

Space For Lease

Industrial | Flex | Retail



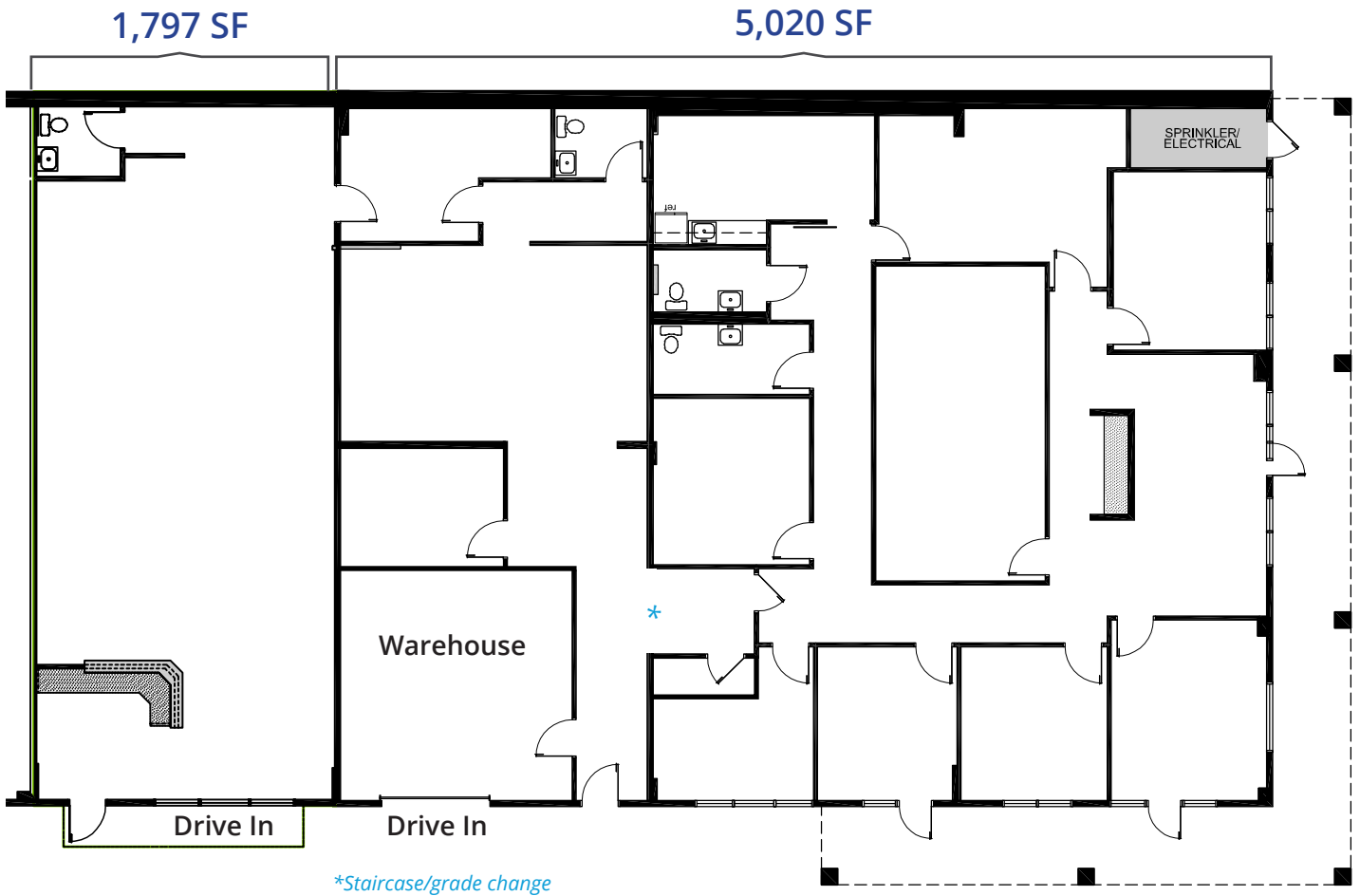
Castleton Center
3194-3196 Industrial Way
Castle Rock, CO 80109



Matt Keyerleber
720 284 7100
matt.keyerleber@colliers.com

T.J. Smith, SIOR
303 283 4576
tj.smith@colliers.com





Highlights

- Adjacent to Rock Yard Brewery, Bubbles Liquor Store, IHOP, Arby's Wells Fargo, Holiday Inn and multiple other nationally branded hotels
- Located directly south of the Castle Rock Outlets and the Promenade at Castle Rock in the middle of myriad shopping and restaurants
- Excellent location at I-25 and Meadows Interchange
- Strong Demographics and Traffic Counts

Information

Size: 1,797 SF - 6,817 SF **Clear Height:** 18'
Lease Rate (NNN): \$17.50 - \$18.50/SF **Zoning:** I-1
2024 Op. Ex.: \$8.82/SF **Loading:** Two (2) Drive-Ins
Term: Negotiable **Sprinklered:** Yes Standard Wet
Year Built: 2004

Traffic Counts

I-25 at Meadows Pkwy:
 > 117,00 +/- VPD
 Meadows Pkwy. at Castleton Dr.:
 > 49,712 +/- VPD
 Meadows Pkwy. at Santa Fe Dr.:
 > 117,00 +/- VPD

Demographics

Income			
	2 Mile	5 Miles	10 Miles
Avg. Household Income	\$135,252	\$144,080	\$155,015
Median Household Income	\$116,558	\$120,644	\$131,775
Population			
2010 Population	17,998	56,773	176,620
2023 Population	27,864	85,287	244,866
2028 Population Projection	30,168	92,091	262,403



Outlets at Castle Rock



MEADOWS PKWY.



CAVA



SANTA FE DR.



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.