

# Village Square at Castle Pines

361-363 Village Square Drive, Castle Rock, Colorado 80108



## Turn-key Retail Space for Lease

361-363 Village Square Drive

## Retail

Suite 125: 1,266 SF

Lease Rate: \$24.00/SF/NNN

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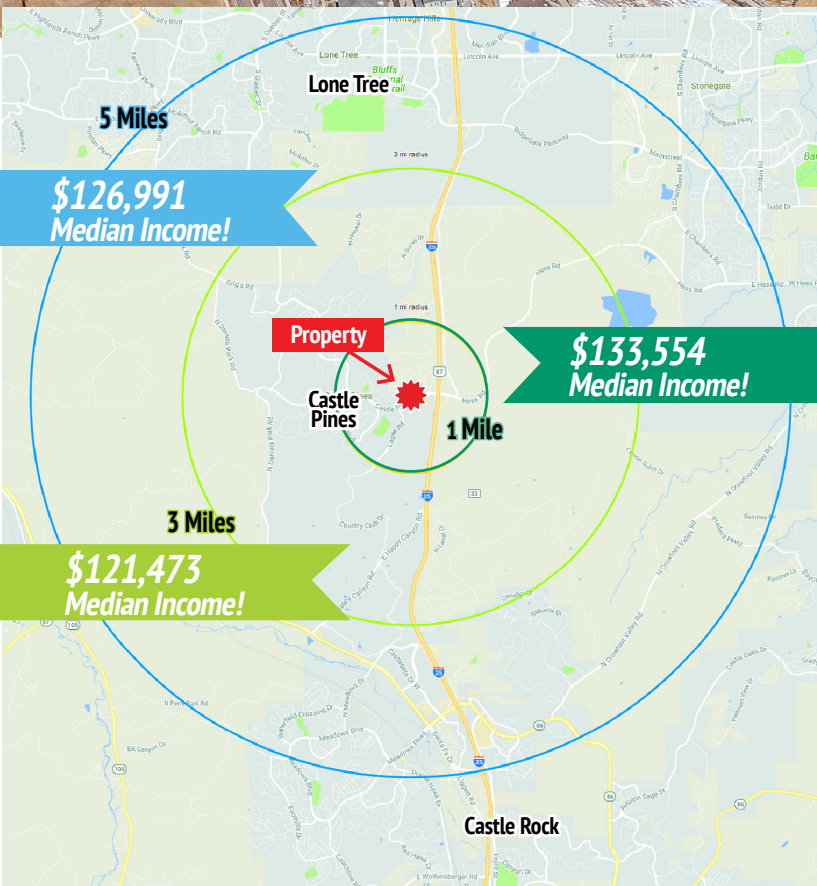
## Retail Space Available:

**BUILDING 7437**  
Suite 125: 1,266 SF



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## Demographics:

Population	1 Mile	3 Miles	5 Miles
2033 Projection	16,350	114,891	231,552
2023 Estimate	15,291	108,521	220,302
Median Age	42.05	40.8	40.89
Households	1 Mile	3 Miles	5 Miles
2033 Projection	6,621	47,571	92,726
2023 Estimate	6,232	44,630	87,877
Household Size	2.45	2.42	2.48
Household Income	1 Mile	3 Miles	5 Miles
2018 Average Income	\$63,404	\$63,295	\$66,673
2023 Median Income	\$133,554	\$121,473	\$126,991



# Village Square at Castle Pines

## Current Area Development

### Legacy Village of Castle Pines

Now open, this continuing care senior living campus offers 66 independent living, 79 assisted living, and 31 memory care resident units.

### Castle Valley

249-acre planned development includes:

- 76 Acres of Open Space
- 26 Acres for Parkland
- 374 Single-Family Homes
- 280,000 SF Civic/Commercial Land Uses
- 6 Acre School Site

### Castle Pines Town Center

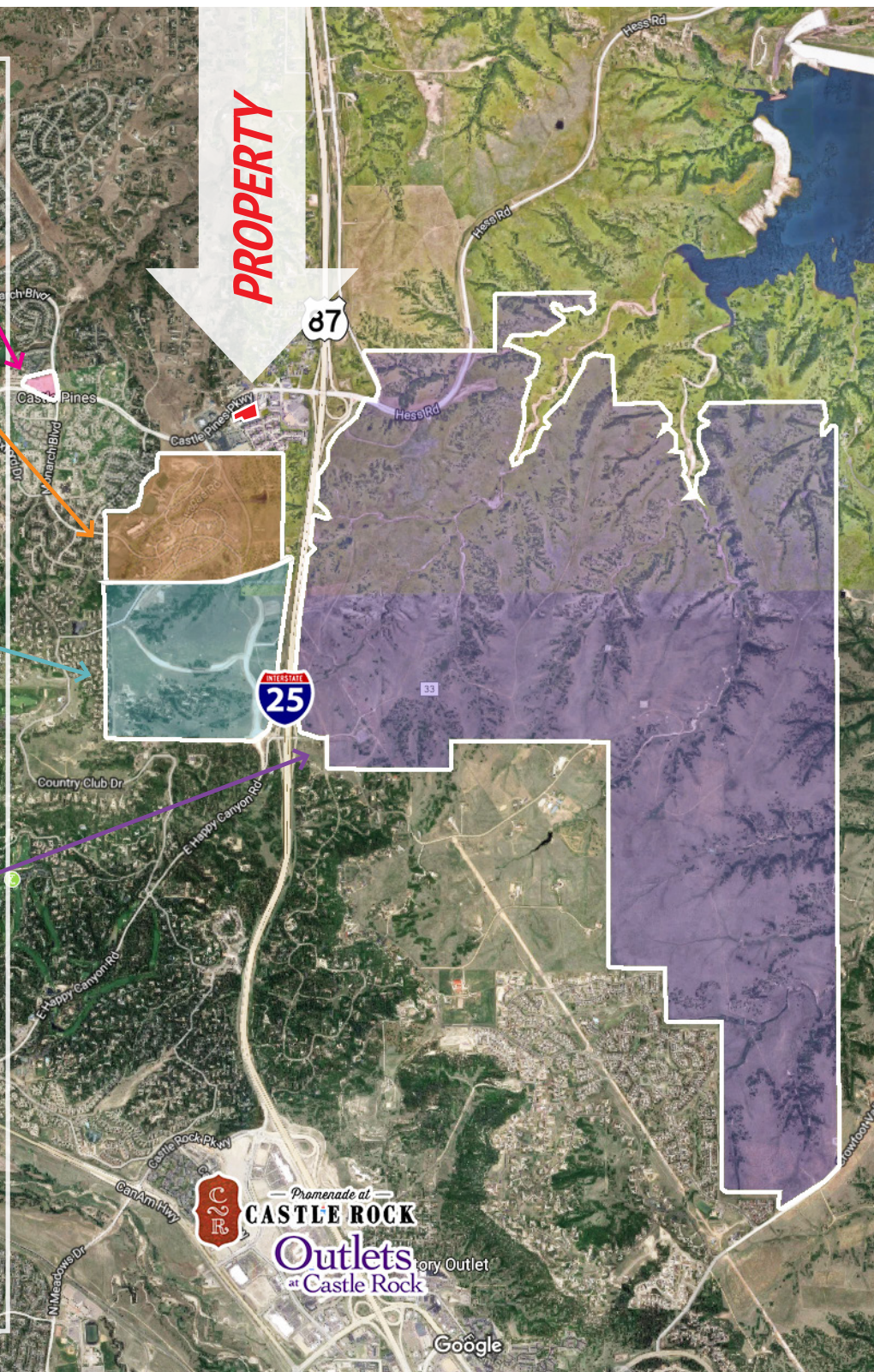
354-acre planned mixed-use development

- 56 Acres of Open Space
- 35 Acres for Parks and Trails
- 475 Single-Family Homes
- 200 Multi-Family Residences
- 500,000 SF Mixed Use Land Uses
- 10 Acre School Site

### The Canyons

3,343-acre master planned community

- 2500 Dwelling Units
- 2.1M SF Mixed Use (Nonresidential)
- 113 Acres of Public Parks
- 50 Acres for Public Schools
- 1,400 Acres of Open Space
- 20 Acres for Civic Use
- 4 Acres for Transit Station
- 1.5 Acres for Fire Station



The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

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