

4284 TRAIL BOSS DR

RETAIL SPACE AVAILABLE FOR LEASE

4284 Trail Boss Dr Castle Rock, CO 80104



navpoint
REAL ESTATE GROUP



JORDAN BURGESS Brokerage Services

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EXECUTIVE SUMMARY



LEASE RATE

\$25 NNN



AVAILABLE SPACE

1,800 SF



YEAR BUILT

2005



SITE SIZE

0.35 AC



BUILDING SIZE

10,500 SF



OPEX

EST. **\$10.00/SF**



PARKING RATIO

6.95/1,000 SF



LEASED

100%



DATE AVAILABLE

60 DAYS



ZONING

PD, CASTLE ROCK

Property Highlights

- Highly Desirable End Cap With Great Visibility
- Ample Parking
- Excellent Co-Tenant Mix & Synergy
- Conveniently Located Just Minutes from I-25 and Founders Pkwy
- Open Floor Plan Can Accomodate A Wide Variety of Uses



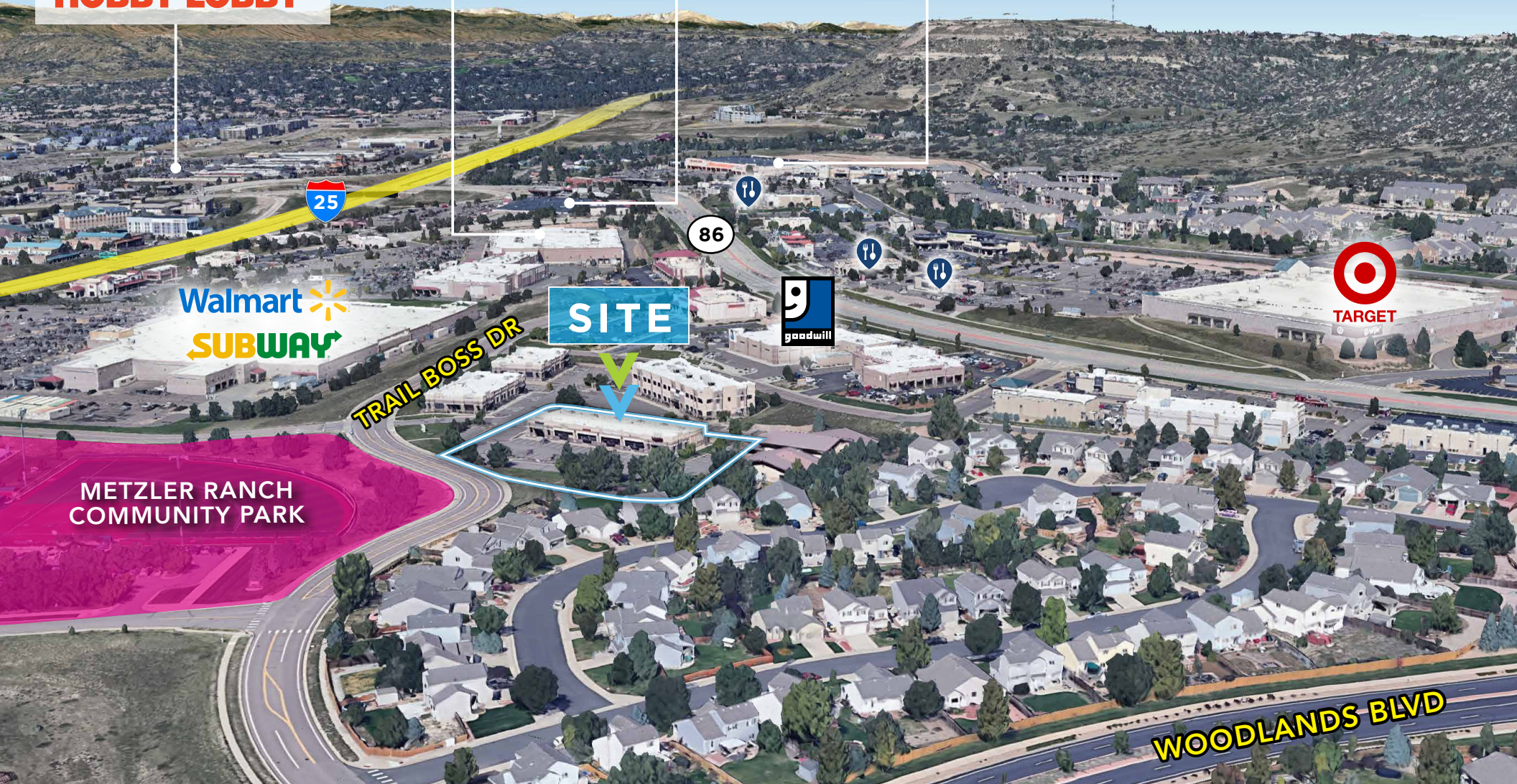
AERIAL MAP

LOWE'S
NIKE
KING Soopers
adidas
HOBBY LOBBY

CHASE
KOHL'S
PETSMART
Office DEPOT

GNC
SONIC
ups

THE HOME DEPOT
Michaels
SPROUTS FARMERS MARKET
DOLLAR TREE



SITE

METZLER RANCH
COMMUNITY PARK

Walmart
SUBWAY

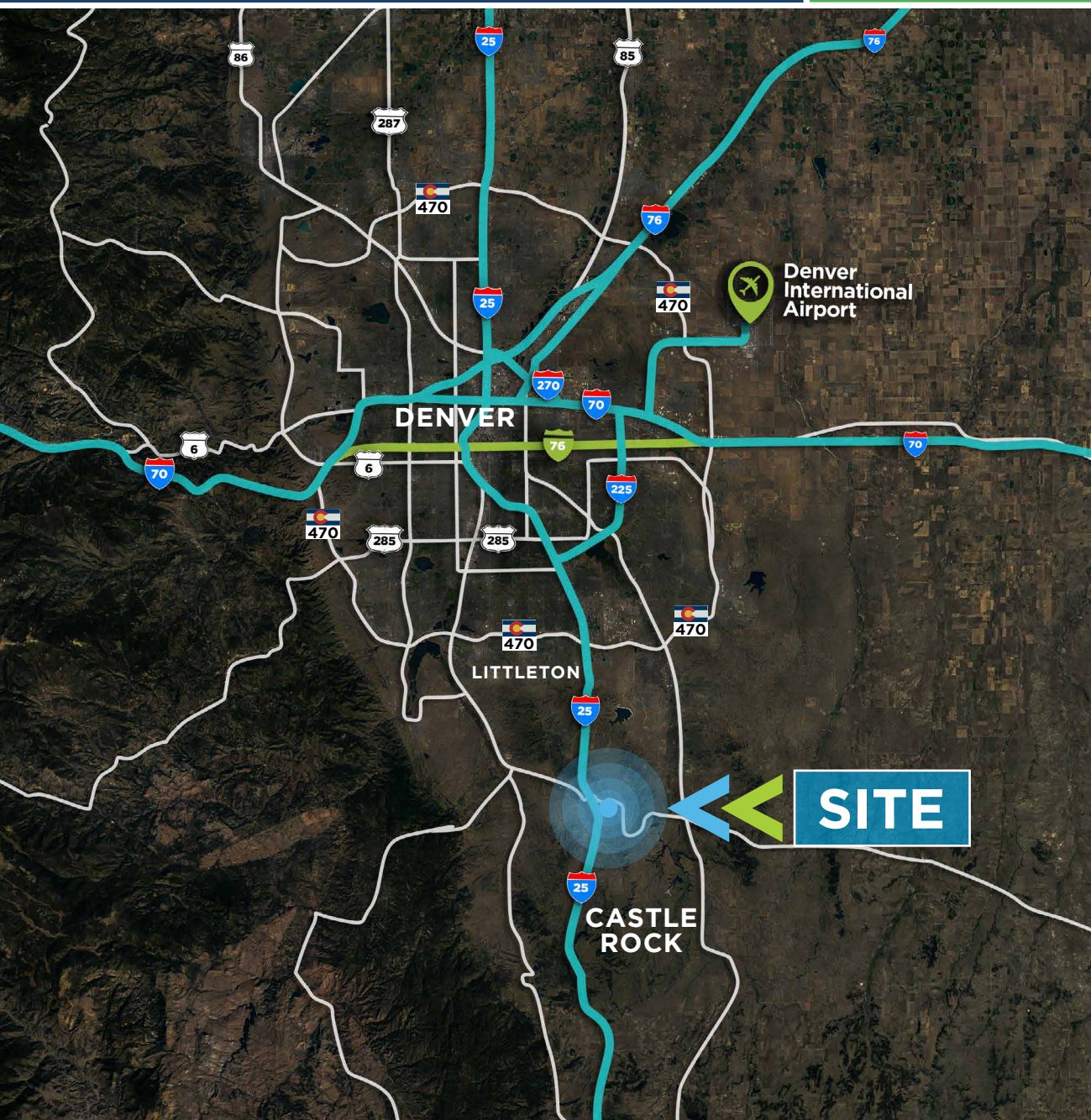
goodwill

TARGET

AERIAL MAP



LOCATION MAP



	2023 Median Household Income	2023 Average Household Income	% Population Change
DOUGLAS COUNTY	\$132,769	\$176,528	7.06%
ARAPAHOE COUNTY	\$89,200	\$126,314	1.52%
DENVER COUNTY	\$85,243	\$125,855	3.88%
BOULDER COUNTY	\$97,612	\$141,680	1.73%
LARIMER COUNTY	\$82,129	\$118,368	4.18%
WELD COUNTY	\$88,463	\$113,025	6.87%

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Projection	4,868	47,036	81,628
2021 Estimate	4,369	42,608	73,959
Growth 2010-2021	4.7%	3.4%	3.4%
Average Age	37.4	37.6	37.9
Average Household Income	\$109,864	\$127,632	\$139,519
BUSINESS			
Total Businesses	562	2,277	2,586
Employees	6,108	21,593	23,885

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