

# CASTLETON CENTER

658 Genoa Way | Castle Rock, CO 80109

1,600 SF AVAILABLE / FOR LEASE



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### PROPERTY FEATURES

1,600 SF AVAILABLE / FOR LEASE

#### AVAILABLE

1,600 SF

#### RATE

\$30.00/SF

#### MONTHLY

\$6,469.33

#### NNN

\$18.52/SF

#### CITY/COUNTY

Castle Rock/Douglas

#### ABOUT THE PROPERTY

- Upcoming Lease Expiration: Tenant lease expires 6/30/2026
- Second generation optometrist
- Located directly to the south of Castle Rock outlets with over 6 million unique customers
- One of the few remaining vacancies near the Castle
- Join Safe Splash, Fierce45 and Rock Salt Spa at The Castle Rock Outlets
- Great access and adjacency to I-25

#### DEMOGRAPHICS

Year: 2023 | Source: Esri

	1 Mile	3 Miles	5 Miles
<b>Population</b>	3,122	49,407	89,432
<b>Daytime Population</b>	10,545	48,338	76,664
<b>Avg. Household Income</b>	\$115,073	\$168,325	\$177,241
<b>Estimated Households</b>	1,358	17,358	31,749

#### TRAFFIC COUNTS

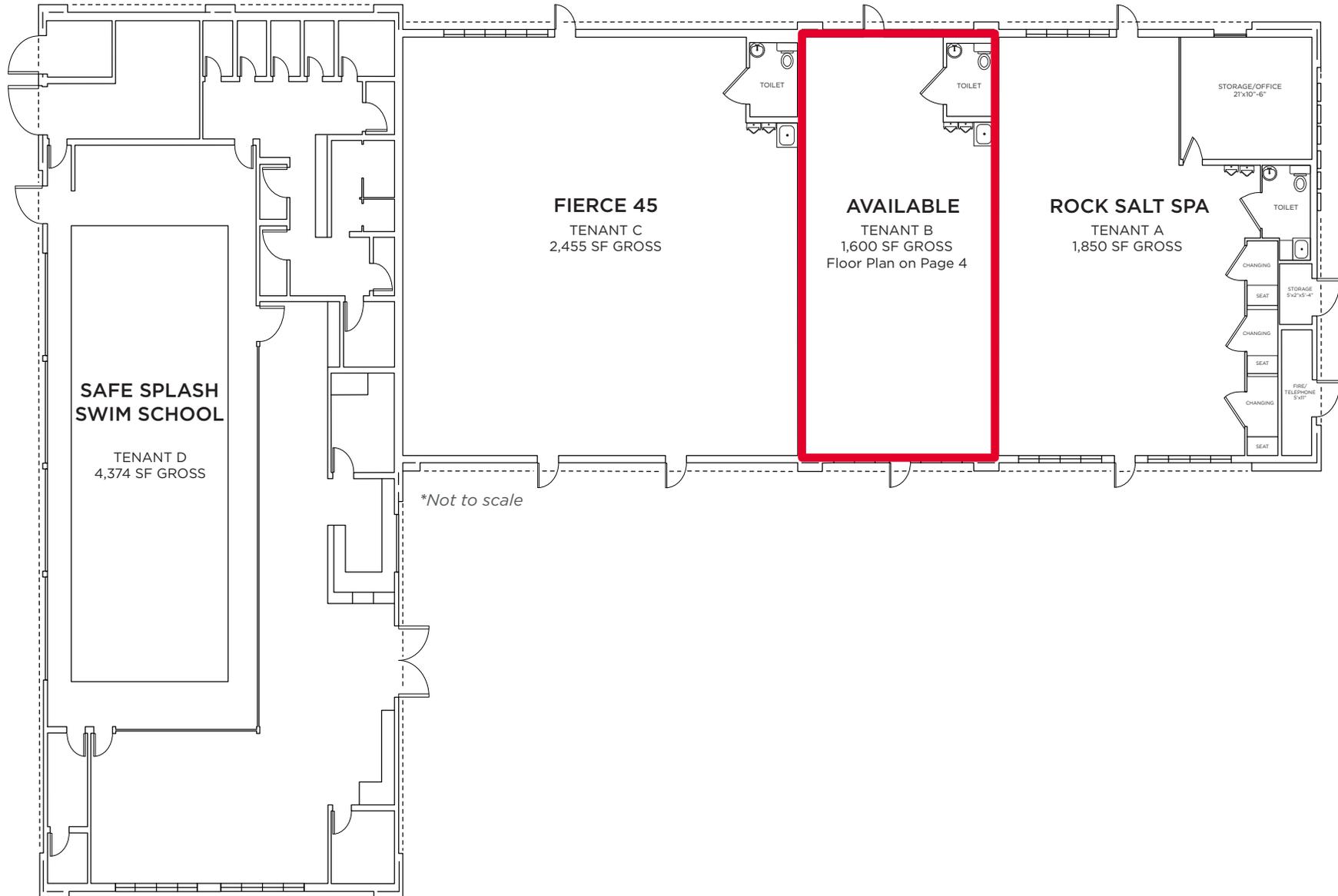
Year: 2023 | Source: Esri

<b>Meadows Parkway</b>	50,307 VPD
<b>I-25</b>	96,000 VPD



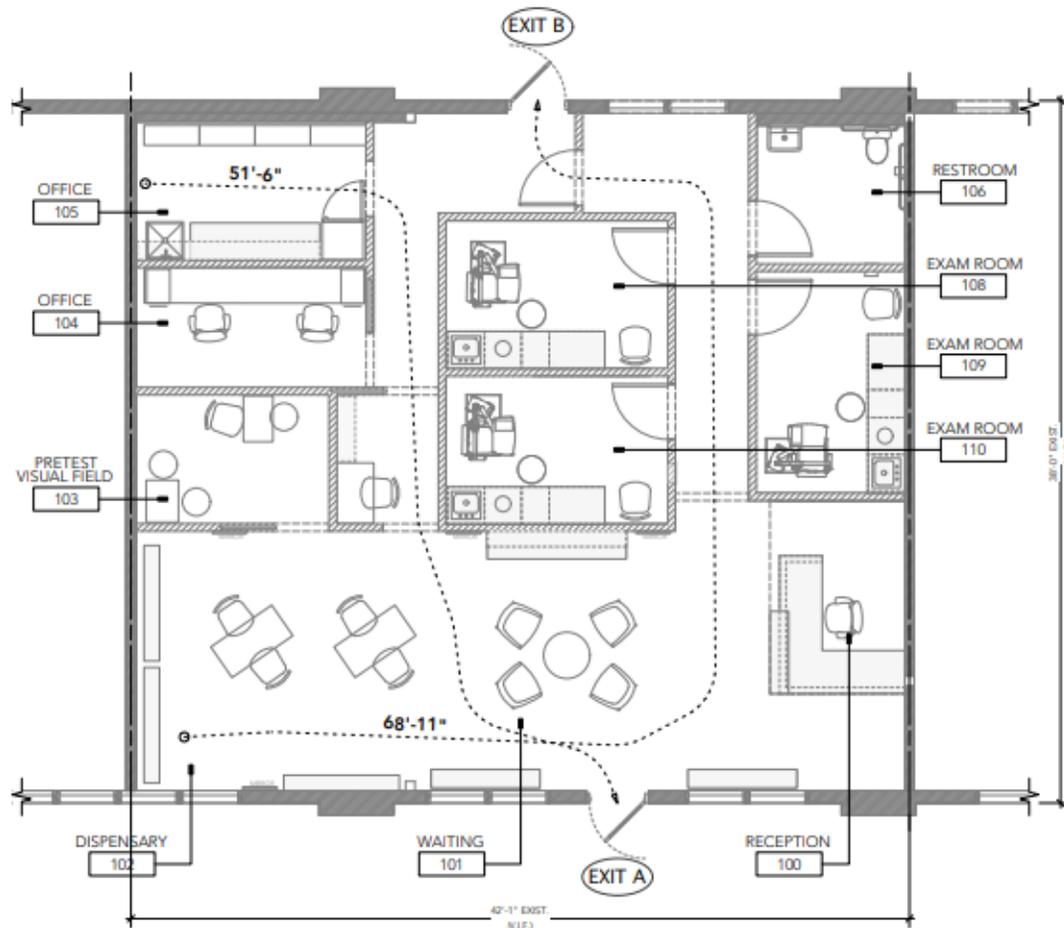
## SITE PLAN

1,600 SF AVAILABLE / FOR LEASE



## FLOOR PLAN

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AERIAL MAP

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