

OFFERING MEMORANDUM



1810 PARK STREET

Castle Rock, CO 80109

Price: \$1,295,000

INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1810 Park St. Castle Rock, CO 80109
Price	\$1,295,000
Building Size	5,040 SF
Lot Size	0.44 AC
Year Built	1981
Building Type	Industrial
Zoning	I-2

PROPERTY HIGHLIGHTS

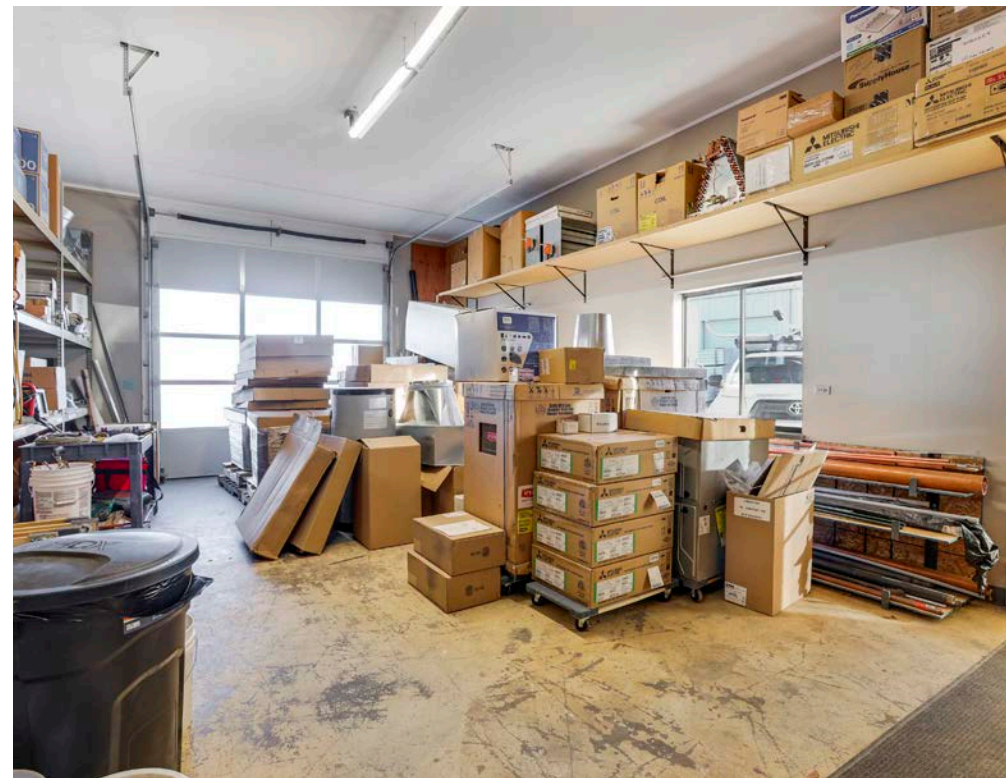
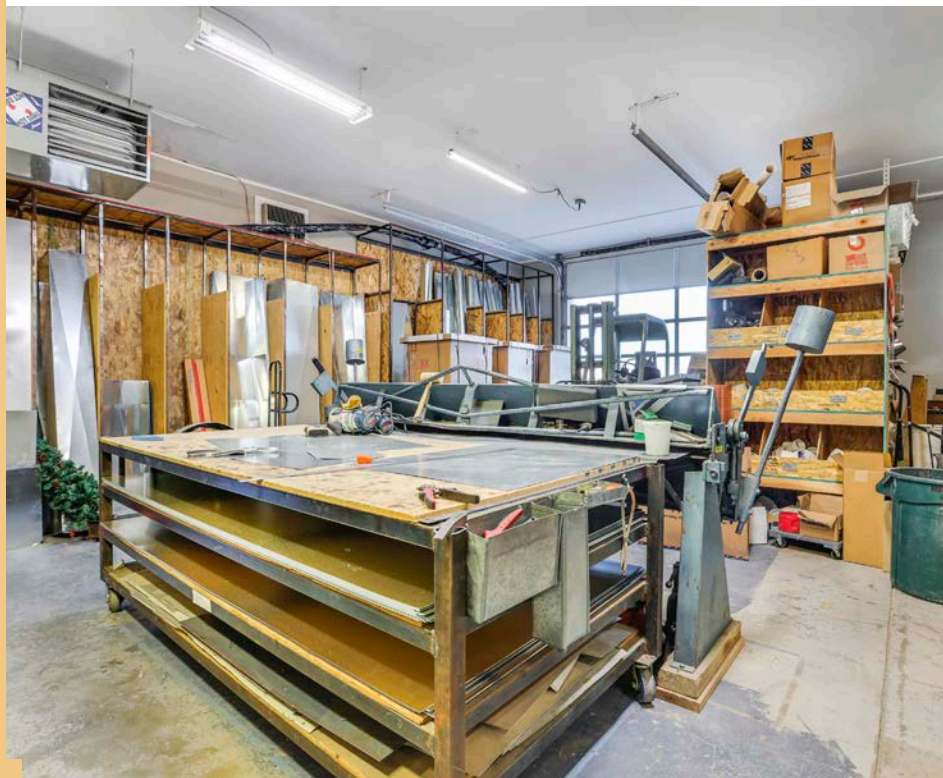
- 5,040 square feet freestanding industrial building on 0.44 acre lot
- Balanced ratio of 65% warehouse space and 35% office space
- Equipped with 4 Drive-In doors
- Currently occupied by two tenants on short term leases
- Zoned I-2, allowing for intensive industrial uses
- New HVAC and recent interior upgrades
- Rare yard space is included on the East side of the building

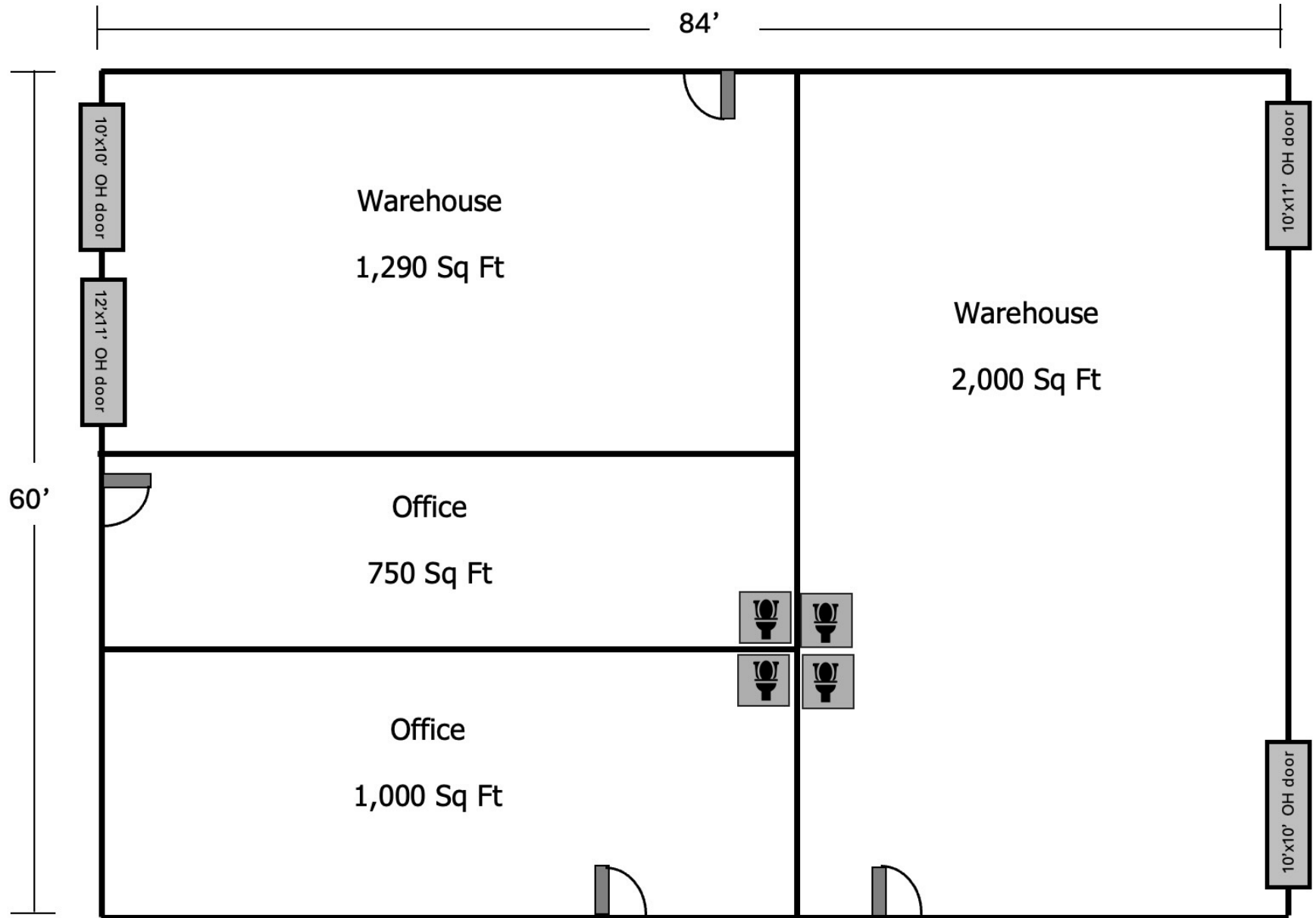
1810 Park St. features a 5,040 SF freestanding industrial building situated on a 0.44-acre lot in the highly sought-after Castle Rock market. With four drive-in doors, 12' clear heights, and a functional mix of office (35%) and warehouse (65%) space, the building is perfectly suited for a wide variety of industrial operations.

The property is currently fully occupied by two tenants on short-term leases, offering a buyer immediate cash flow with significant upside. This flexible arrangement allows an investor to transition the building to market-rate leases or provides an owner-user the opportunity to occupy the facility while maintaining a versatile, high-demand asset.

Offered at \$1,295,000 and supported by flexible I-2 zoning, this property represents a rare opportunity to acquire a well-positioned industrial asset in a high-growth corridor. With industrial vacancy in the Castle Rock/Parker submarket remaining exceptionally tight at approximately 3.5%, this asset is positioned perfectly. Its combination of strong building fundamentals and prime location makes it an ideal acquisition for those looking for long-term stability and value appreciation.





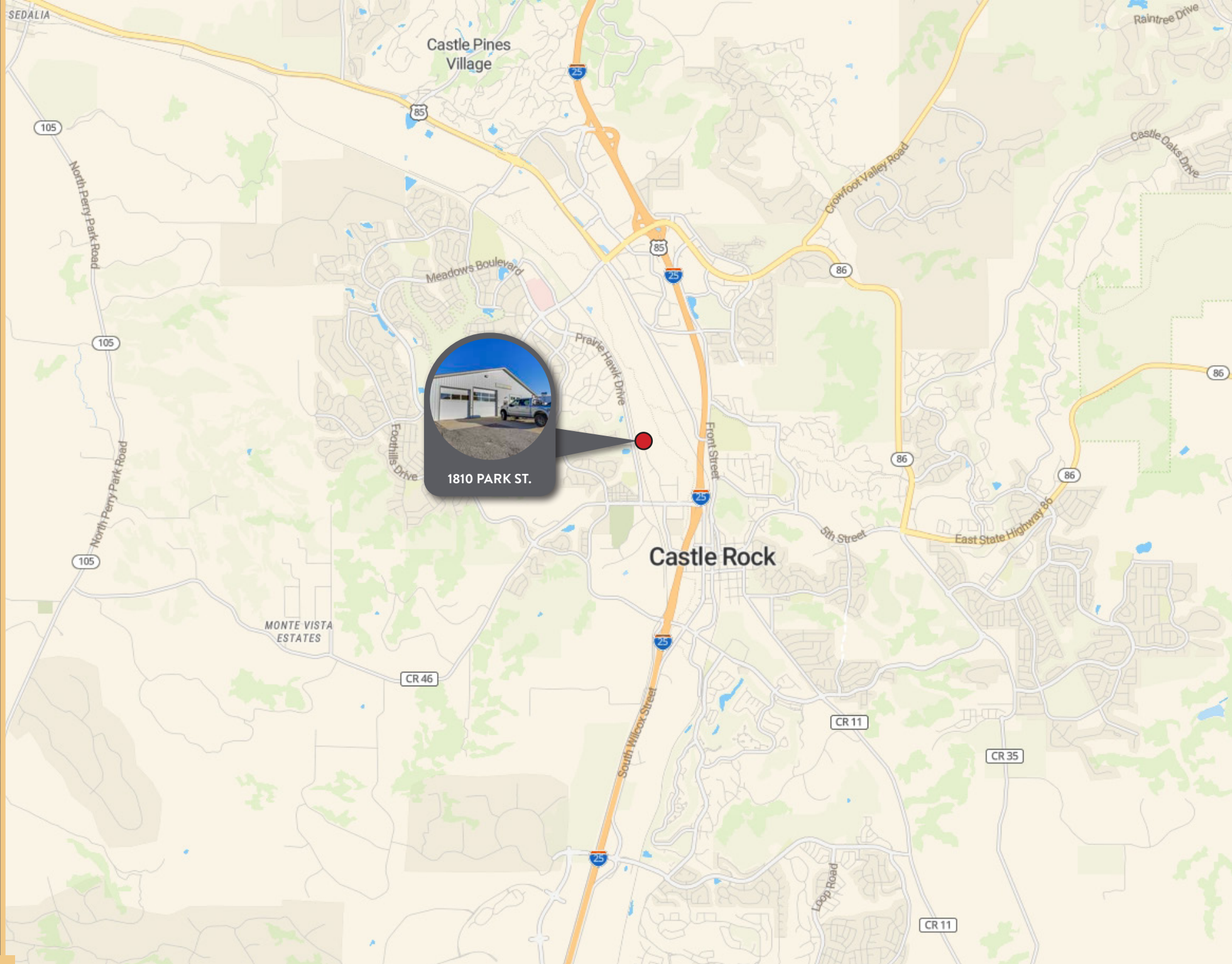




LOCATION OVERVIEW



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CASTLE ROCK

Castle Rock is a vibrant Front Range hub defined by its namesake rhyolite formation and a rich history dating back to the 1870s. This iconic landmark serves as the center of the community, offering panoramic views from Rock Park and hosting the town's storied "Starlighting" tradition. It is a place where the spirit of the Old West meets modern Colorado living.

The town is a premier destination for outdoor adventure, boasting over 100 miles of trails and the expansive Philip S. Miller Park. Here, visitors can tackle the 200-step Challenge Hill or explore the dramatic ruins and canyon walls of nearby Castlewood Canyon State Park. With 6,000 acres of open space, the area provides a natural playground for hikers, bikers, and families alike.

Beyond the trails, Castle Rock offers a sophisticated blend of commerce and culture. The Outlets at Castle Rock provide world-class shopping, while the Historic Downtown features boutique shops, local breweries, and cozy eateries set against charming 19th-century architecture. Whether exploring the museum or enjoying a festival at Festival Park, visitors experience the perfect balance of small-town charm and upscale amenities.



INVESTMENT ANALYSIS



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CURRENT RENT ROLL & PRO FORMA CASH FLOW

TENANT NAME	GLA	LEASE EXPIRATION	CURRENT MONTHLY RENT	CURRENT ANNUAL RENT	LEASE TYPE	NOTES
A&B Mechanical	3,000	8/31/2026	\$4,750	\$57,000	MG	Owner pays taxes and insurance
The Window Guys	750	8/31/2026	\$1,800	\$21,600	MG	Owner pays taxes and insurance
Owner Occupied*	1,290		\$1,720	\$20,640	NNN	*Assuming \$16/SF market rent
TOTALS	5,040		\$8,270	\$99,240		

PRO FORMA OPERATIONS & CASH FLOW			2026	2027	2028	2029	2030
Tenant	SF	\$/SF	\$23.31	\$16.48	\$16.97	\$17.48	\$18.01
Unit 1 - Tenant #1	3,000	\$16.00	\$48,000	\$49,440	\$50,923	\$52,451	\$54,024
Unit 2 - Tenant #3	750	\$16.00	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506
Unit 3 - Tenant #3	1,290	\$16.00	\$20,640	\$21,259	\$21,897	\$22,554	\$23,231
Base Rent			\$80,640	\$83,059	\$85,551	\$88,118	\$90,761
Expense Reimbursements			\$25,500	\$25,500	\$25,500	\$25,500	\$25,500
TOTAL INCOME			\$106,140	\$108,559	\$111,051	\$113,618	\$116,261
Taxes and Insurance			(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
Total Expense and Rent Loss			(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
Net Operating Income			\$80,640	\$83,059	\$85,551	\$88,118	\$90,761
CAP RATE			6.2%	6.4%	6.6%	6.8%	7.0%



COMPARABLE
SALES



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**SUBJECT PROPERTY**

1810 Park St., Castle Rock, CO

Sale Date	JUST LISTED
List Price	\$1,295,000
Year Built	1981
Building Size	5,040 SF
Land Area	0.44 AC
Price/SF (Building)	\$256.94

3100 N Commerce Ct
Castle Rock, CO 80109

#1

Sale Date	6/5/2024
Sale Price	\$2,170,000
Year Built	1985
Building Size	6,458 SF
Land Area	1.02 AC
Price/SF (Building)	\$336.02

1375 Caprice Dr
Castle Rock, CO 80109

#2

Sale Date	6/5/2024
Sale Price	\$1,531,658
Year Built	1984
Building Size	6,000 SF
Land Area	0.55 AC
Price/SF (Building)	\$255.28

1609 Park St
Castle Rock, CO 80109

#3

Sale Date	12/6/2023
Sale Price	\$1,876,874
Year Built	1998
Building Size	7,579 SF
Land Area	0.74 AC
Price/SF (Building)	\$247.64

15354 E Hinsdale Cir
Englewood, CO 80112

#4

Sale Date	7/27/2023
Sale Price	\$1,964,000
Year Built	1999
Building Size	6,600 SF
Land Area	0.92 AC
Price/SF (Building)	\$297.58

15504 E Hinsdale Cir
Englewood, CO 80112

#5

Sale Date	11/24/2025
Sale Price	\$1,690,000
Year Built	1996
Building Size	5,220 SF
Land Area	1.00 AC
Price/SF (Building)	\$323.75

7035 Fulton Way
Englewood, CO 80112

#6

Sale Date	6/6/2024
Sale Price	\$1,150,000
Year Built	1996
Building Size	4,175 SF
Land Area	0.68 AC
Price/SF (Building)	\$275.45

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1810 Park St., Castle Rock, CO 80109 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



1810 PARK ST. | CASTLE ROCK, CO

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