

**FOR LEASE**

# 1015 PARK STREET

CASTLE ROCK, CO 80109



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**navpoint**

# PARK STREET PROPERTIES



1015  
PARK ST

PROPERTY OVERVIEWS.....4

LOCATION OVERVIEW.....9

ABOUT NAVPOINT.....12



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# I PROPERTY OVERVIEWS

# PROPERTY OVERVIEW

**PROPERTY ADDRESS** 1015 Park Street, Castle Rock, CO  
80109

**ZONING** Business/Commercial

**TOTAL ACREAGE** 0.497 Acres

**SIZE** 5,000 SF

**LEASE RATE** \$17.50/SF NNN

**NNN RATE** \$7.60/SF/YR

- Property only 3 minutes from I-25 Wolfensberger interchange
- Hard Signalized Corner.
- Highly Visible from Wolfensberger







# III LOCATION OVERVIEW

# LOCATION OVERVIEW



# FUTURE DEVELOPMENTS & RETAIL MAP

- 1 35 TOWNHOMES
- 2 514 APARTMENTS
- 3 125 HOTEL/RETAIL
- 4 RETAIL/OFFICE
- 5 REC CENTER

**SITE**

13,817+/-  
VEHICLES  
PER DAY



WOLFENBERGER  
INTERCHANGE

PRAIRIE HAWK



100,000+/-  
VEHICLES  
PER DAY

- THE -  
*Brickyard*  
CASTLE ROCK, CO



CRAIG &  
GOULD

FOR SALE

MILLER'S LANDING  
FUTURE  
MIXED USE

DOWNTOWN  
CASTLE ROCK

MILLER'S  
ACTIVITY  
COMPLEX

FOR SALE



STAPLETON  
FUTURE  
MIXED USE

PLUM CREEK  
INTERCHANGE

DOUGLAS  
COUNTY  
FAIRGROUNDS

# LOCATION OVERVIEW

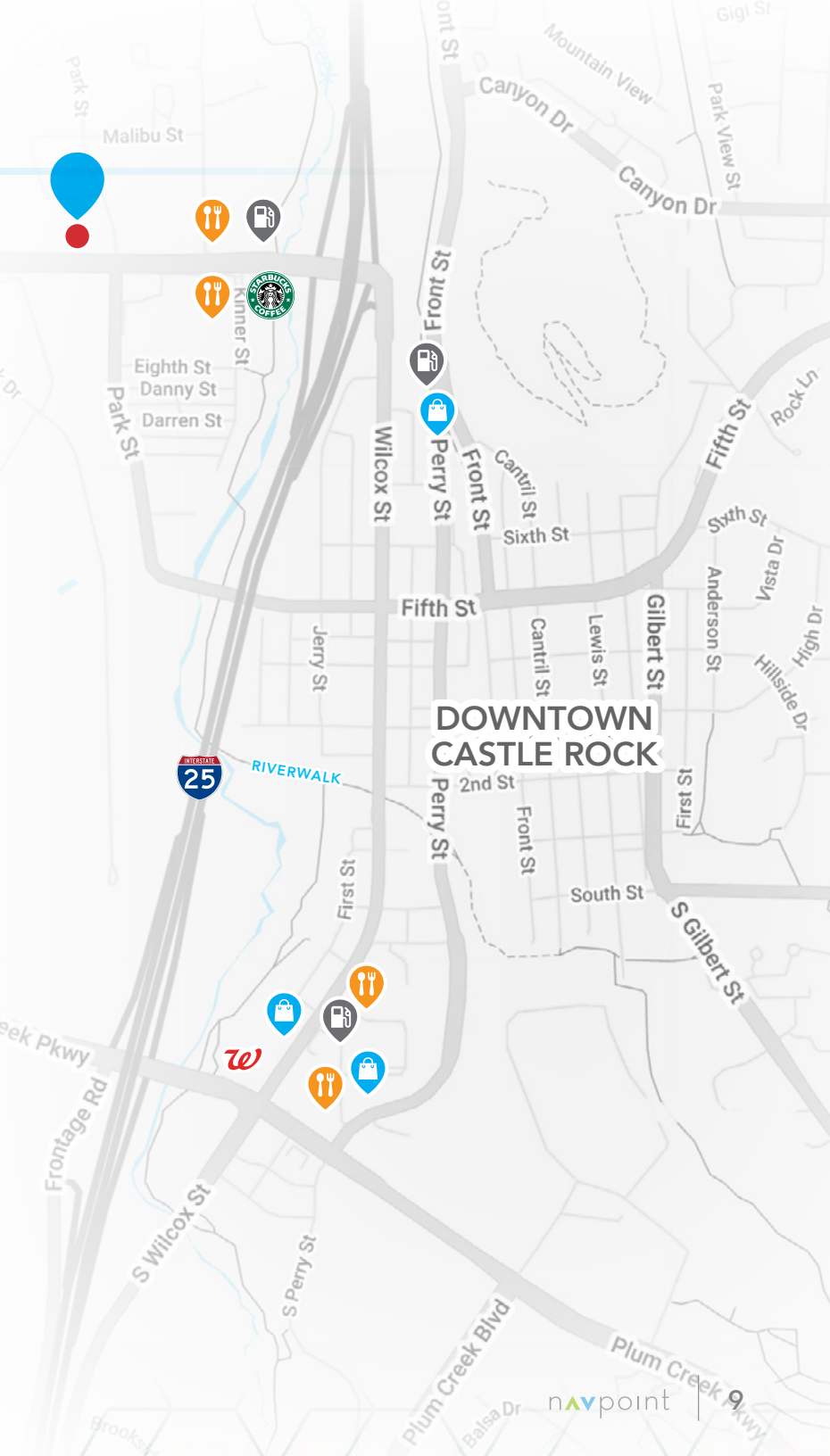
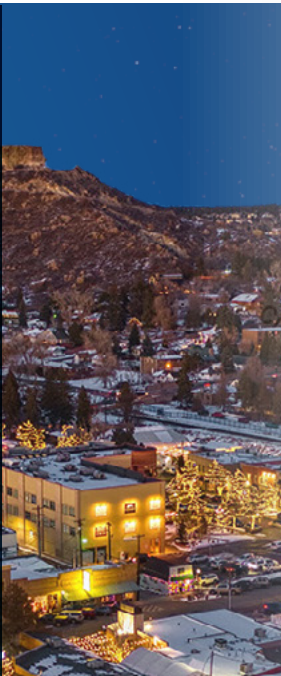
**Castle Rock, Colorado** is a world-class community nestled just south of Colorado's capital city. With more than 70,000 residents, Castle Rock values its small-Town character, its traditional Downtown core and its regular community events.

Castle Rock is a full-service municipality. It employs about 566 full-time employees to provide police, fire, emergency medical, parks, recreation, water and transportation services. Community growth slated to grow to 130,000-150,000 residents, the Town will continue to provide high-quality services while preserving the community's history and heritage.

The Town's identity stems not only from the namesake Rock, but also from a scenic natural landscape that surrounds it. There are 87 miles of trails, 50 well-planned parks and more than 6,000 acres of open space for residents and visitors to enjoy.

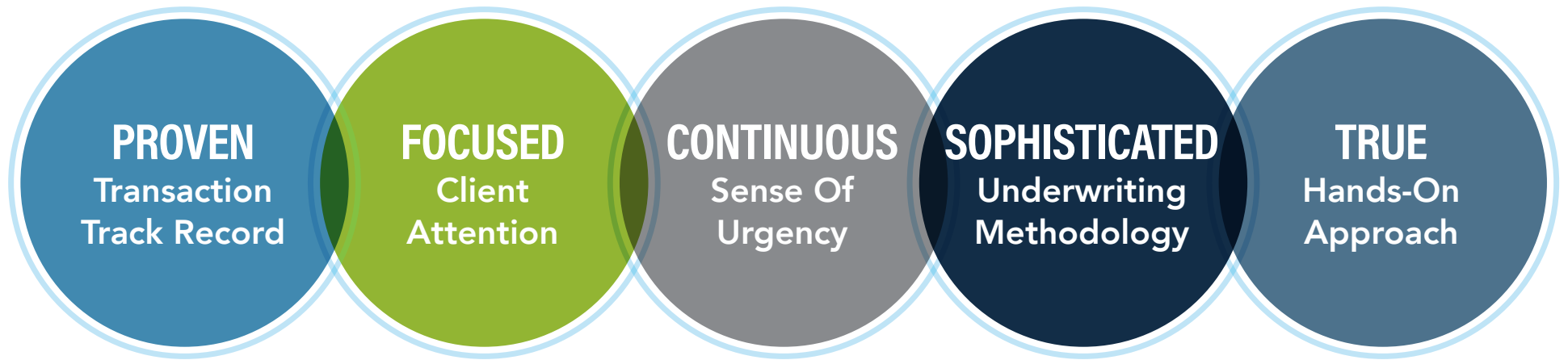
## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	5,086	56,624	98,226
2026 Estimate	4,545	51,365	88,494
Growth 2026-2030	11.9%	10.2%	11.0%
Average Age	37	38	38
Average Household Income	\$114,600	\$141,900	\$153,300



# ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,700 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

OVER  
**\$2B**  
IN CLOSED TRANSACTIONS  
*Since 2011*

# 1015 PARK STREET

CASTLE ROCK • COLORADO

**navpoint**  
REAL ESTATE GROUP

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