



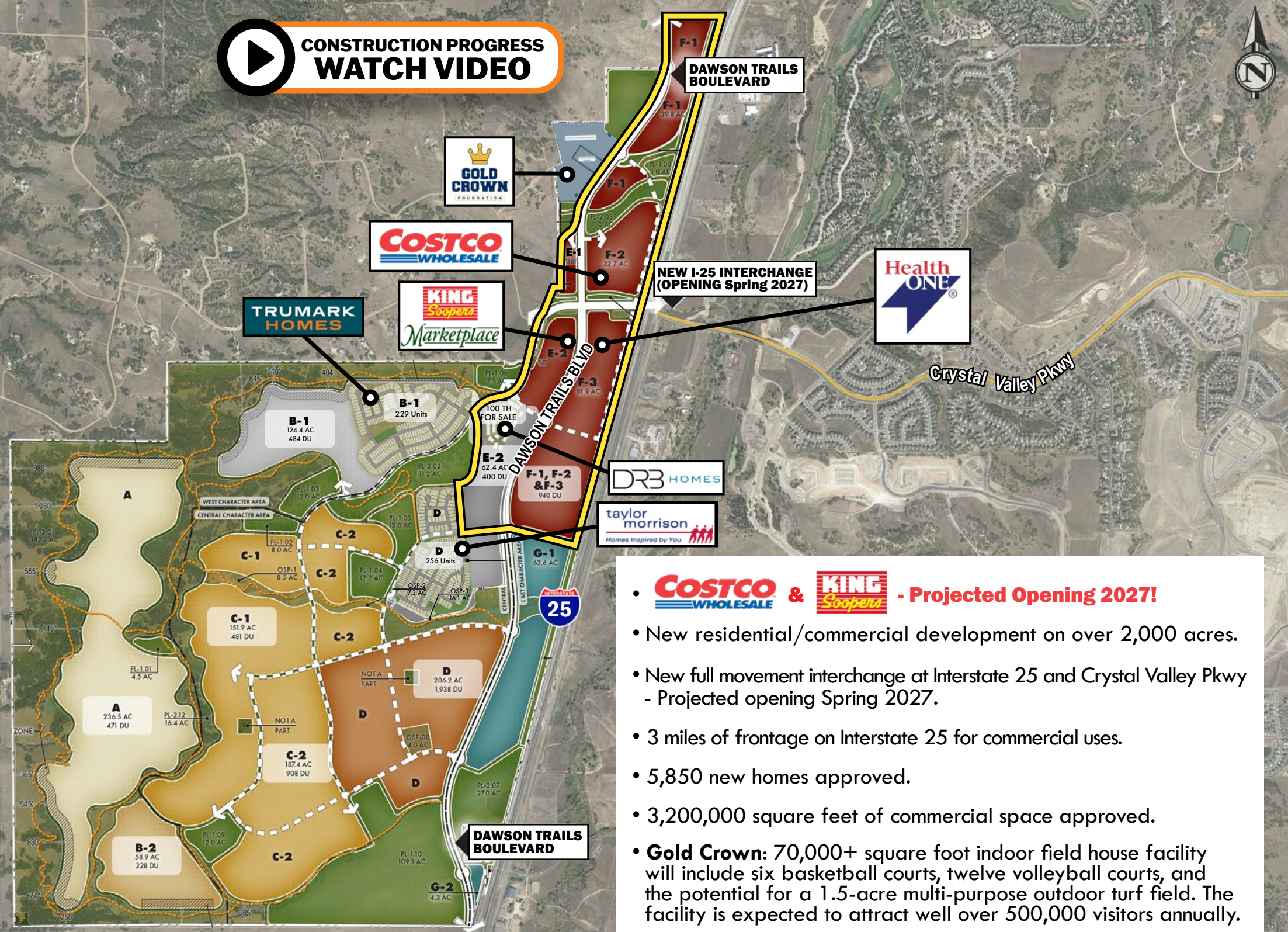
# COMMERCIAL/RETAIL SITES AVAILABLE DAWSON TRAILS



INTERSTATE 25 & CRYSTAL VALLEY PARKWAY - CASTLE ROCK, CO

www.DawsonTrails.com

CONSTRUCTION PROGRESS  
WATCH VIDEO



- **COSTCO & KING Soopers - Projected Opening 2027!**
- New residential/commercial development on over 2,000 acres.
- New full movement interchange at Interstate 25 and Crystal Valley Pkwy - Projected opening Spring 2027.
- 3 miles of frontage on Interstate 25 for commercial uses.
- 5,850 new homes approved.
- 3,200,000 square feet of commercial space approved.
- **Gold Crown:** 70,000+ square foot indoor field house facility will include six basketball courts, twelve volleyball courts, and the potential for a 1.5-acre multi-purpose outdoor turf field. The facility is expected to attract well over 500,000 visitors annually.

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### TRADE AREA DEMOGRAPHICS

	3 Miles
Population	24,047
Annual Growth (2010-2024)	6.5%
Average HH Income	\$154,812
Businesses/Employees	1,326/8,266
	5 Miles
Population	68,557
Annual Growth (2010-2024)	4.8%
Average HH Income	\$174,892
Businesses/Employees	2,893/17,586
	10 Miles
Population	118,737
Annual Growth (2010-2024)	4.0%
Average HH Income	\$204,306
Businesses/Employees	4,960/28,374

Source: Applied Geographic Solutions, 2025 Estimates

### TRAFFIC COUNTS

On I-25 south of Plum Creek Pkwy	81,771 Cars/day
On I-25 north of Plum Creek Pkwy	102,317 Cars/day
On Plum Creek Pkwy east of I-25	32,421 Cars/day

Source: CDOT 2025

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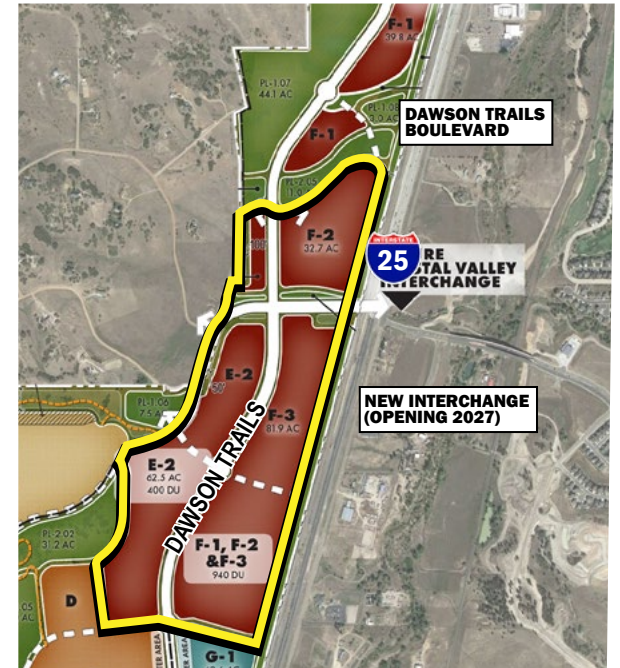
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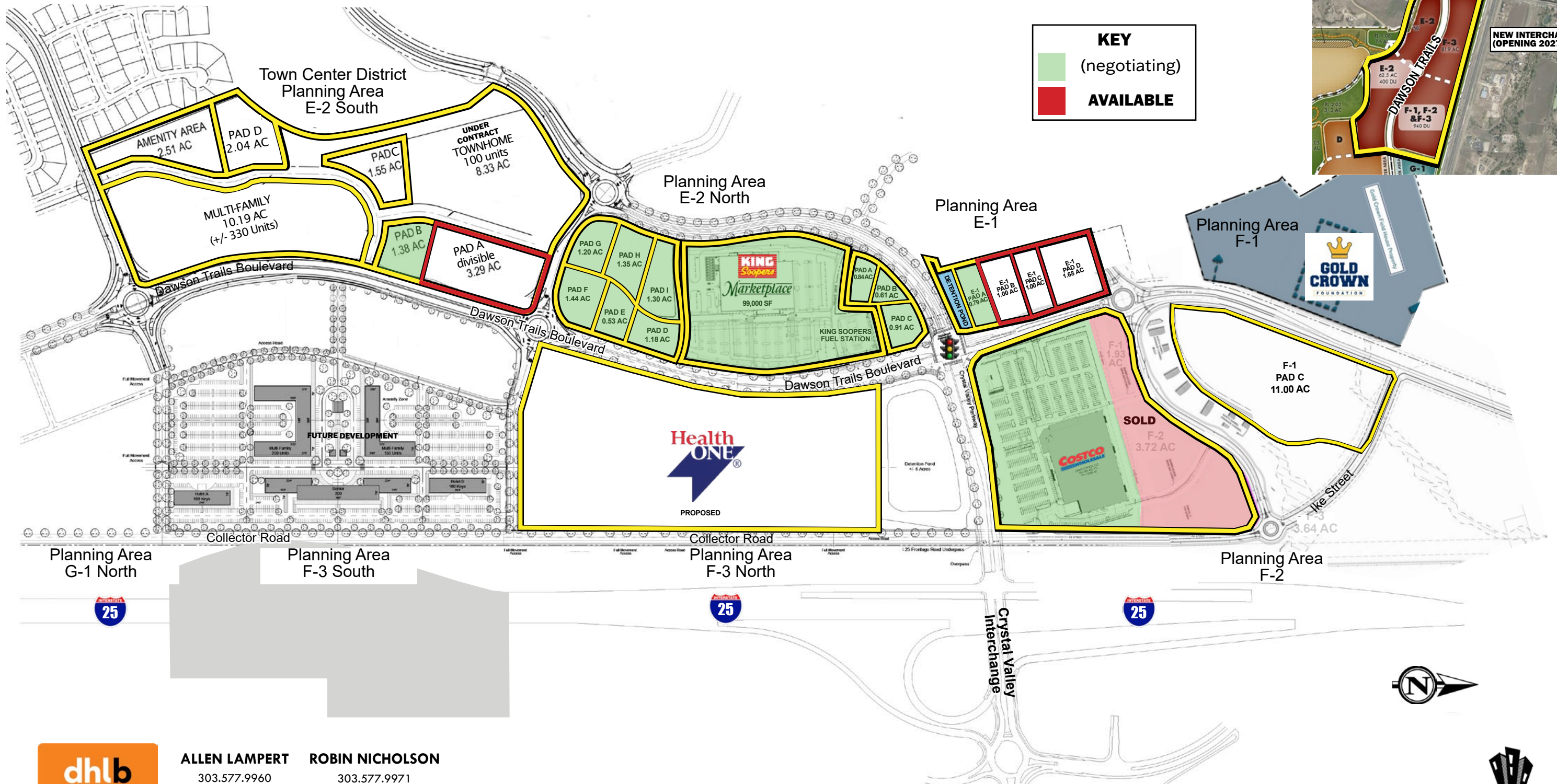
\*All site plans/pad/access points are conceptual

## OVERALL CONCEPTUAL SITE PLAN



**KEY**

- (negotiating)
- AVAILABLE



**dhlb** RETAIL BROKERAGE

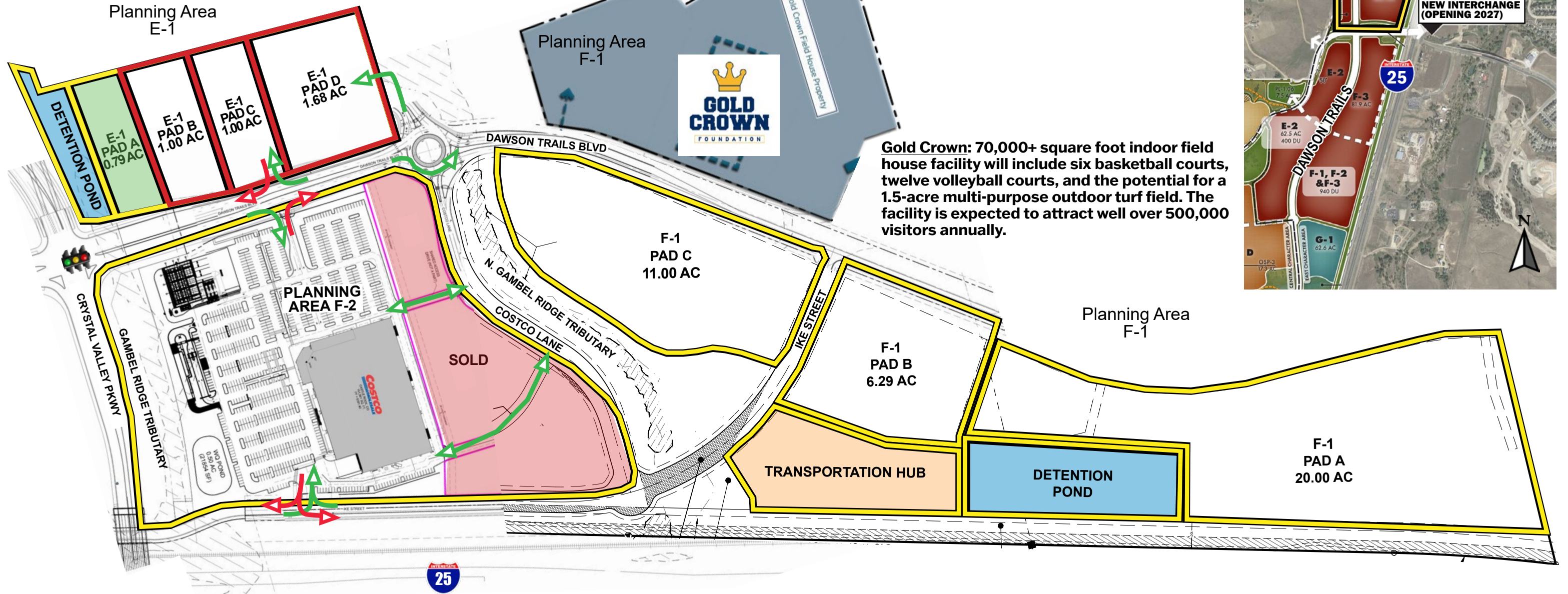
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**PLANNING AREAS  
E-1, F-1, & F-2  
PRELIMINARY SITE PLAN**

E-1A	0.79 AC	(negotiating)
E-1B	1.00 AC	<b>AVAILABLE</b>
E-1C	1.00 AC	<b>AVAILABLE</b>
E-1D	1.68 AC	<b>AVAILABLE</b>
F-1A	20.00 AC	<b>AVAILABLE</b>
F-1B	6.29 AC	<b>AVAILABLE</b>
F-1C	11.00 AC	<b>AVAILABLE</b>
<b>TOTAL</b>	<b>41.76 AC</b>	



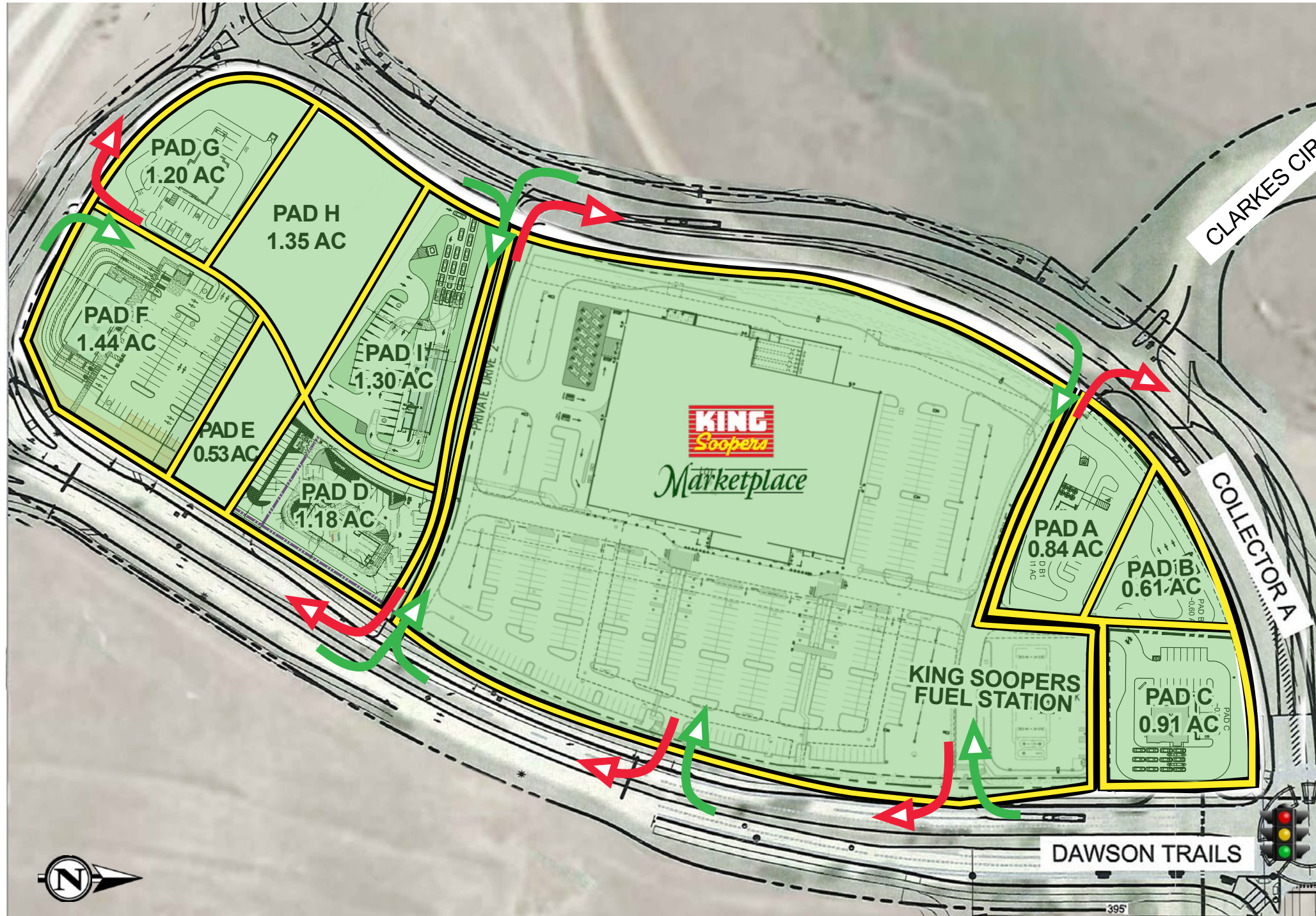
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**PLANNING AREA E-2 NORTH  
PRELIMINARY SITE PLAN**



<b>PAD-A</b>	0.84 AC	(negotiating)
<b>PAD-B</b>	0.61 AC	(negotiating)
<b>PAD-C</b>	0.91 AC	(negotiating)
<b>PAD-D</b>	1.18 AC	(negotiating)
<b>PAD-E</b>	0.53 AC	(negotiating)
<b>PAD-F</b>	1.44 AC	(negotiating)
<b>PAD-G</b>	1.20 AC	(negotiating)
<b>PAD-H</b>	1.35 AC	(negotiating)
<b>PAD-I</b>	1.30 AC	(negotiating)
<b>TOTAL</b>	9.36 AC	

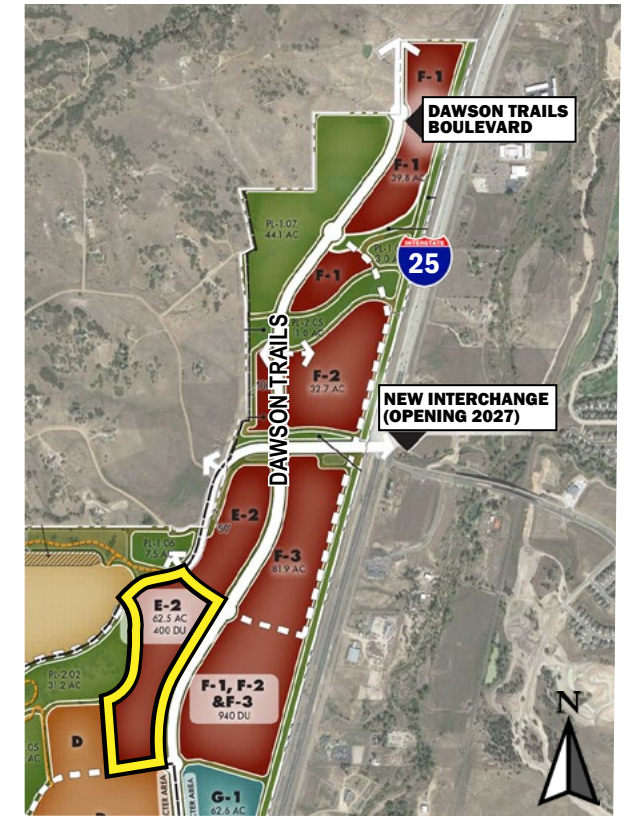
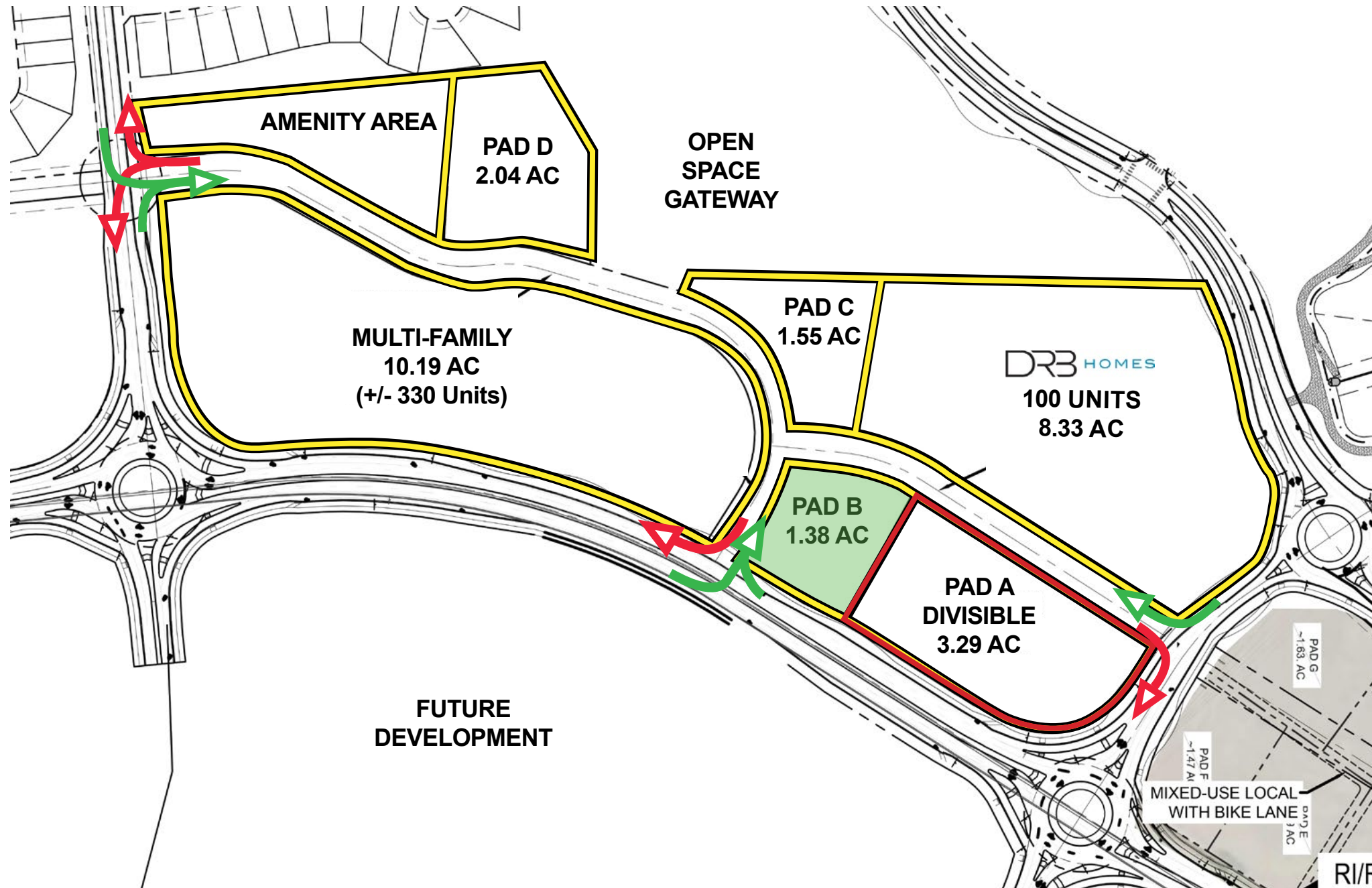


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**PLANNING AREA E-2 SOUTH  
PRELIMINARY SITE PLAN**



<b>PAD A</b>	3.29 AC	<b>AVAILABLE</b>
<b>PAD B</b>	1.38 AC	(negotiating)
<b>PAD C</b>	1.55 AC	<b>AVAILABLE</b>
<b>PAD D</b>	2.04 AC	<b>AVAILABLE</b>
<b>TOWNHOME - 100 UNITS</b>	8.33 AC	<b>UNDER CONTRACT</b>
<b>MF - +/- 300 UNITS</b>	10.19 AC	<b>UNDER CONTRACT</b>
<b>TOTAL</b>	26.78 AC	



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