

PRIME RETAIL OPPORTUNITY AT DAWSON TRAILS – CASTLE ROCK, CO

Discover an exceptional opportunity to secure premium retail space in one of Colorado's fastest-growing markets. Located at the southwest corner of Ike Street and Costco Lane in Castle Rock, Dawson Trails Tracts N, Q, and S encompass 9.31 acres (405,435 SF) of prime commercial land within an approved Planned Development (PD) zone. This super pad site is strategically positioned for maximum visibility and is directly accessible from the new interchange at I-25 and Crystal Valley. It is adjacent to a proposed Costco Wholesale warehouse, set for estimated completion in Q1 2027—a proven traffic magnet that will drive thousands of daily shoppers directly to your doorstep.

Unmatched Location and Accessibility

Situated just north of the under-construction Interstate 25 interchange at Crystal Valley Parkway/Territorial Road (anticipated completion Q1 2027), providing seamless regional connectivity for customers from Denver, Colorado Springs, and beyond.

Direct access via proposed roadways and shared parking with the adjacent Costco, ensuring high foot traffic and convenience.

Part of the expansive Dawson Trails Planned Development, with utilities (water/sewer from the Town of Castle Rock) and public roadways extended to the site at no cost to tenants – ready for efficient build-out of multi-tenant retail spaces.

Thriving Market and Growth Potential

Surrounded by explosive residential and commercial expansion: The nearby Crystal Valley Parkway area is approved for 5,850 new homes and 3.2 million square feet of additional retail, fueling long-term demand. Affluent demographics in a 5-mile radius: 2024 population of 76,203 (projected to grow to 84,469 by 2029), median household income of \$150,864, and average household income of \$181,317 – ideal for national retailers targeting high-spending consumers.

Stable and recovering retail market: The Denver metro area shows positive net absorption (projected 33,000 SF by end of 2025 in the Southeast Outlying submarket) with occupancy rates at 98.6%

Development-Ready for National Tenants

This site is zoned for development into flexible, multi-tenant retail spaces available for lease or sale – perfect for big-box anchors, dining concepts, or specialty retailers.

This development will be offered for pre-leasing currently to lock a location next to the newest Costco in Colorado.

Highest and best use identified as retail development, capitalizing on the site's proximity to Costco and the new I-25 interchange for unparalleled exposure in a high-growth corridor.

Position your brand at the heart of Castle Rock's retail renaissance. With Costco's draw, superior demographics, and infrastructure advantages, Dawson Trails offers a rare chance to capture market share in a burgeoning trade area. Contact us today to explore leasing opportunities and be part of this dynamic retail destination!

NEIGHBORHOOD ANALYSIS: EXPLOSIVE GROWTH IN CASTLE ROCK'S PREMIER SUBURBAN CORRIDOR

Castle Rock, a vibrant suburban region in central Douglas County, sits strategically 32 miles south of Denver's CBD and 40 miles north of Colorado Springs, offering seamless connectivity via I-25 for a regional draw of over 3 million. This 25–75% built-up neighborhood is in a stable life-cycle stage, with low likelihood of land-use shifts, ensuring predictability for investors. Boundaries define a focused trade area: North (East Plum Creek Parkway), South (Bell Mountain Parkway), East (Lake Gulch Road), and West (Twin Oaks Road/Foothills)—encompassing a mix of 45% single-family residential, 20% commercial, 10% multi-housing, and 10% industrial uses.

Demographic Snapshot: Affluent, Educated, and Expanding

Immediate radii reveal a high-potential consumer profile (ESRI, 2025):

Radius	2024 Population (Growth to 2029)	2024 Median HH Income	Avg. HH Income	% College Grads (25+)	Key Insight
1-Mile	1,648 (→1,836; +2.18% annual)	\$158,901	\$199,632	60.0%	Ultra-local affluent enclave; ideal for upscale anchors.
3-Mile	26,191 (→29,467; +2.39% annual)	\$129,284	\$167,232	54.3%	Emerging family hub; strong for everyday essentials.
5-Mile	76,203 (→84,469; +2.08% annual)	\$150,864	\$181,317	58.1%	MSA benchmark beater; \$64K per capita income fuels premium spending.

These figures eclipse MSA averages, with 5-mile growth outpacing the broader 0.84% annual rate—driven by young professionals and families drawn to the area's outdoor lifestyle and proximity to urban amenities.

Growth Catalysts: Infrastructure and Development Boom

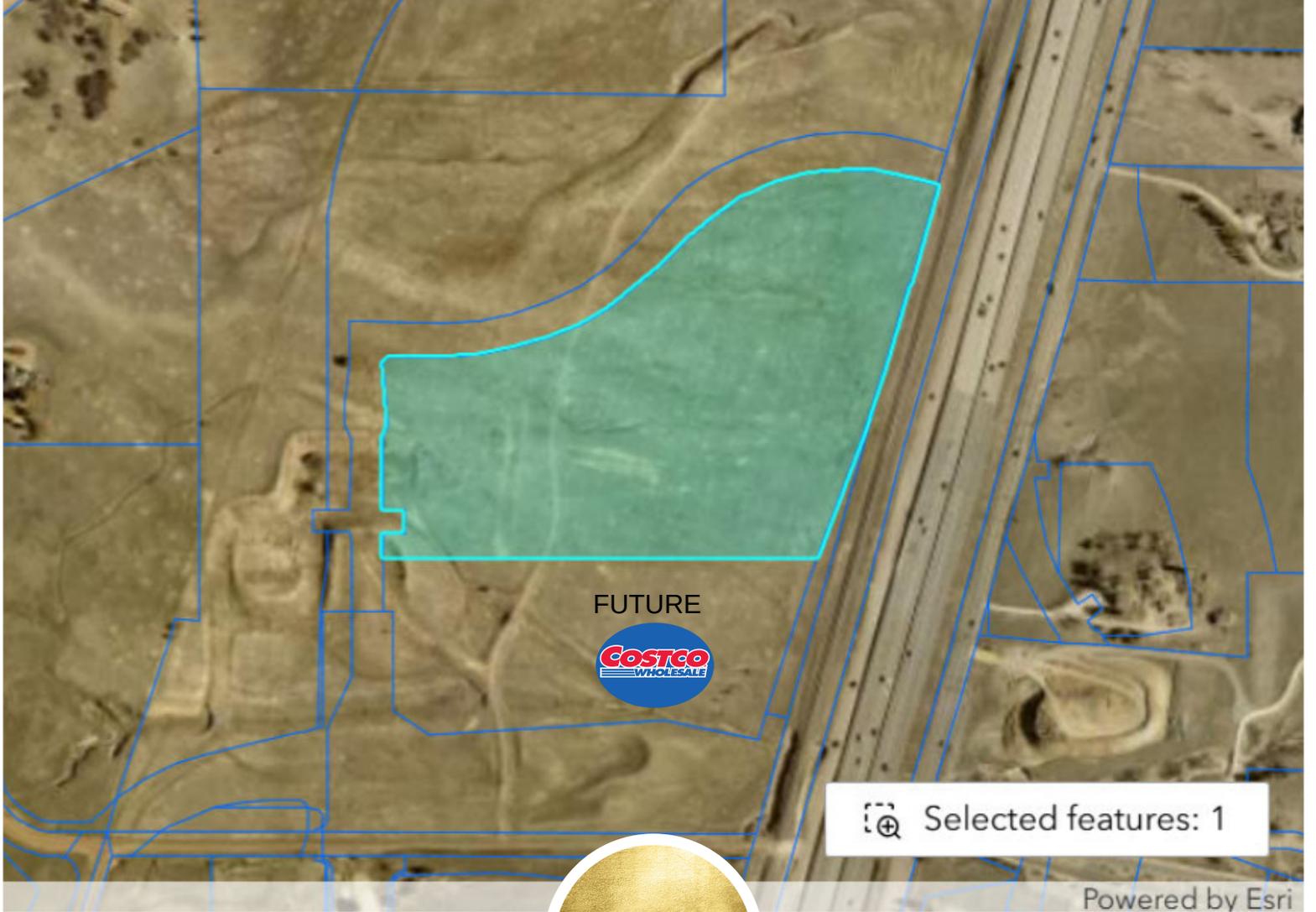
Recent moderate growth includes multi-family apartments and attached housing southward, plus industrial along I-25, but retail has been limited to small-scale (<10,000 SF) scatters. This untapped potential positions your space as a flagship opportunity.

Key drivers:

- Adjacent Costco Warehouse: 19.7-acre site (Q1 2027 opening) directly south, sharing parking/access—proven to generate 10,000+ daily visits, boosting visibility for co-anchored tenants.
- I-25 Interchange at Crystal Valley Parkway: Under construction south of site (Q1 2027 estimated completion), enhancing regional access and unlocking traffic from Denver Springs commuters.
- Approved Expansions: 5,850 new homes + 3.2M SF retail in the immediate area (Town of Castle Rock)—translating to 30,000+ rooftops and exponential foot traffic.

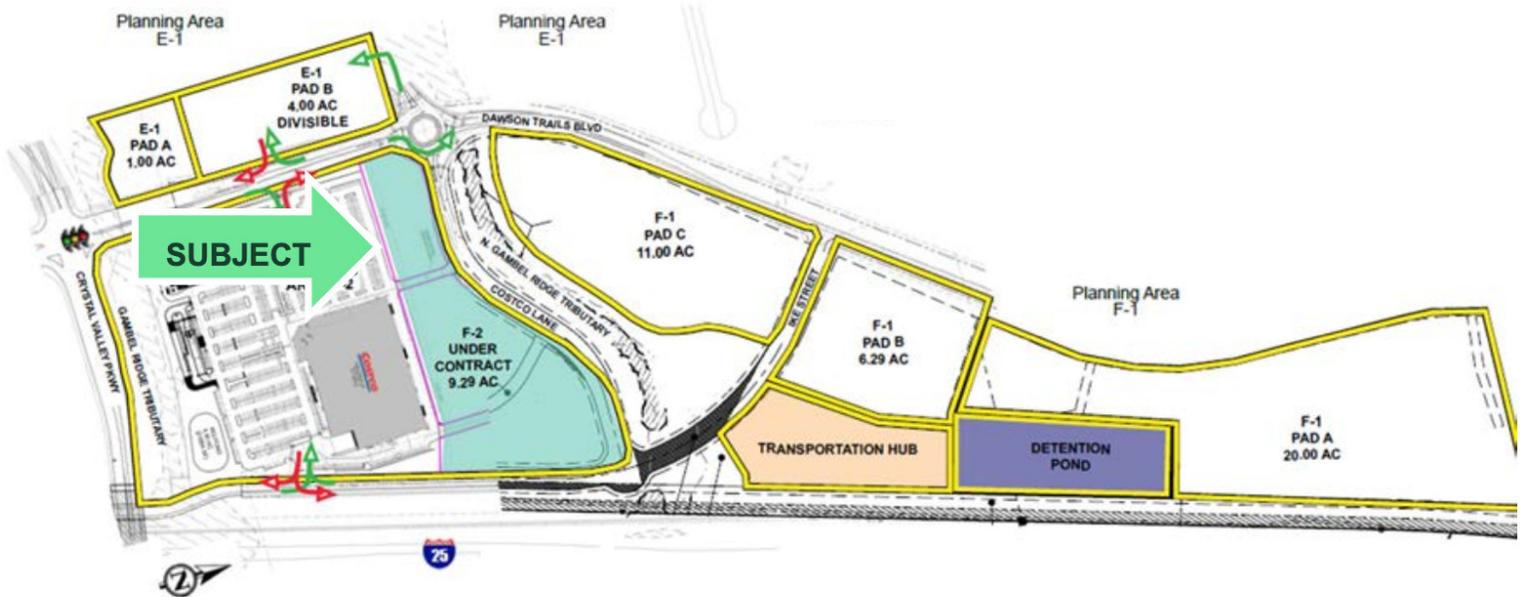
Major thoroughfares (I-25, Plum Creek/Crystal Valley Parkways) and anchors like Plum Creek Golf Course/Shopping Mall amplify draw.

In conclusion, this neighborhood's stability, demographic strength, and imminent catalysts create a "build-to-suit" haven for national retailers eyeing 20–30%+ traffic uplift post-2027.

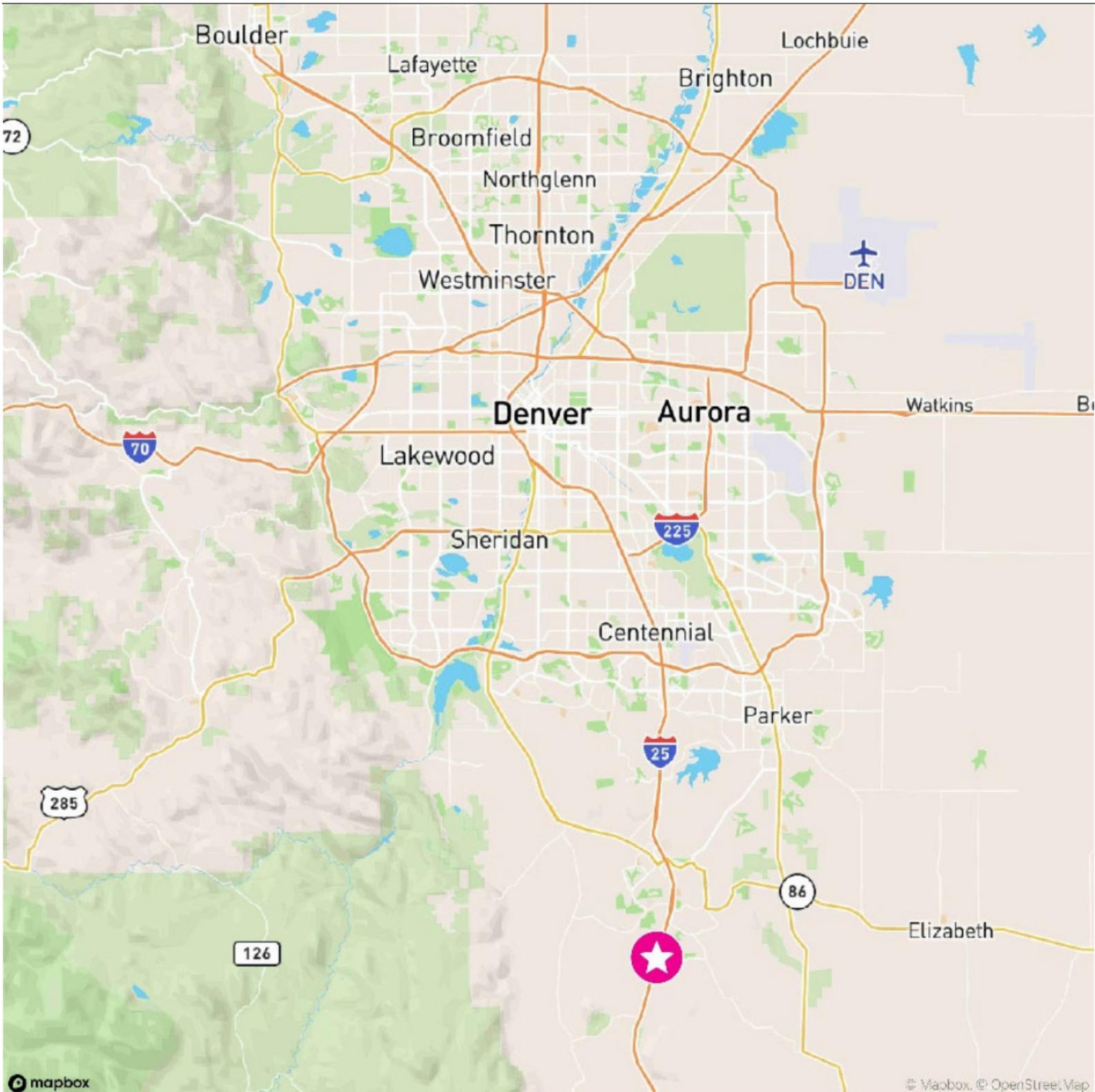


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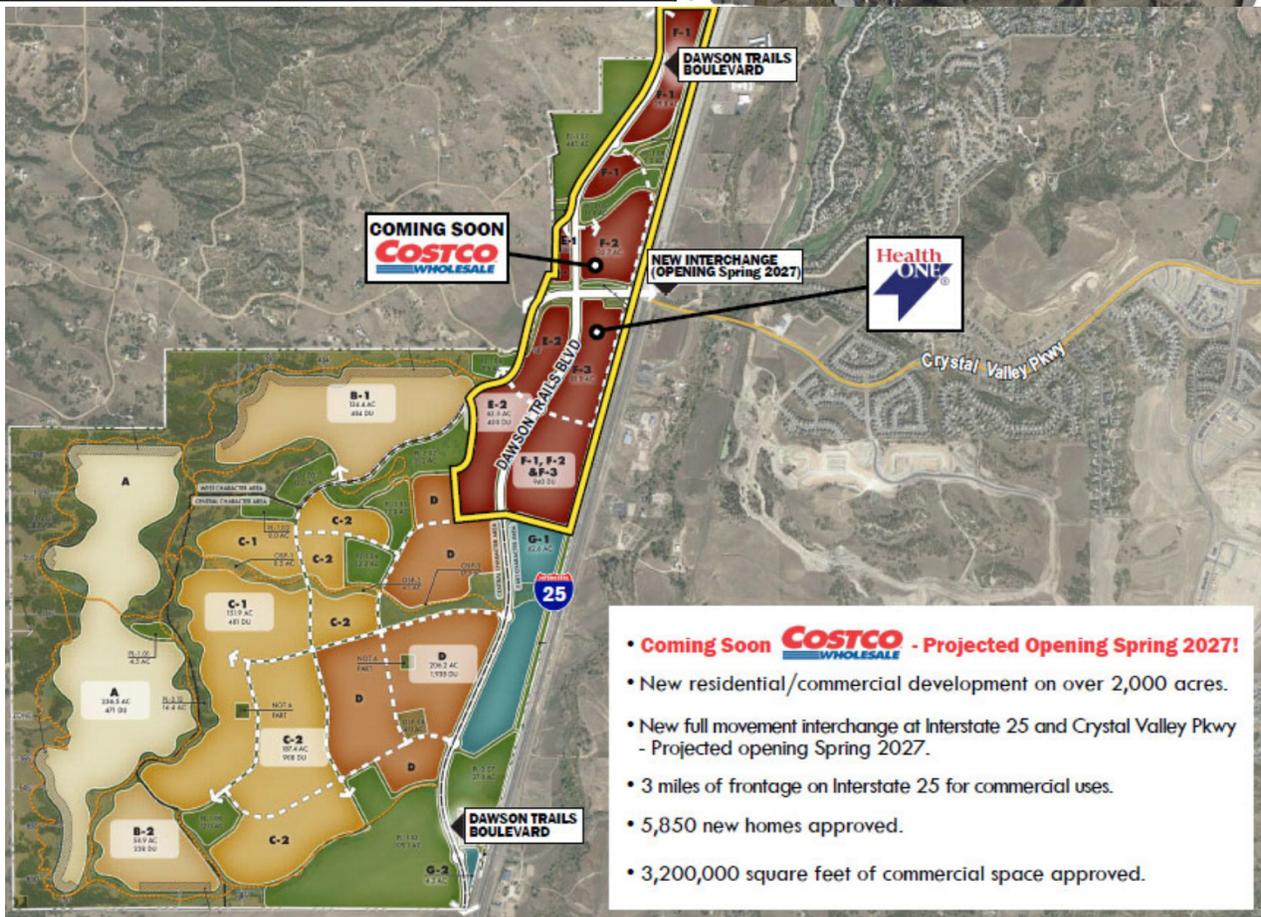
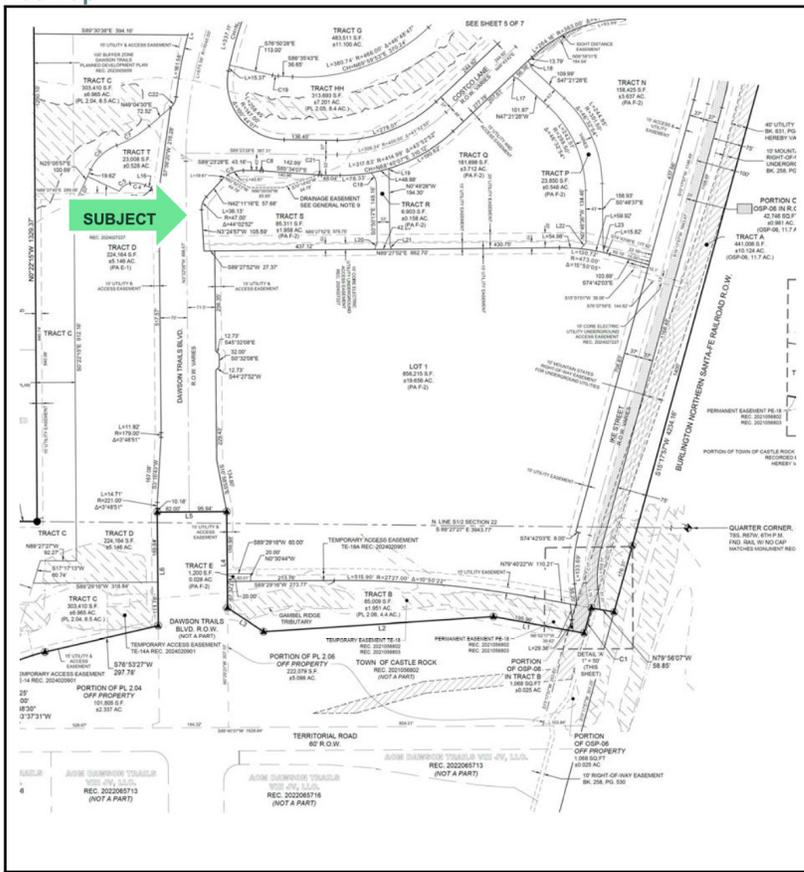
Aerial View – Larger Parcel of which the Subject is a Part



Area Map



Plat Map



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