

CASTLETON CENTER

658 Genoa Way | Castle Rock, CO 80109

1,600 SF AVAILABLE / FOR LEASE



Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinc@cushwake.com
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PROPERTY FEATURES

1,600 SF AVAILABLE / FOR LEASE

AVAILABLE

1,600 SF

RATE

\$30.00/SF

MONTHLY

\$6,469.33

NNN

\$18.52/SF

CITY/COUNTY

Castle Rock/Douglas

ABOUT THE PROPERTY

- Upcoming Lease Expiration:
Tenant lease expires 6/30/2026
- Second generation optometrist
- Located directly to the south of Castle Rock outlets with over 6 million unique customers
- One of the few remaining vacancies near the Castle
- Join Safe Splash, Fierce45 and Rock Salt Spa at The Castle Rock Outlets
- Great access and adjacency to I-25

DEMOGRAPHICS

Year: 2023 | Source: Esri

	1 Mile	3 Miles	5 Miles
Population	3,122	49,407	89,432
Daytime Population	10,545	48,338	76,664
Avg. Household Income	\$115,073	\$168,325	\$177,241
Estimated Households	1,358	17,358	31,749

TRAFFIC COUNTS

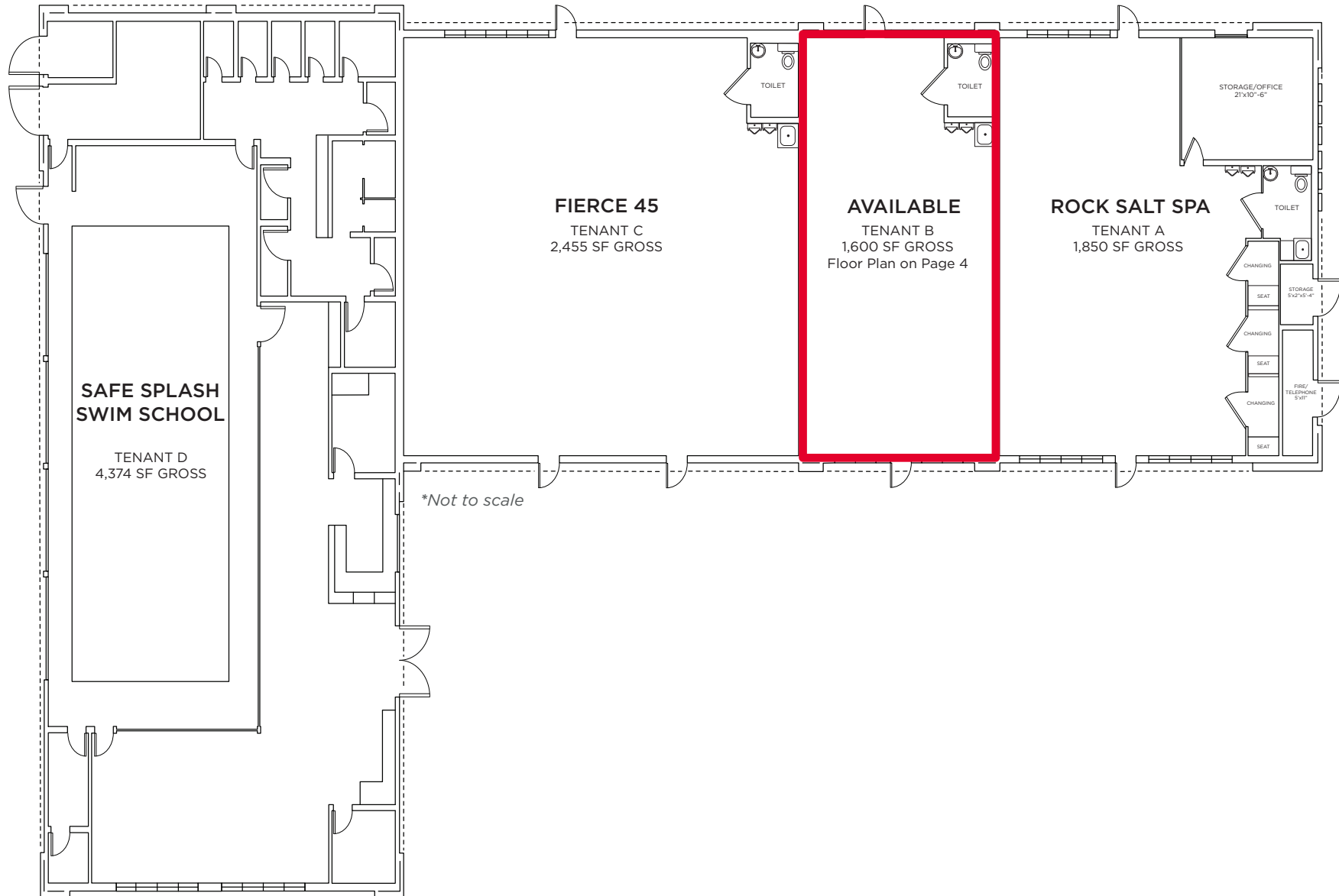
Year: 2023 | Source: Esri

Meadows Parkway	50,307 VPD
I-25	96,000 VPD



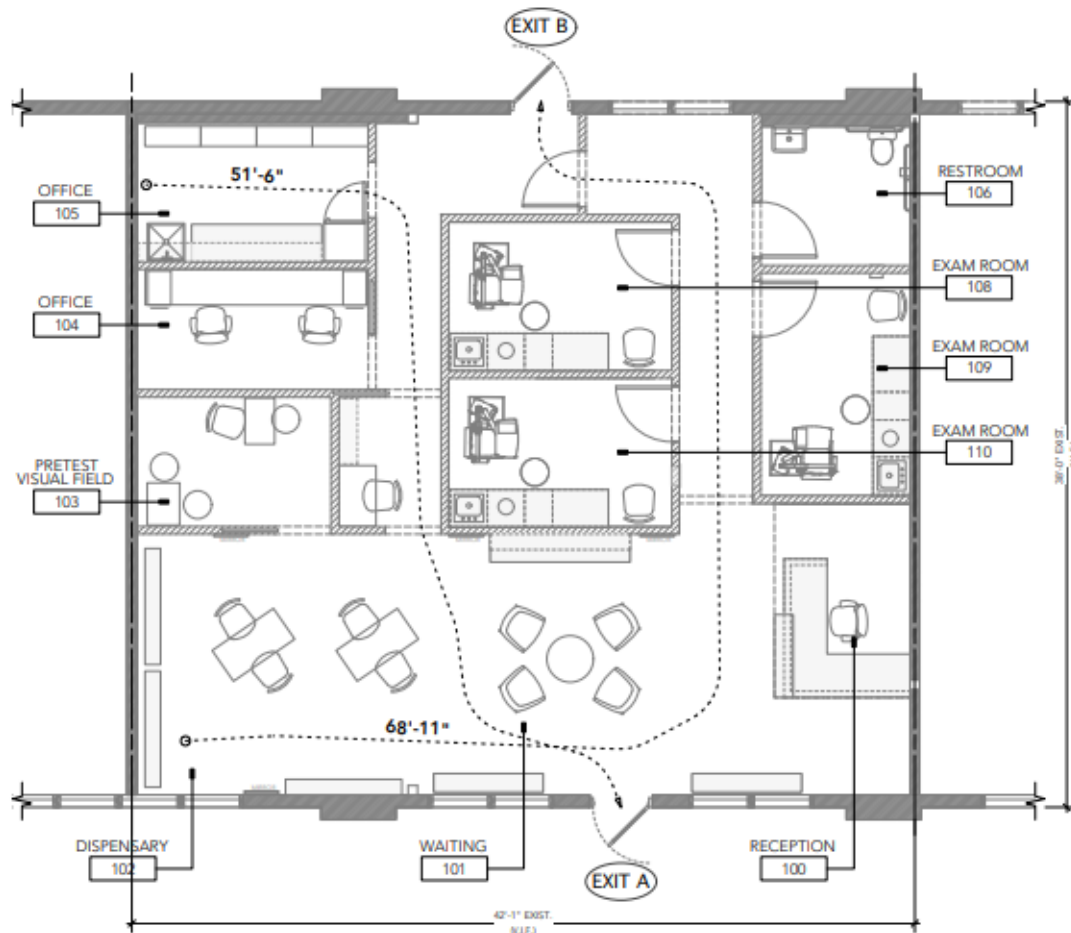
SITE PLAN

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FLOOR PLAN

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AERIAL MAP

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