

734 NORTH WILCOX SUITE 200

CASTLE ROCK • CO

AVAILABLE

DENTAL/MEDICAL READY
SUITE AVAILABLE FOR
IMMEDIATE MOVE-IN

BRENT HAM Senior Associate

JORDAN BURGESS Associate

303.513.8189 • brent.ham@navpointre.com 970.371.4428 • jordan.burgess@navpointre.com

navpoint

PROPERTY OVERVIEW

ADDRESS

734 N Wilcox St, Castle Rock, CO 80104, USA

PROPERTY TYPE

Medical Office Suite

SUITE SIZE

Unit 200 – 2,559 SF

YEAR BUILT

2007

LEASE RATE

\$24.00/SF NNN

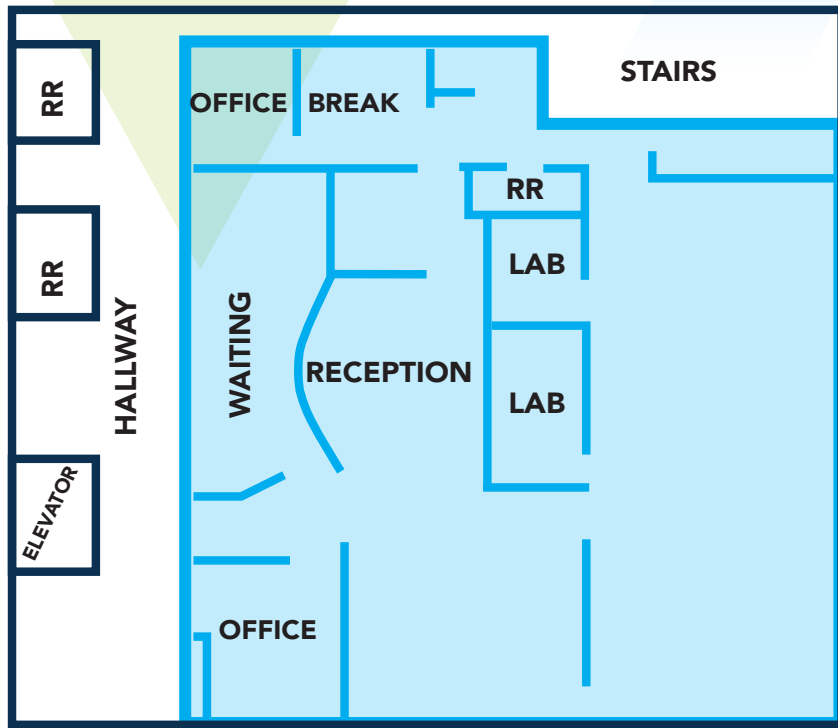
OPERATING EXPENSES

\$14.53/SF

- LOCATED IN THE HEART OF DOWNTOWN CASTLE ROCK
- EXCELLENT BUILDING SIGNAGE VISIBLE FROM WILCOX ST
- PRIVATE PARKING LOT DEDICATED TO THE BUILDING
- DIRECTLY ACROSS WILCOX FROM THE VIEW, A 221-UNIT MIXED USE DEVELOPMENT SCHEDULED TO DELIVER Q4 '25, AND RIGHT ACROSS I-25 FROM THE \$400M BRICKYARD MIXED-USE PROJECT UNDER CONSTRUCTION



PROPERTY PHOTOS & FLOORPLAN



PROPERTY LOCATION



	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%

NEARBY RETAIL



LOCATION OVERVIEW

Castle Rock, Colorado 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.

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2030 Projection	7,285	60,399	95,022
2025 Estimate	6,742	54,125	85,695
Growth 2025-2030	8.1%	11.6%	10.9%
Average Age	40	38	38
Average Household Income	\$117,300	\$159,600	\$173,100

BUSINESS

Total Businesses	562	2,277	2,586
Employees	6,108	21,593	23,885

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