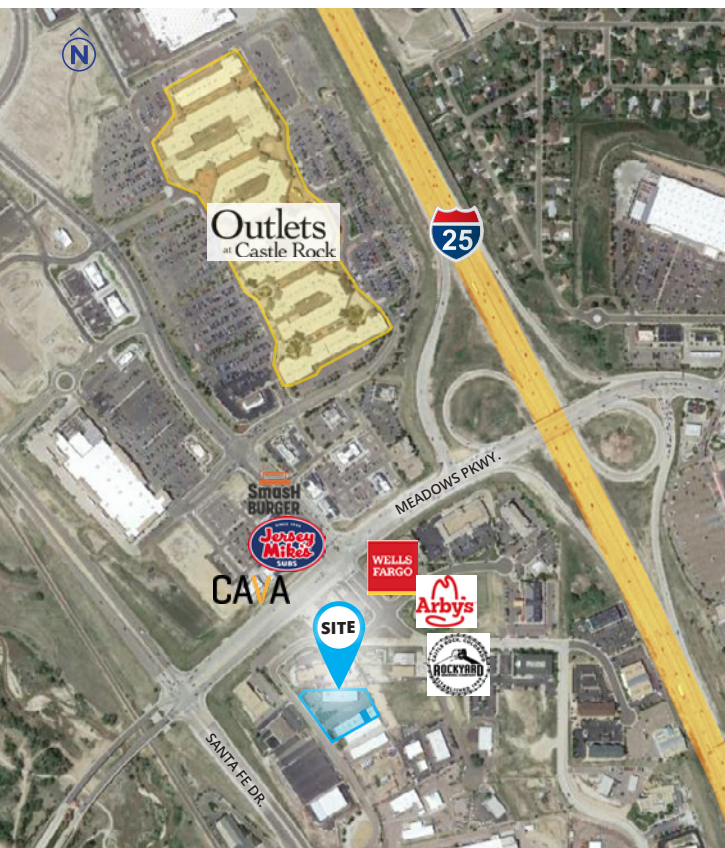


Space For Lease

Industrial | Flex | Retail



Castleton Center

3194 Industrial Way, Unit 500-M
Castle Rock, CO 80109

Matt Keyerleber
720 284 7100
matt.keyerleber@colliers.com

T.J. Smith, SIOR
303 283 4576
tj.smith@colliers.com

4643 South Ulster Street
Suite 1000
Denver, CO 80237



colliers.com/denver

Highlights

- Adjacent to Rock Yard Brewery, Bubbles Liquor Store, IHOP, Arby's Wells Fargo, Holiday Inn and multiple other nationally branded hotels
- Located directly south of the Castle Rock Outlets and the Promenade at Castle Rock in the middle of myriad shopping and restaurants
- Excellent location at I-25 and Meadows Interchange
- Strong Demographics and Traffic Counts

Information

Size:	1,636 SF
Lease Rate (NNN):	\$18.50/SF
2025 Op. Ex.:	\$9.54/SF
Year Built:	2004
Clear Height:	18'
Zoning:	I-1
Loading:	N/A
Sprinklered:	Yes Standard Wet
Availability:	November 1, 2026

Demographics

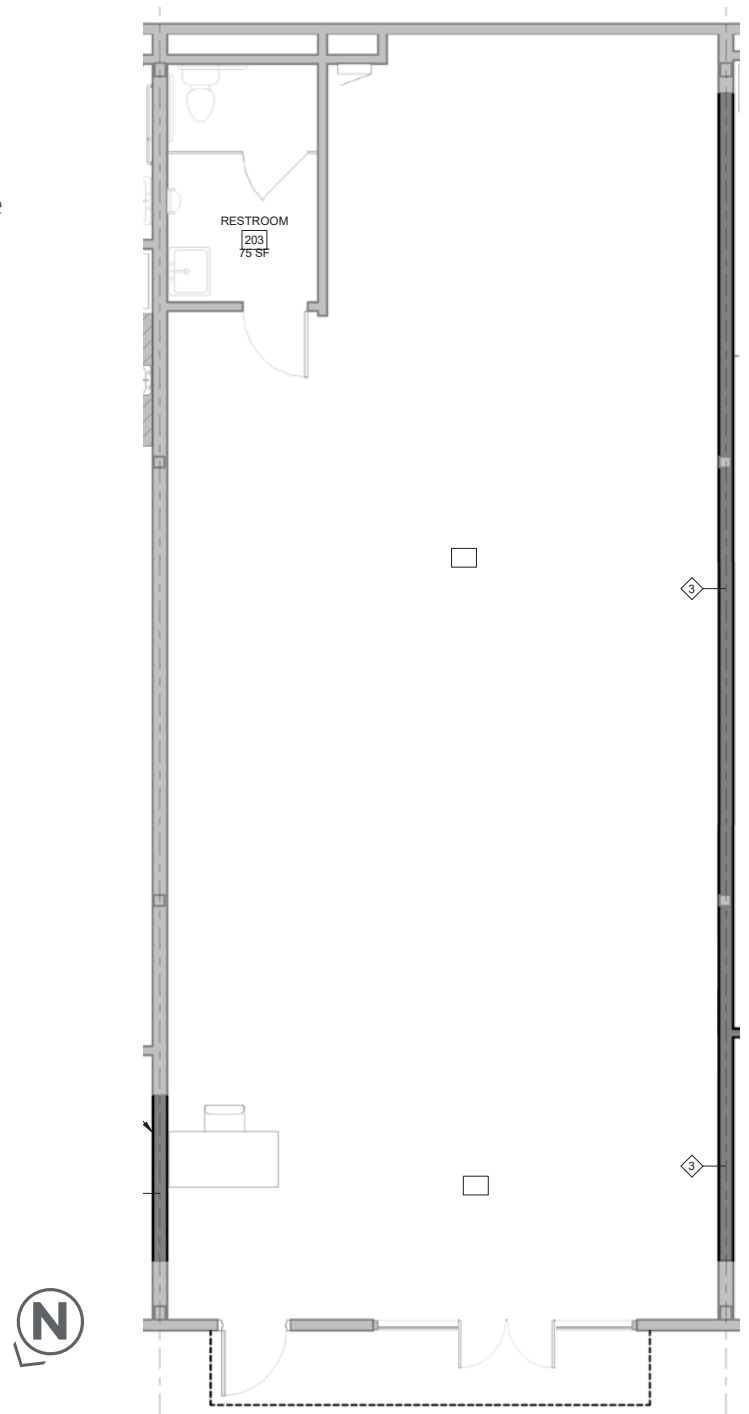
Income

	2 Mile	5 Miles	10 Miles
Avg. Household Income	\$135,252	\$144,080	\$155,015
Median Household Income	\$116,558	\$120,644	\$131,775

Population

2010 Population	17,998	56,773	176,620
2023 Population	27,864	85,287	244,866
2028 Population Projection	30,168	92,091	262,403

UNIT 500-M



Traffic Counts

I-25 at Meadows Pkwy:	117,00 +/- VPD
Meadows Pkwy. at Castleton Dr.:	49,712 +/- VPD
Meadows Pkwy. at Santa Fe Dr.:	117,00 +/- VPD



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