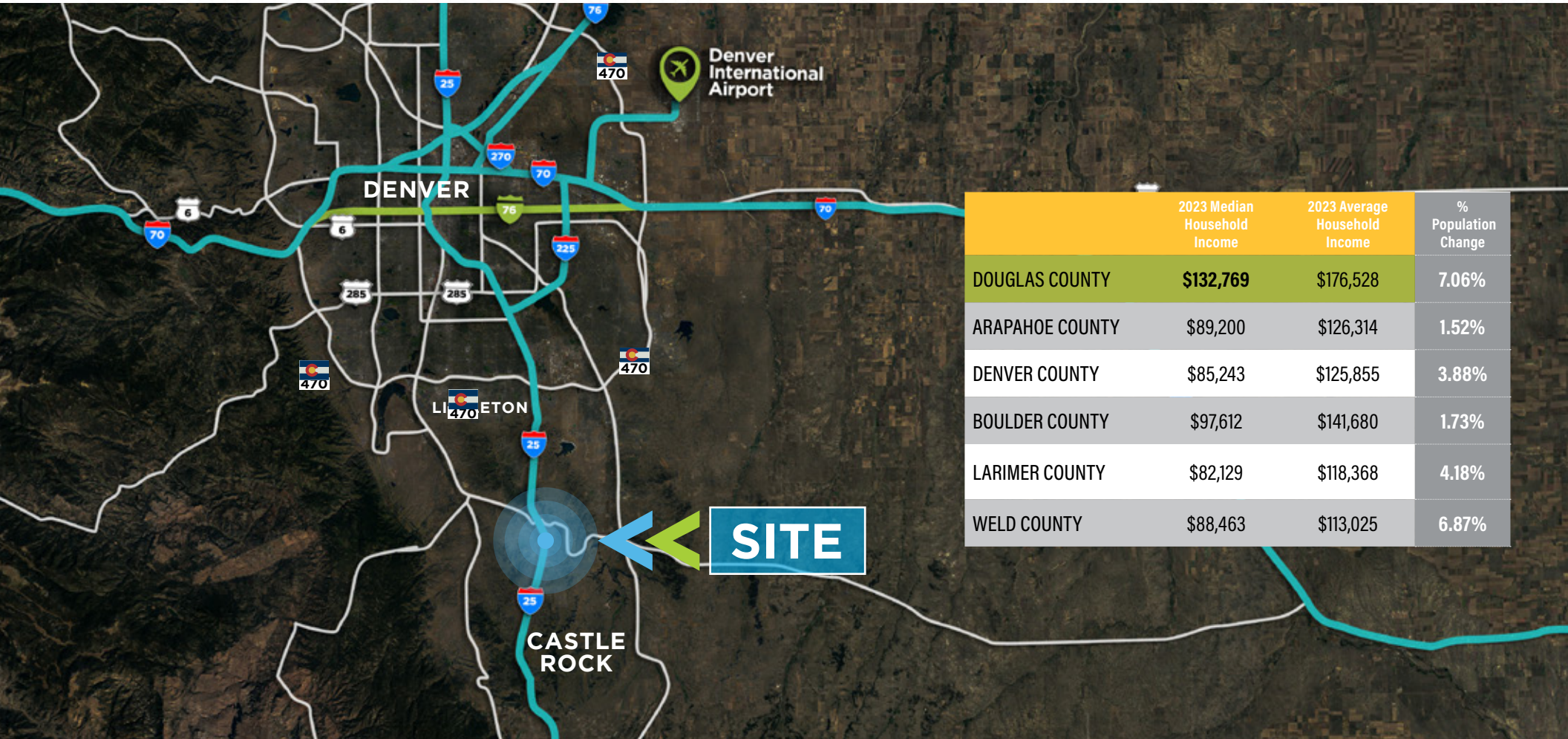
BUILDING B

UNIT	SELL PRICE	WIDTH	DEPTH	TOTAL SF
 B1	SOLD	17.5	50	875
 B2	SOLD	20	50	1000
 B3	SOLD	20	50	1000
 B4	SOLD	20	50	1000
 B5	SOLD	22.5	50	1125
 B6	SOLD	22.5	50	1125
B7	\$449,900.00	20	50	1000
B8	\$449,900.00	20	50	1000
B9	\$449,900.00	20	50	1000
 B10	SOLD	17.5	50	850
B11	\$374,900.00	17.5	45	787
B12	\$427,900.00	20	45	900
B13	\$427,900.00	20	45	900
B14	\$427,900.00	20	45	900
 B15	SOLD	22.5	45	1012
 B16	SOLD	22.5	45	1012
B17	\$427,900.00	20	45	900
 B18	SOLD	20	45	900
B19	\$427,900.00	20	45	900
 B20	SOLD	17.5	45	787

Aerial Map




Aerial Map





	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%

Key facts 1 MILE RADIUS

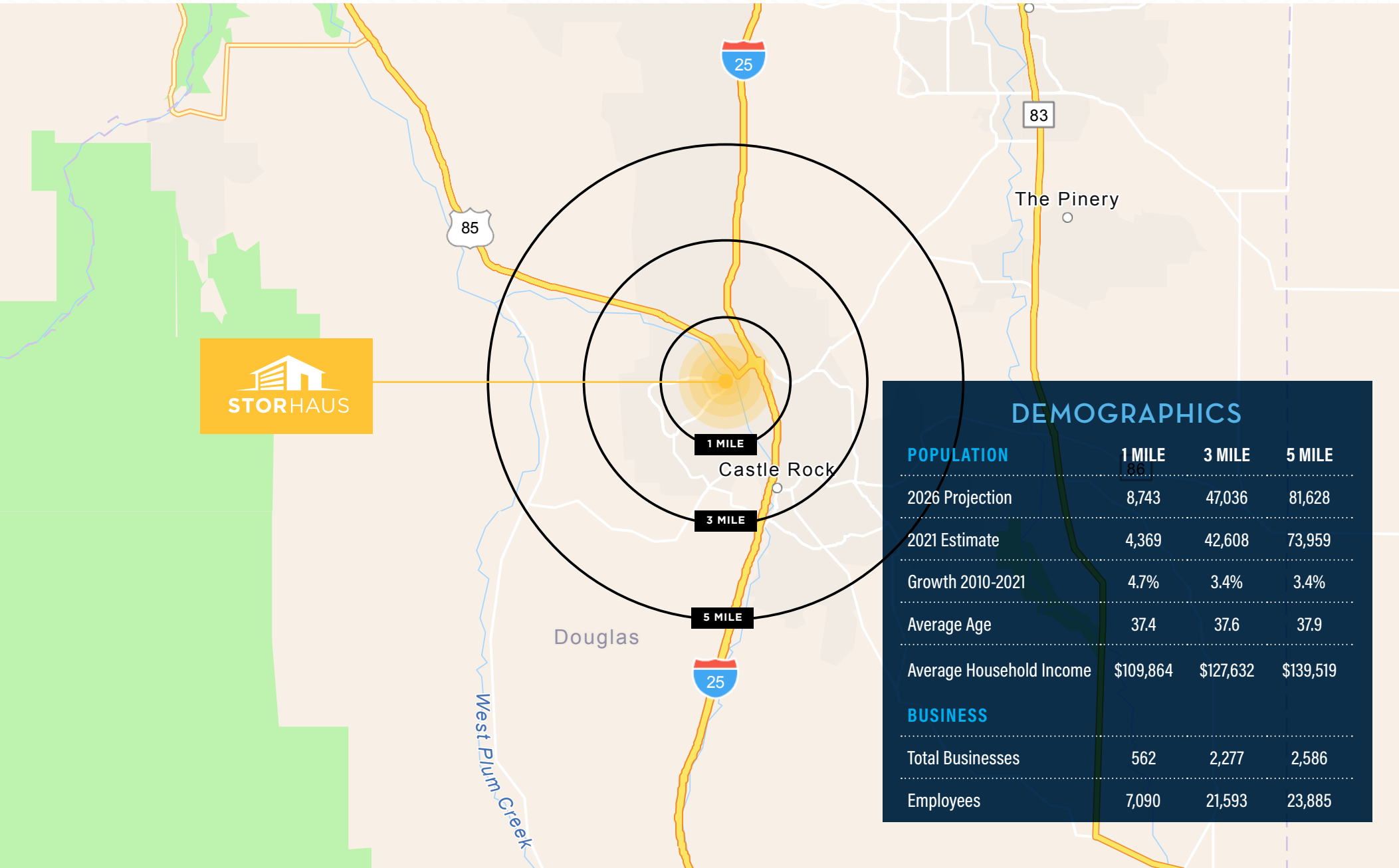

POPULATION
8,743


WORKDAY
POPULATION
7,090


MEDIAN HOUSEHOLD
INCOME
\$144,400


AVERAGE HOUSEHOLD
INCOME
\$171,300

Radius Map



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2026 Projection	8,743	47,036	81,628
2021 Estimate	4,369	42,608	73,959
Growth 2010-2021	4.7%	3.4%	3.4%
Average Age	37.4	37.6	37.9
Average Household Income	\$109,864	\$127,632	\$139,519
BUSINESS			
Total Businesses	562	2,277	2,586
Employees	7,090	21,593	23,885

Property Photos



Property Photos



Market Overview

Castle Rock, Colorado



4TH

BEST PLACE TO LIVE
CNN MONEY



7TH

FASTEST GROWING CITY
US CENSUS



5TH

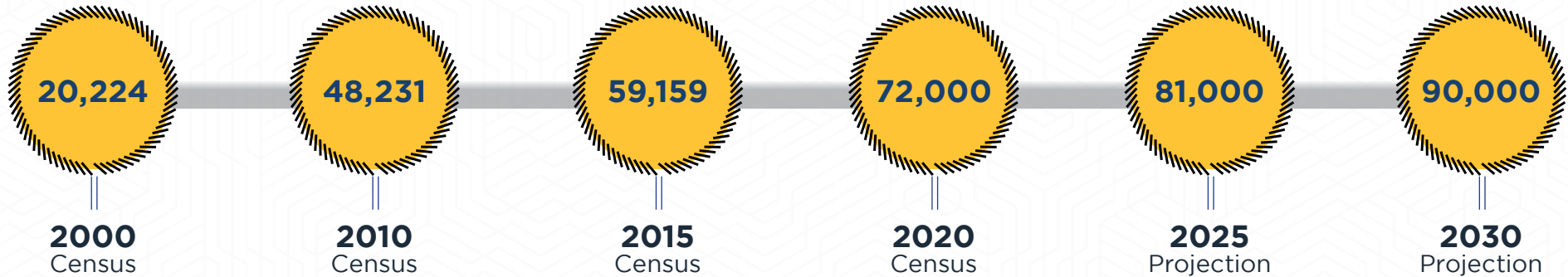
WEALTHIEST COUNTY
FORBES



1ST

HEALTHIEST COUNTY
US NEWS

Population Growth



“LOCATED IN THE 5TH WEALTHIEST COUNTY IN THE USA”*

CASTLE ROCK, COLORADO - DOUGLAS COUNTY is a world-class community nestled just south of Colorado’s capital city. With more than 70,000 residents, Castle Rock values its small-town character, its traditional Downtown core and its regular community events.

Castle Rock is a full-service municipality. It employs about 566 full-time employees to provide police, fire, emergency medical, parks, recreation, water and transportation services. Community growth slated to grow to 130,000-150,000 residents, the Town will continue to provide high-quality services while preserving the community’s history and heritage.

The Town’s identity stems not only from the namesake Rock, but also from a scenic natural landscape that surrounds it. There are 87 miles of trails, 50 well-planned parks and more than 6,000 acres of open space for residents and visitors to enjoy.

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