



PRIME REDEVELOPMENT OPPORTUNITY IN DOWNTOWN CASTLE ROCK

422 Perry Street
Castle Rock, Colorado

Kentwood
Commercial



PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY:

Connor Donahue

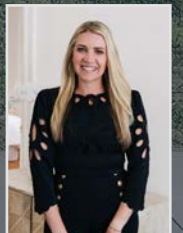
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Kendall Baker

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Kentwood
Commercial

EXECUTIVE SUMMARY



SALES PRICE	\$2,000,000
LAND SIZE	10,498 SF
BUILDING SIZE	2,016 SF
PARKING	DETACHED GARAGE
PROPERTY TYPE	REDEVELOPMENT
SUBMARKET	DOWNTOWN CASTLE ROCK
ZONING	B - BUSINESS/COMMERCIAL
PARCEL NUMBER	2505-111-20-001
LEGAL	LOTS 1 & 2 BLK 11 TOWN OF CASTLE ROCK 0.241 AM/L

RARE REDEVELOPMENT OPPORTUNITY IN DOWNTOWN CASTLE ROCK, COLORADO

Prime redevelopment opportunity in the heart of downtown Castle Rock! This 10,498 SF corner double lot sits prominently at the intersection of Fifth Street and Perry Street, offering outstanding visibility, frontage, and accessibility in one of Castle Rock's most active and walkable areas. Surrounded by a vibrant mix of restaurants, boutique retail, bars, and entertainment venues, this site is perfectly positioned to capture steady foot and vehicle traffic from the thriving downtown corridor. The property's "B" zoning allows for a wide range of business and commercial uses, providing flexibility for redevelopment into retail, office, mixed-use, or hospitality projects. With its high-traffic location, strong local demographics, and proximity to community amenities, this site presents an exceptional opportunity for investors or developers to create a signature project in one of Colorado's fastest-growing and most dynamic downtowns.

PROPERTY HIGHLIGHTS

- *PRIME REDEVELOPMENT OPPORTUNITY IN THE HEART OF DOWNTOWN CASTLE ROCK
 - *10,498 SF CORNER LOT WITH EXCELLENT FRONTAGE AND VISIBILITY
- *LOCATED AT THE HIGH-TRAFFIC INTERSECTION OF FIFTH STREET AND PERRY STREET
 - *SURROUNDED BY RESTAURANTS, RETAIL, BARS, AND ENTERTAINMENT VENUES
 - *WALKABLE DOWNTOWN LOCATION WITH STRONG PEDESTRIAN ACTIVITY
 - *IDEAL FOR RETAIL, OFFICE, MIXED-USE, OR HOSPITALITY DEVELOPMENT
- *EXCEPTIONAL EXPOSURE AND ACCESSIBILITY IN A THRIVING COMMERCIAL CORRIDOR
 - *POSITIONED WITHIN ONE OF COLORADO'S FASTEST-GROWING COMMUNITIES
- *RARE OPPORTUNITY TO DEVELOP A SIGNATURE PROJECT IN VIBRANT DOWNTOWN CASTLE ROCK
 - *ZONED "B" FOR FLEXIBLE BUSINESS AND COMMERCIAL USES
 - *LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT (DOD)
>>> [CLICK HERE FOR INFORMATION ON DOD](#)

AERIAL PHOTOS



EXTERIOR PHOTOS



NEIGHBORHOOD PHOTOS



AREA HIGHLIGHTS



RESTAURANTS

Castle View Cafe
Courtyard Social
Castle Cafe
Z'Abbracci Pizza/Pasta
The Office Co.
Bien Y Tu
Angie's Restaurant
Pegasus Restaurant
Izumi Sushi
Sliceworks
Gluttony & Graze
Dos Santos

COFFEE/CONFECTIONS

The Cake Company
Sugar Spoon Candies
Lost Coffee
Glacier Ice Cream/Gelato
Dazbog Coffee
Bearded Man Coffee

BARS/BREWERIES

Wild Blue Yonder Brewing
Hideaway Bar & Grill
Great Divide Brewing
Provision

RECREATION

Festival Park
Philip & Jerry Miller Library
Music Mountain Amphitheater
The Castle Rock/Park
Centennial Park/Burgess Pool
Plum Creek Golf Club

WELLNESS

Wildmoon Alchemy
Soie Wellness Spa
Wellspring Holistic Massage
Aesthete Med Spa

RETAIL/SERVICES

Mod Mountain Boutique
BurboChic
Amazing Lemons Boutique
Niche & Co.
Everything Alpaca
Castle Rock Florist
Wild Petals Home Decor
Copperfalls Spa & Salon
Ecclesia Market
PB&T Bank of Castle Rock
FirstTier Bank
Blue Spruce Animal Clinic

SITE LOCATION



AREA DEMOGRAPHICS

POPULATION 2024	1 mi	7,329
	2 mi	24,691
	3 mi	55,221
EST. ANNUAL GROWTH 2024-2029	1 mi	2.80%
	2 mi	2.90%
	3 mi	2.90%
MEDIAN AGE	1 mi	40
	2 mi	39.6
	3 mi	38.2
MEDIAN HOME VALUE	1 mi	\$470,712
	2 mi	\$538,461
	3 mi	\$547,874
RENTER OCCUPIED HOUSEHOLDS	1 mi	1,531
	2 mi	3,683
	3 mi	5,569
OWNER OCCUPIED HOUSEHOLDS	1 mi	1,868
	2 mi	7,043
	3 mi	16,857
DAYTIME EMPLOYEES	1 mi	9,502
	2 mi	12,631
	3 mi	20,770
AREA BUSINESSES	1 mi	1,264
	2 mi	1,551
	3 mi	2,666
TOTAL CONSUMER SPENDING	1 mi	\$101,445,904
	2 mi	\$374,635,659
	3 mi	\$867,347,3347

CASTLE ROCK, COLORADO

Castle Rock, Colorado, is a charming and fast-growing community nestled between Denver and Colorado Springs. Known for its namesake rock formation that rises dramatically above the town, Castle Rock blends small-town character with modern amenities. The historic downtown area features locally owned shops, restaurants, and cafes, while nearby trails and open spaces provide abundant opportunities for hiking, biking, and outdoor recreation. Residents enjoy a strong sense of community, enhanced by local events, farmers markets, and seasonal festivals that bring people together year-round. The town also boasts excellent schools, beautiful neighborhoods, and easy access to major highways, making it a popular choice for families and professionals alike. With its scenic mountain views, vibrant community spirit, and convenient location, Castle Rock offers a high quality of life in the heart of Colorado.



THE FUTURE OF DOWNTOWN CASTLE ROCK

The Castle Rock Downtown Alliance is a collaborative partnership between the Downtown Merchants Association (DMA) and the Downtown Development Authority (DDA). The DMA focuses on driving visitor traffic and enhancing the downtown experience through high-quality events and community programming, while the DDA concentrates on thoughtful development, investment, and placemaking initiatives. Together, these organizations share a unified vision of creating a vibrant, thriving, and economically prosperous downtown Castle Rock.

DOWNTOWN DEVELOPMENT AUTHORITY

"Focusing on beautification, community amenities, adaptive reuse of space, façade renovations and redevelopment projects"

The Downtown Development Authority (DDA) is a quasi-governmental organization that operates as an extension of the Town and is overseen by a seven-member board appointed by Town Council. The DDA spearheads a wide range of initiatives, including downtown beautification, community amenities, adaptive reuse of existing spaces, façade improvements, and major development projects. To support these efforts, the DDA utilizes tools such as Tax Increment Financing (TIF) to encourage investment and stimulate economic growth within the downtown district.

**CLICK [HERE](#) FOR LINK
TO MORE INFORMATION**



DEVELOPMENT PROJECTS

1. RIVERWALK

Riverwalk is a two-block residential redevelopment in the heart of Downtown Castle Rock. Spanning both sides of Sellars Gulch along Wilcox Street, it will energize the area throughout the day & night. Adjacent to Festival Park, Riverwalk supports downtown revitalization and, alongside nearby projects, will help redefine Castle Rock's vibrant urban core.

2. MERCANTILE COMMONS

Located at 230 Third Street, the 28,800 SF Mercantile Commons is a mixed-use project offering retail, restaurant, and office space in Downtown Castle Rock. As the first new residential development in the area in many years, it provides a unique live/work opportunity within walking distance of downtown's shops and dining.

3. ENCORE

Encore is a \$72 million mixed-use redevelopment by Confluence in Downtown Castle Rock. The project includes 124 for-sale condos, 30,000 SF of ground-floor retail & office space, & a 600-space parking garage with 300 public spaces. Adjacent to Festival Park, Encore will include added amenities, including a public dog park & civic plaza.

4. CITY HOTEL

The City Hotel project by White Development is an adaptive reuse initiative preserving the historic Old City Hotel while adding a new boutique hotel on the same site. The design features a shared lobby, upscale food and beverage space, and a breezeway connecting the old and new structures. Plans include a rooftop bar, first-floor retail, and a four-story building with a stepped-back top floor to maintain a three-story appearance.

>>> [CLICK HERE FOR DOWNTOWN CASTLE ROCK - MASTER PLAN](#)



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