

The Move

202 6TH ST.

CASTLE ROCK • CO

OFFICE SPACE FOR LEASE



MATT CALL *Principal*

O: 303.956.5781 • matt.call@navpointre.com

JORDAN BURGESS *Associate*

O: 970.371.4428 • jordan.burgess@navpointre.com

navpoint
REAL ESTATE GROUP

PROPERTY OVERVIEW



ADDRESS

202 SIXTH STREET,
CASTLE ROCK, CO 80104



PROPERTY TYPE

OFFICE & RETAIL



BUILDING SIZE

47,378 SF



YEAR BUILT

2016



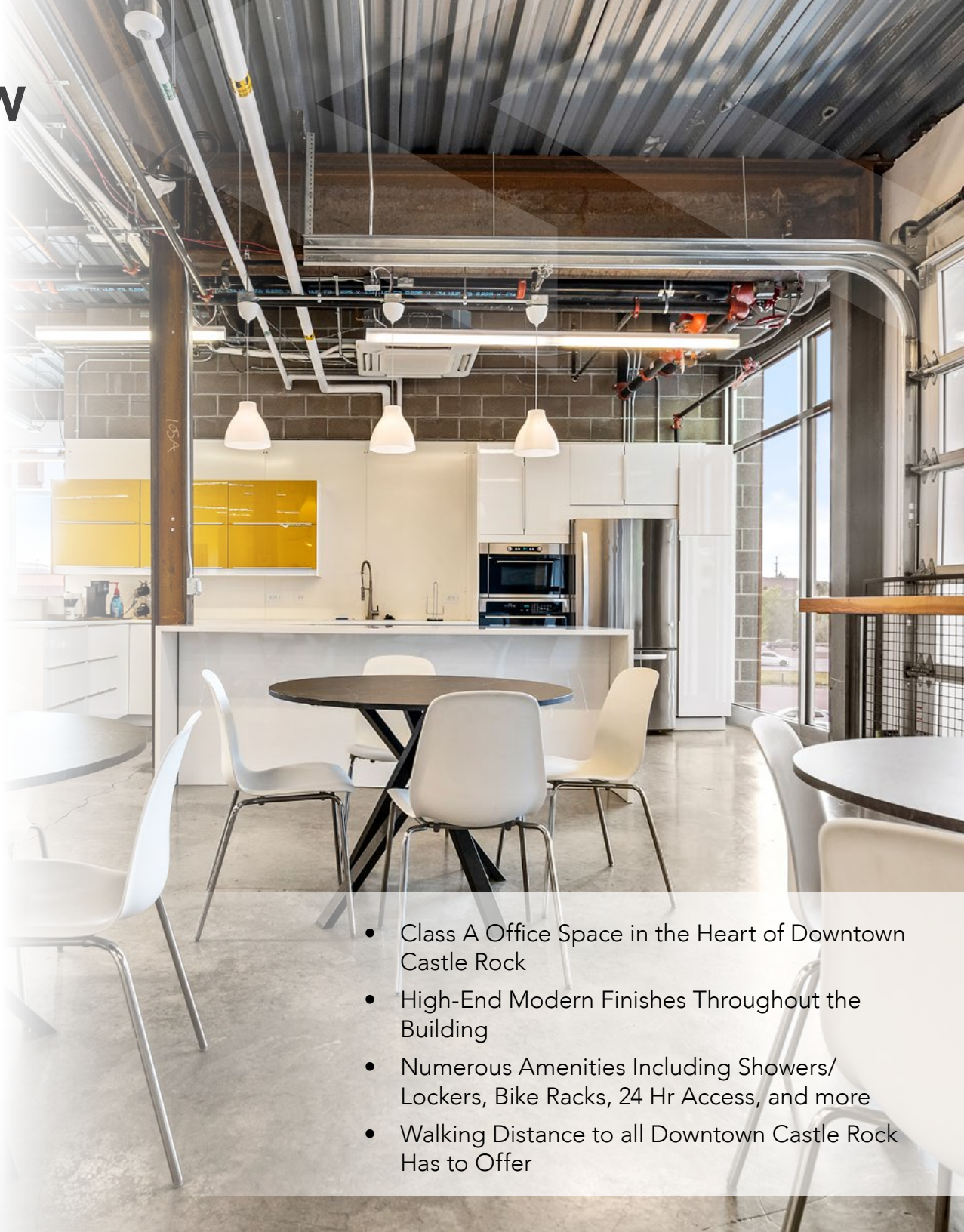
SPACES AVAILABLE

- SUITE 303 - 2,167 SF, \$27.50/SF NNN

(AVAILABLE 2/1/2026) NNN - \$10.90/SF

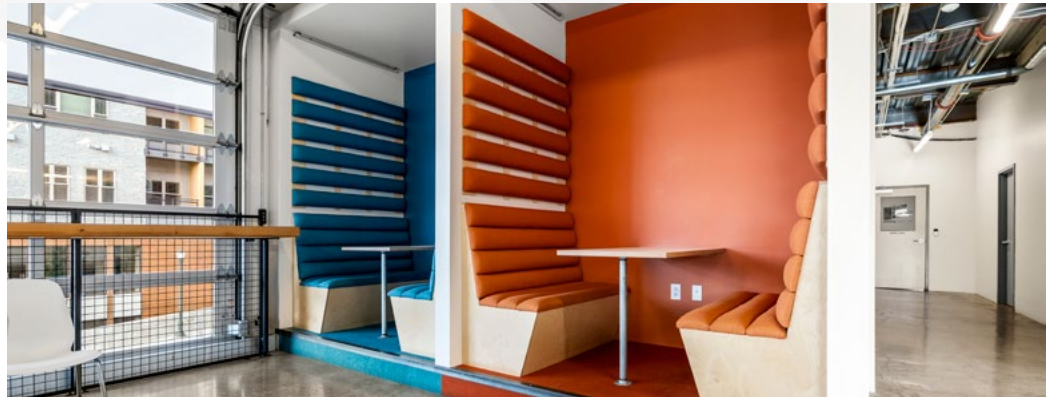
- SUITE 401 - 12,095 SF, \$26.00/SF NNN

(AVAILABLE 8/1/2026)



- Class A Office Space in the Heart of Downtown Castle Rock
- High-End Modern Finishes Throughout the Building
- Numerous Amenities Including Showers/ Lockers, Bike Racks, 24 Hr Access, and more
- Walking Distance to all Downtown Castle Rock Has to Offer

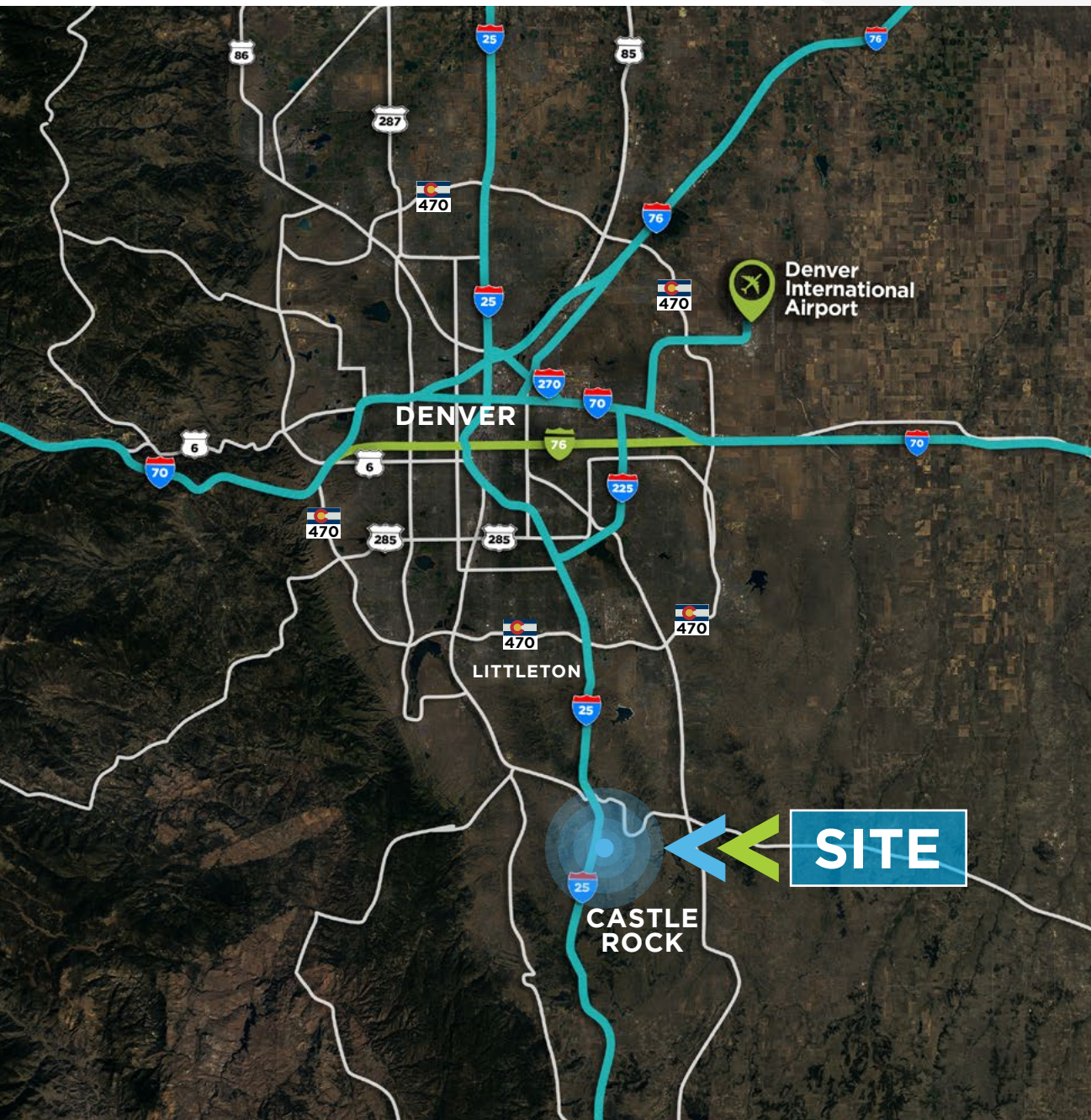
PROPERTY PHOTOS



LOCATION OVERVIEW



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	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%

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

MARKET OVERVIEW

Nestled between Denver and Colorado Springs, Castle Rock is a flourishing mountain-fringe community known for its distinctive rhyolite butte, historic downtown, and warm small-town character. As Douglas County's seat, Castle Rock combines essential municipal services with top-tier schools, comprehensive parks, and robust law enforcement—built to serve its fast-growing population.

With median household incomes well above national averages and one of the highest health and education scores in the U.S., the town supports an affluent, well-educated, and family-oriented community. Castle Rock has earned recognition—from best small city in Colorado (WalletHub, 2025), to Top 100 Best Places to Live (Livability.com, 2024), and No. 4 best small city in the U.S. (Money Magazine)—all while maintaining a reputation as one of the safest and most in-demand suburbs in the nation.

Proximity to highway infrastructure, the outdoor lifestyle, a growing residential base, and favorable investment environment make Castle Rock a uniquely compelling location for both residents and businesses alike.



#4
BEST SMALL CITY IN THE U.S.
(MONEY MAGAZINE)

**TOP 100
BEST PLACES
TO LIVE**

(LIVABILITY.COM, 2024)

**2025
BEST SMALL CITY IN COLORADO**
(WALLETHUB, 2025)

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