

CASTLE ROCK FLEX / INDUSTRIAL FOR LEASE

607 S. GILBERT STREET, CASTLE ROCK, CO 80104



AUTO REPAIR NOT PERMITTED



PROPERTY FEATURES

- 5,000 SF & 5,950 SF Available Immediately (Can Combine)
- **Auto Repair / Service NOT Permitted**
- Rare Flex / Industrial Space Ideally Located Within Minutes of Rapidly Growing Downtown Castle Rock - South of the Denver Tech Center
- Excellent Access to I-25 at the Plum Creek Interchange
- Close Proximity to Ample Amenities Including Retailers, Restaurants, Hotels, Parks, and Recreation Options
- Potential Uses Include:
 - Office / Storage
 - Brewing Facility
 - Pharma Compounding
 - Light Manufacturing / Distribution
 - Various Other Uses

PROPERTY DETAILS

AVAILABLE	Unit 102: ±5,000 SF Unit 103: ±5,950 SF
LEASE RATE	\$15.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$5.47 / SF (Estimated)
LOADING	12'x10' roll-up doors
CITY / COUNTY	Castle Rock / Douglas
ZONING	PD (Planned Development) / I-1 (Light Industrial) Follow Link to I-1 Permitted Uses
WATER / SAN	Included in CAM
GAS / ELECTRIC	Paid by Tenant
PHONE / INTERNET	Comcast (Paid by Tenant)

TREVEY COMMERCIAL

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NICK BEACH

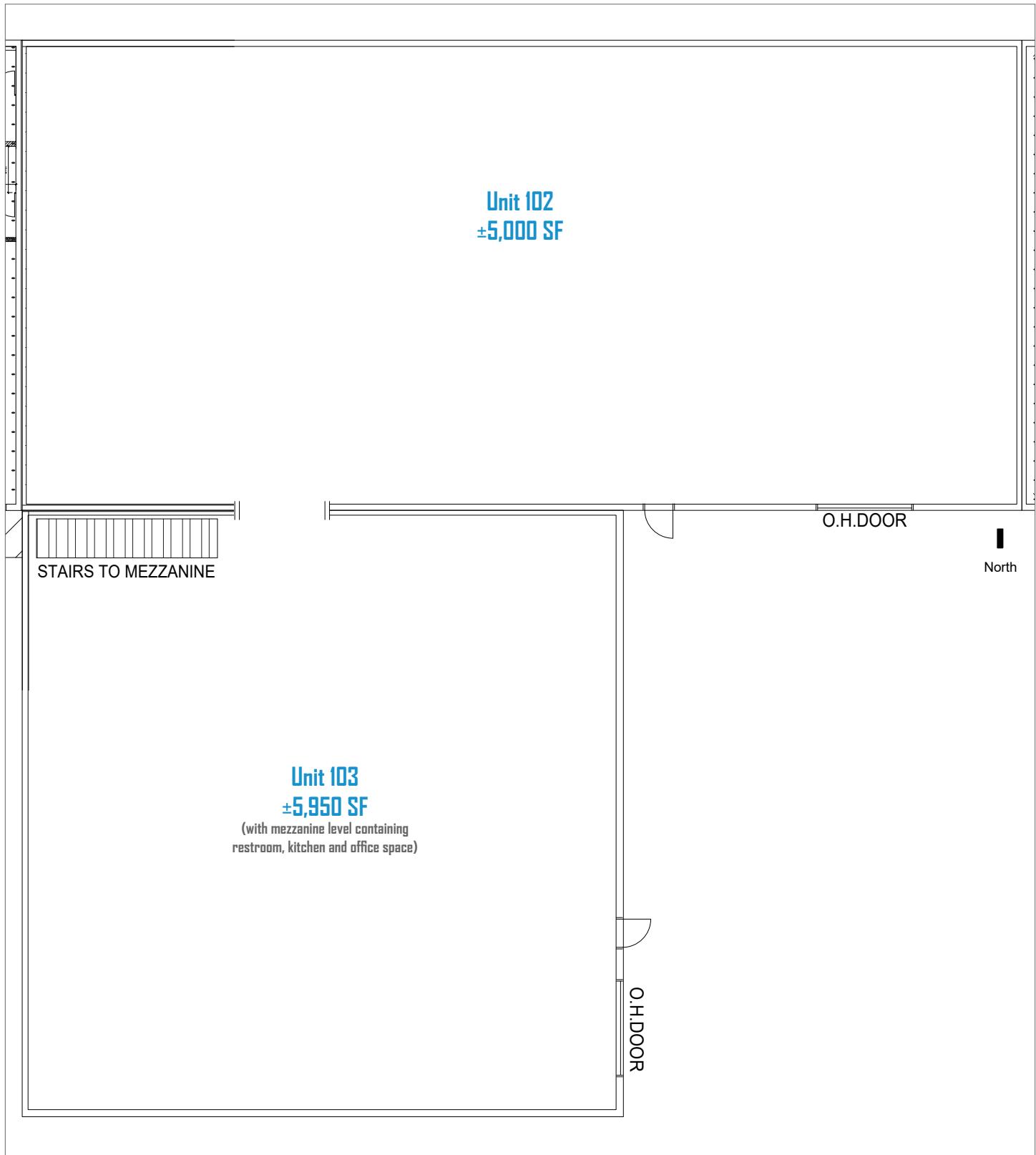
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FLOOR PLAN

BUILDING 607



SITE AERIAL



BUILDING LOADING



LOCATION OVERVIEW

CASTLE ROCK OVERVIEW

Castle Rock, Colorado, continues to experience significant growth and development:

- **Historic Downtown and Economic Vibrancy:** Castle Rock maintains its historic downtown charm while fostering economic growth. The town's affluent population sustains a stable demand for goods and services, providing a skilled workforce. A diverse array of office parks, retail centers, and commercial properties supports this economic landscape, with ongoing development opportunities to accommodate future business expansion.
- **Population Growth:**
 - **Castle Rock:** According to the 2020 U.S. Census, Castle Rock's population reached 73,158 - marking a 51.68% increase from 2010.
 - **Douglas County:** The county's population grew by 25.4% from 2010 to 2020, reaching 357,978.
- **Economic Indicators:**
 - **Median Household Income:** Douglas County boasts the highest median household income among Colorado counties and ranks seventh nationally in this category.
- **Recent Trends:**
 - **Statewide Economic Shift:** As of early 2025, Colorado is experiencing a "new era of austerity," characterized by flat population growth, slowing job growth, stable real estate values, and declining sales tax collections.
 - **Douglas County Growth:** Despite statewide trends, Douglas County continues to exhibit notable growth.
- **Future Projections:**
 - **Castle Rock Population:** With an expected annual growth rate of about 6%, projections estimate that Castle Rock's population will reach 100,000 by 2060.



castlerockedc.com

(Sources: U.S. Census, AXIOS, Castle Rock Economic Development Council)



(Credit: visitcastlerock.org)



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