



706 WILCOX

706 Wilcox Street Castle Rock, CO 80104



PROPERTY SUMMARY

Offering Price	\$1,250,000.00
Building SqFt	956 SqFt
Year Built	1939
Lot Size (acres)	0.16
Parcel ID	R0074317
Zoning Type	Commercial
County	Douglas
Frontage	0.00 Ft
Coordinates	39.376760,-104.859541

INVESTMENT SUMMARY

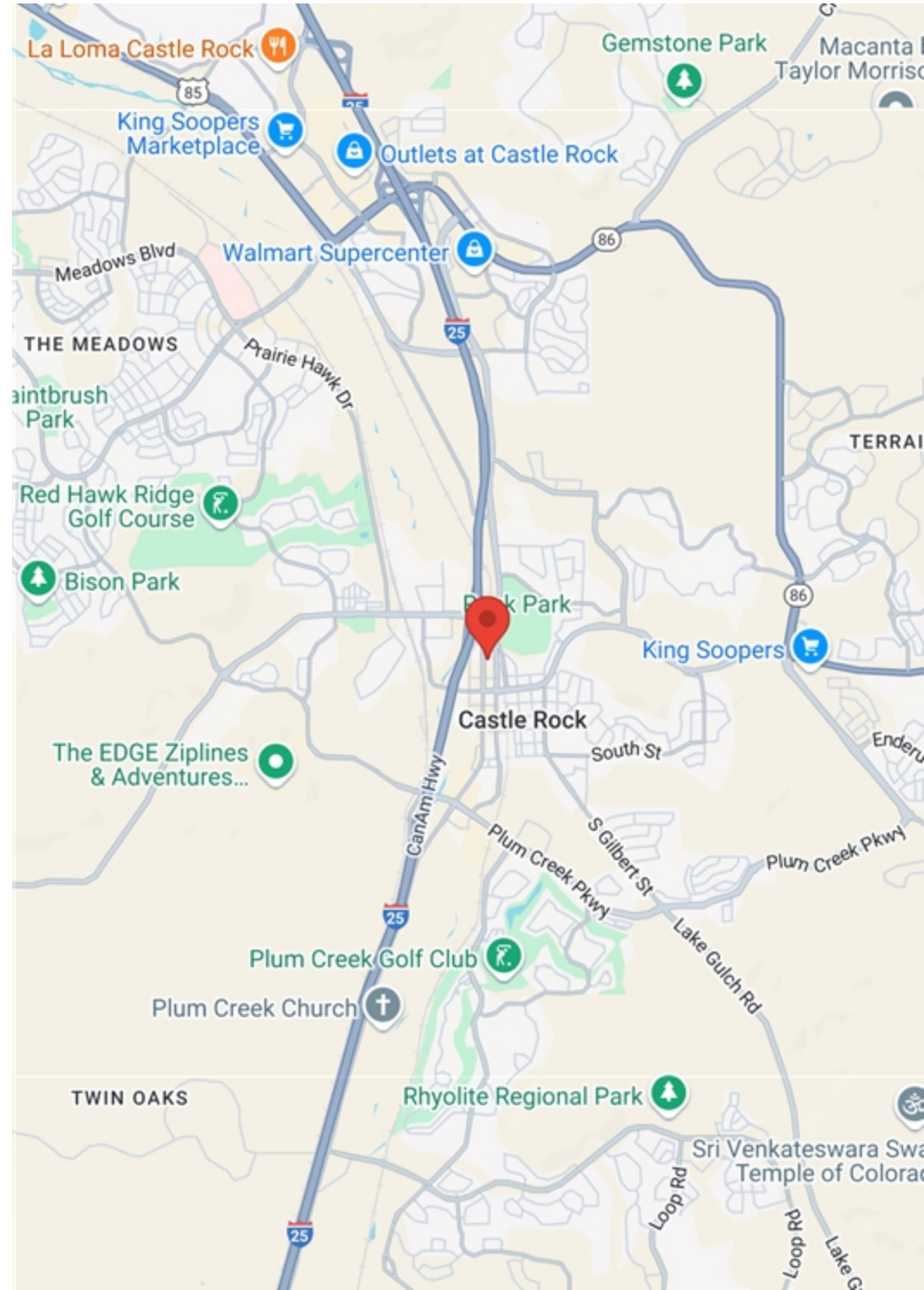
Nestled in the picturesque town of Castle Rock, Colorado, this unique cottage-style office offers the perfect blend of charm and functionality for your business. Just minutes from downtown Castle Rock, with quick access to I-25, you'll enjoy both convenience and tranquility. Ideal for small businesses, creative agencies, or remote professionals. Multiple rooms are perfect for individual offices or meeting spaces. Private parking for employees and clients. Take advantage of this rare opportunity to own a house style office space in the sought-after Castle Rock area. Contact us today to schedule a tour!

The detached garage is currently rented on MTM basis as an art studio. The tenant could stay if a new deal is structured with the new ownership.



INVESTMENT HIGHLIGHTS

- The property is strategically located in Downtown Castle Rock with direct frontage on Wilcox St. The opportunity is being offered for \$1,250,000.00
- Close access to I-25
- Excellent Visibility on one of the main access points
- Strong demographics and traffic count
- Surrounded by multiple mixed-use and other commercial neighbors





LOCATION HIGHLIGHTS

- Excellent Visibility from Wilcox St and Surrounding Businesses.
- Dominant retail corridor.
- Affluent and growing trade area.
- The site also benefits from its positioning in an extremely dense and growing residential area.



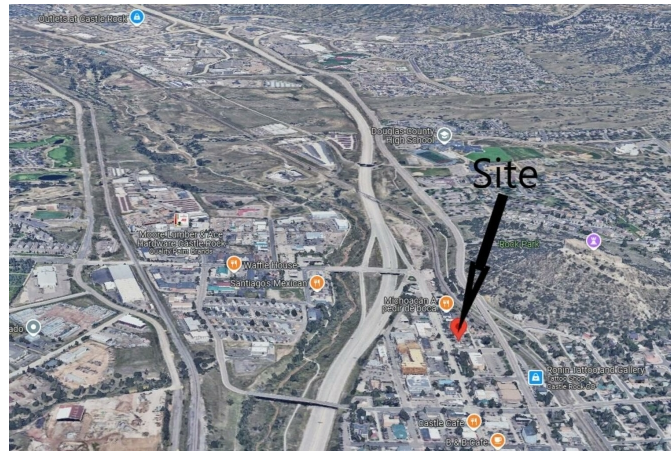
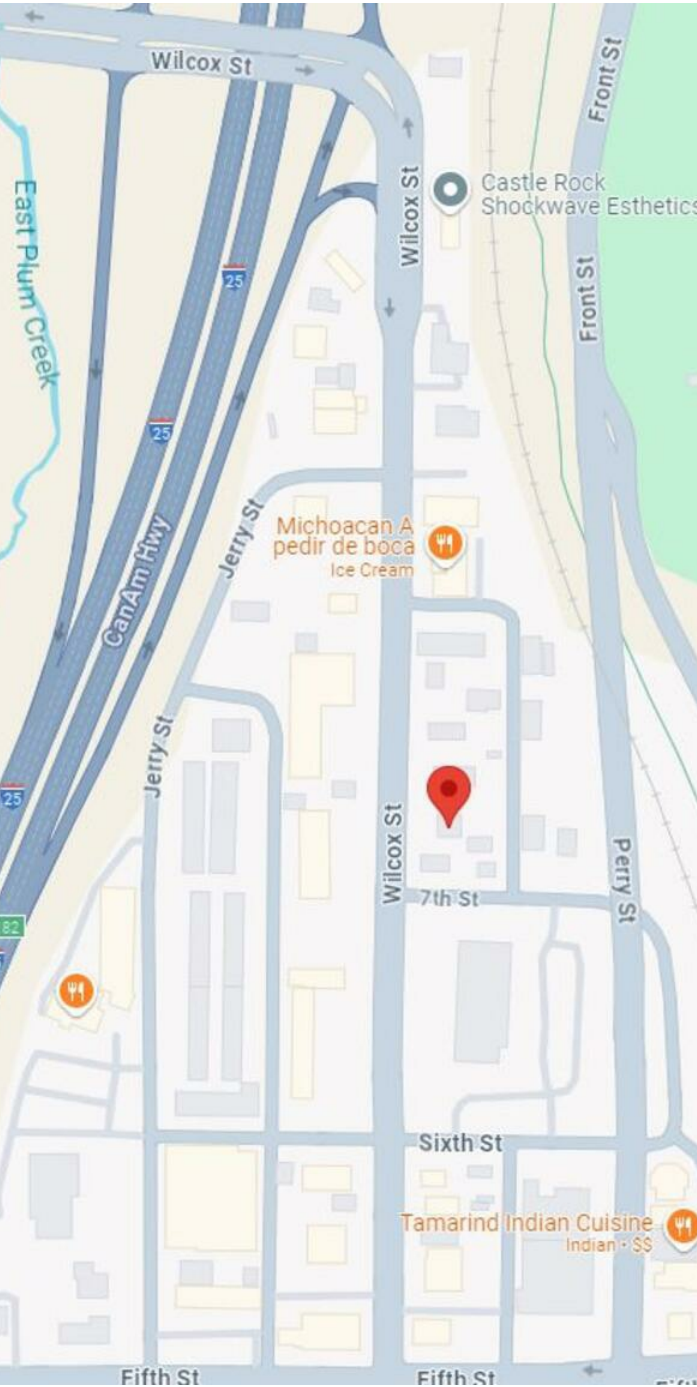


THE
DREAM TREE
STUDIO

710

ABOUT CASTLE ROCK

Castle Rock is a home rule town that is the county seat and the most populous municipality of Douglas County, Colorado, United States. The town's population was 73,158 at the 2020 census, a 51.68% increase since the 2010 census. Castle Rock is the most populous Colorado town (rather than city) and the 16th most populous Colorado municipality.



CITY OF CASTLE ROCK

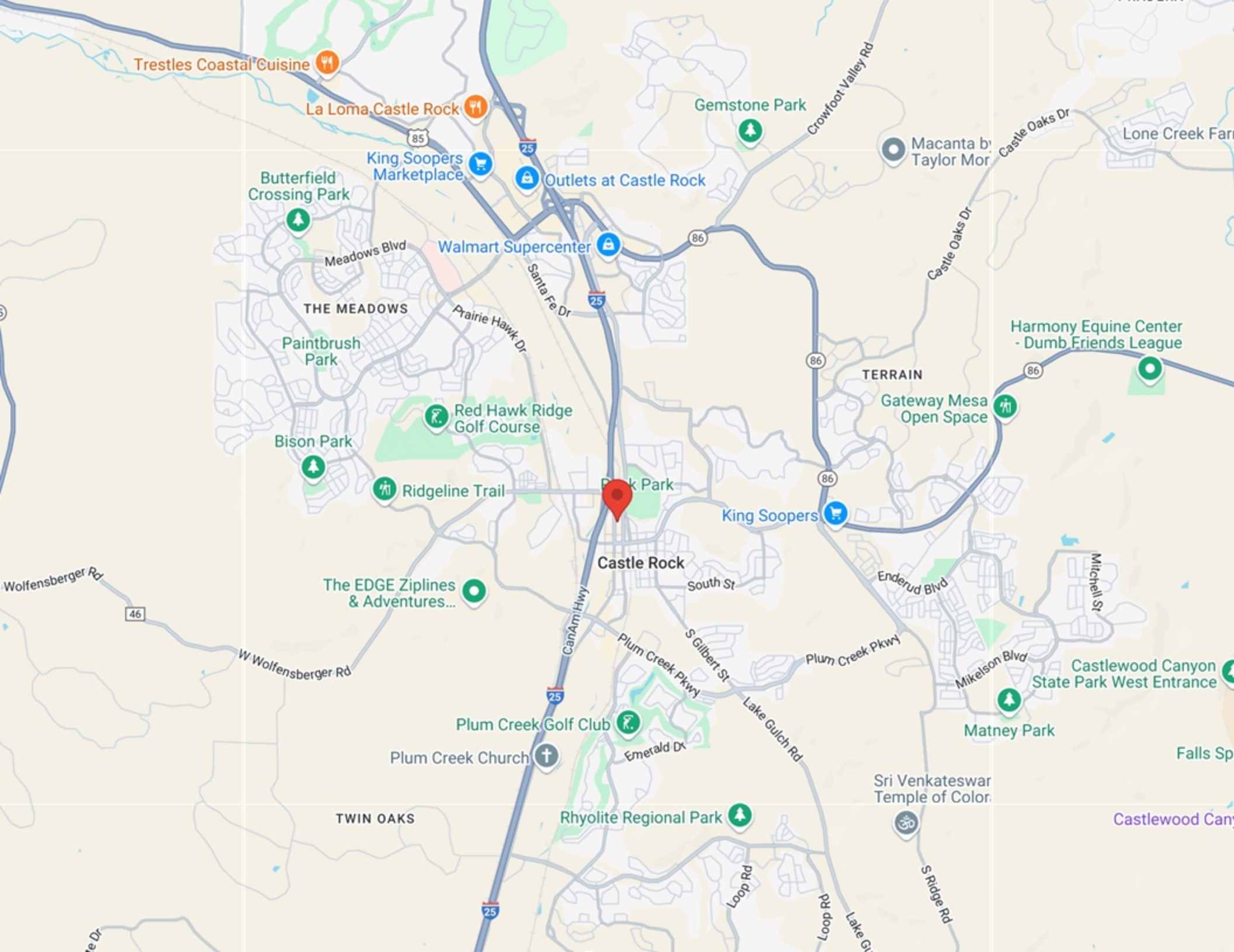
COUNTY	DOUGLAS
INCORPORATED	4/13/1881

AREA

CITY	34.3 SQ MI
LAND	34.3 SQ MI
ELEVATION	6224 FT

POPULATION

POPULATION	73,158
RANK	14
DENSITY	2,308.19 SQ MI
URBAN	2,686,147



Trestles Coastal Cuisine

La Loma Castle Rock

Gemstone Park

King Soopers Marketplace

Outlets at Castle Rock

Macanta by Taylor Mor

Butterfield Crossing Park

Walmart Supercenter

THE MEADOWS

Paintbrush Park

Red Hawk Ridge Golf Course

Harmony Equine Center - Dumb Friends League

Bison Park

Ridgeline Trail

Park Park

TERRAIN

Gateway Mesa Open Space

Castle Rock

King Soopers

The EDGE Ziplines & Adventures...

Castlewood Canyon State Park West Entrance

Wolfsberger Rd

W Wolfsberger Rd

Plum Creek Golf Club

Plum Creek Church

TWIN OAKS

Rhyolite Regional Park

Sri Venkateswar Temple of Color

Matney Park

Falls Sp

Castlewood Cany



FLOOR 1



FLOOR 2

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE RE/MAX LEADERS ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



NEZAR AWEIDA

Broker Owner

Mobile: 303-888-8878

naweida@remax.net

License #: 025758



TAYLOR LONGO

Broker

Direct: 303-902-9219

taylorjlongo@gmail.com



RE/MAX LEADERS

12600 E Arapahoe Rd Unit B
Centennial, CO 80112

Office: 303-834-1144
Nezar Aweida