

FOR SALE OR LEASE

COMMERCIAL RETAIL/INDUSTRIAL/FLEX BUILDINGS

2 BUILDINGS - TOTALING 20,458 SF

- Prime Location in the business hub of Castle Rock
- Close to major highways and dense retail

**3193/3197 COMMERCE COURT
CASTLE ROCK, CO, 80109**

Colliers

Jay Landt *Principal*
+1 303 283-4569
jay.landt@colliers.com

Lisa Vela *Principal*
+1 303 565-3788
lisa.vela@colliers.com



3193 COMMERCE CT. • BUILDING 1 UPPER 8,853 SF • CAN BE DEMISED 1,750 SF - 8,853 SF - \$399/SF



3193 COMMERCE CT. • BUILDING 1 LOWER 6,434 SF • CAN BE DEMISED 625 SF - 6,434 SF - \$365/SF



3197 COMMERCE CT. • BUILDING 2 5,171 SF • CAN BE DEMISED 562.5 SF - 5,171 SF - \$365/SF

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Building 1 Upper - \$399/SF

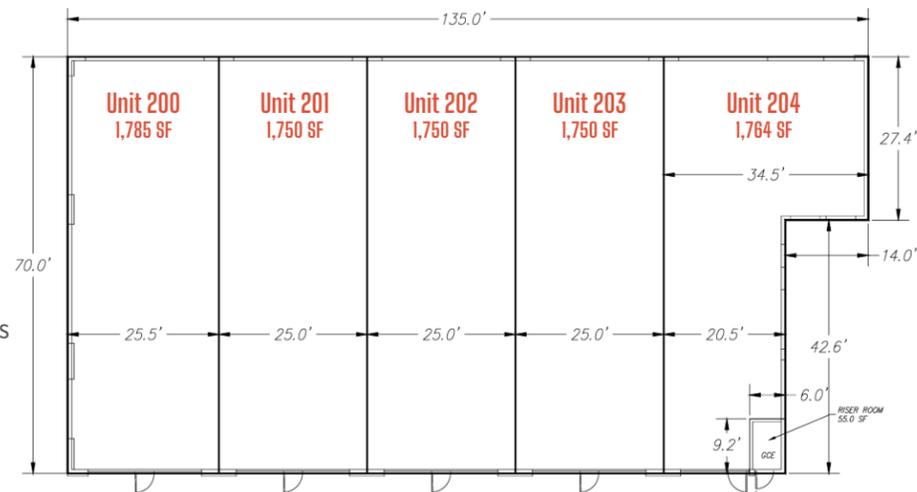
- 3193 Commerce Ct.

UPPER LEVEL TENANT SPACE

8,853 SF (W/ RISER ROOM)

8,798 SF (W/O RISER ROOM)

Available as one large suite or demised into spaces as small as 1,750 SF. Contact Broker for lease rates



Building 1 Lower - \$365/SF

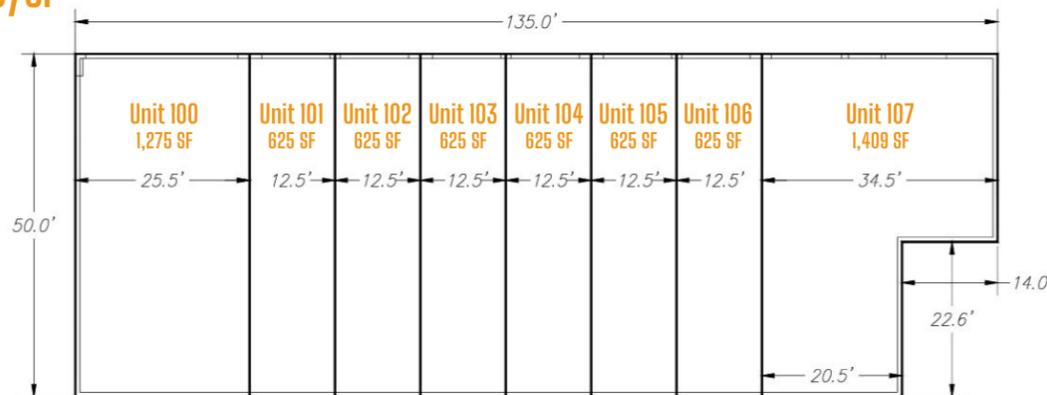
- 3193 Commerce Ct.

LOWER LEVEL WAREHOUSE

6,434 SF

Available as one large suite or demised into spaces as small as 625 square feet.

Contact Broker for lease rates



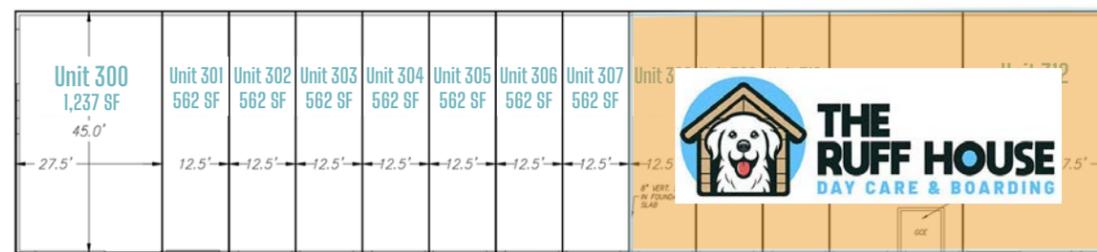
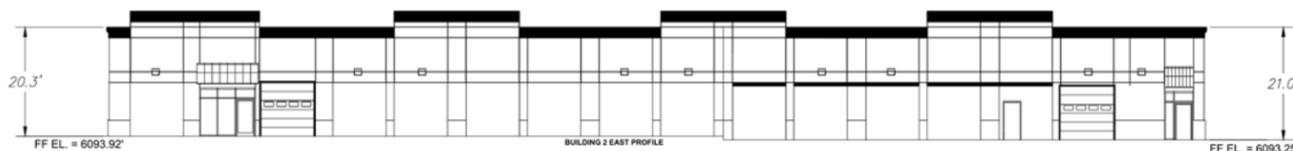
Building 2 - \$365/SF

- 3197 Commerce Ct.

5,171 SF

Available as one large suite or demised into spaces as small as 562 SF.

Contact Broker for lease rates



Showroom - Retail - Warehouse - Storage Space
Cold to warm shell delivery - Light industrial zoning

Demographics

	1 Mile	3 Miles	5 Miles
2024 Total Population	4,884	50,580	91,085
2024 Daytime Population	12,859	52,501	81,417
2024 Avg. Household Income	\$139,781	\$175,455	\$183,897
2029 Avg. Household Income	\$157,698	\$199,327	\$208,267

Traffic Stats

Meadows Pkwy S/O N. Castleton Drive: 33,425 VPD

Meadows Pkwy N/O N. Castleton Drive: 49,837 VPD

MPSI 2025 estimates