

RETAIL/OFFICE FOR LEASE

# 3855 AMBROSIA ST.

CASTLE ROCK · CO

COLORADO  
BEAUTY RN

Ambrosia Flowers  
& Gifts

3855

The  
Exercise  
Coach

CODE NINJAS

SPRAY

navpoint  
REAL ESTATE GROUP



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# Property Overview

## 3855 AMBROSIA ST

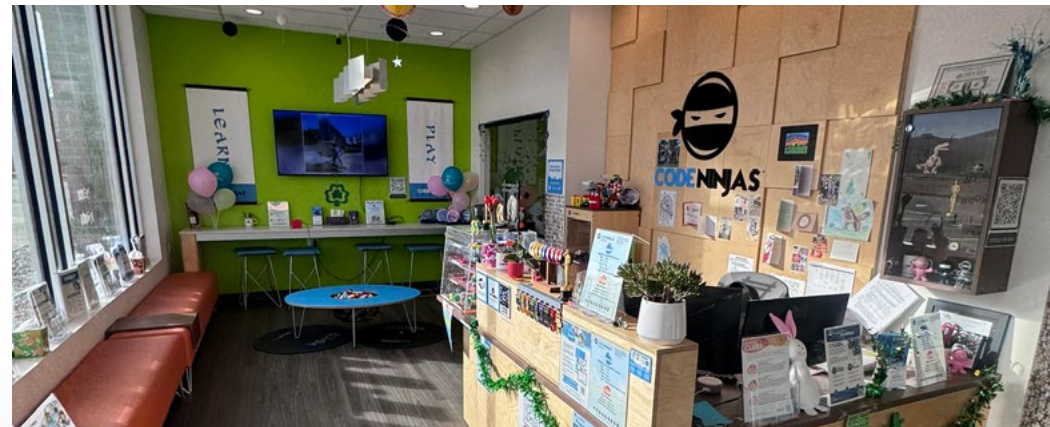
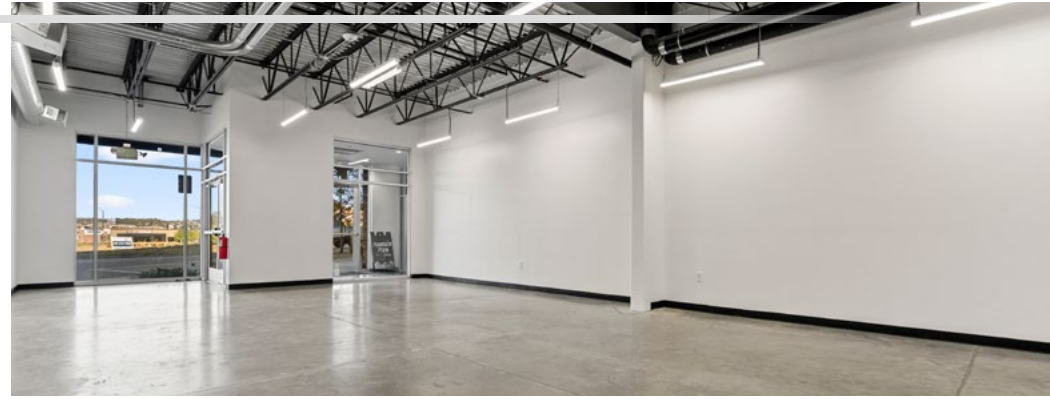
<b>Property Address</b>	3855 Ambrosia St., Castle Rock CO 80109
<b>Property Type</b>	Office, Retail
<b>Lease Rate</b>	Office \$25.00/SF NNN Retail \$35.00/SF NNN
<b>NNN (Est. 2025)</b>	Office \$19.71/SF
<b>Building Size</b>	18,169 SF
<b>Spaces Available</b>	Suite 204 (Office) - 952 RSF Suite 300 (Office) - 892 RSF Suite 302 (Office) - 928 RSF Suite 301 (Office) - 3,127 RSF Suite 102 (Retail) - 1,981 RSF
<b>Number of Floors</b>	3

## PROPERTY HIGHLIGHTS

- High-Image office/retail building positioned in the heart of the Meadows
- Exposure to 12,000 vehicles per day on Meadows Pkwy
- Multiple restaurants and retail businesses within walking distance
- Abundant parking nearby
- Prime First Floor Retail Space Available 9/1/26
- Building Signage Available



# Property Photos



# Available Spaces



# Location Overview



	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
2030 Projection	7,285	60,399	95,022
2025 Estimate	6,742	54,125	85,695
Growth 2025-2030	8.1%	11.6%	10.9%
Average Age	40	38	38
Average Household Income	\$117,300	\$159,600	\$173,100
BUSINESS			
Total Businesses	562	2,277	2,586
Employees	6,108	21,593	23,885

# MARKET OVERVIEW

Nestled between Denver and Colorado Springs, Castle Rock is a flourishing mountain-fringe community known for its distinctive rhyolite butte, historic downtown, and warm small-town character. As Douglas County's seat, Castle Rock combines essential municipal services with top-tier schools, comprehensive parks, and robust law enforcement—built to serve its fast-growing population.

With median household incomes well above national averages and one of the highest health and education scores in the U.S., the town supports an affluent, well-educated, and family-oriented community. Castle Rock has earned recognition—from best small city in Colorado (WalletHub, 2025), to Top 100 Best Places to Live (Livability.com, 2024), and No. 4 best small city in the U.S. (Money Magazine)—all while maintaining a reputation as one of the safest and most in-demand suburbs in the nation.

Proximity to highway infrastructure, the outdoor lifestyle, a growing residential base, and favorable investment environment make Castle Rock a uniquely compelling location for both residents and businesses alike.



**#4**  
**BEST SMALL CITY IN THE U.S.**  
(MONEY MAGAZINE)

**TOP 100 BEST PLACES TO LIVE**

(LIVABILITY.COM, 2024)

**2025 BEST SMALL CITY IN COLORADO**

(WALLETHUB, 2025)



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