

PROMENADE AT CASTLE ROCK

NWQ OF MEADOWS PARKWAY & INTERSTATE 25 - CASTLE ROCK, CO



FOR LEASE



PROPERTY HIGHLIGHTS

- Regional site with excellent access from I-25, Santa Fe Dr, Meadows Parkway and the new Castle Rock Parkway Interchange.
- JOIN: Kings Soopers Marketplace, Sam's Club, Lowe's, 24 Hour Fitness, Sierra Trading Post and more.

NEARBY RETAILERS



TRAFFIC COUNTS

On Meadows Parkway west of I-25	52,830 CPD
On Castle Rock Parkway west of I-25	21,511 CPD
On SH-85 north of Meadows Parkway	19,980 CPD
On I-25 north of Meadows Parkway	140,560 CPD
On I-25 south of Meadows Parkway	122,432 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,195	50,815	86,737
AVERAGE HH INCOME	\$131,114	\$199,168	\$200,458
BUSINESSES	731	2,555	3,975
EMPLOYEES	5,950	16,321	23,994

Source: Applied Geographic Solutions, 2025 Estimates

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— Promenade at —
CASTLE ROCK



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Block 1 - Tenant Index

Building A

A-100	Lens Crafters	3,657 SF
A-110	Available	3,222 SF
A-120	Aurora Medical Spa	3,150 SF
A-130	Torrid	3,207 SF
A-140	Maurices	4,806 SF
A-200	Petco	12,500 SF
A-300	ULTA	10,067 SF
A-400	M Vince Nail Spa	6,212 SF
A-410	Sierra Trading	24,059 SF
A-500	TJ MAXX/Homegoods	44,000 SF

Building B

B-100	Whole Foods	40,000 SF
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Building C

C-100	Snooze Mattress	2,134 SF
C-105	Perspire	2,000 SF
C-110	Berry Blendz	1,167 SF
C-120	Club Pilates	1,722 SF
C-130	Popcorn Bliss	1,629 SF
C-200	Verizon	4,400 SF

Building D

D-100	Sleep Number	4,000 SF
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Building E

E-100	Los Dos Potrillos	1.7 AC
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Building F

Lot 5A-3	Available	1.56 AC
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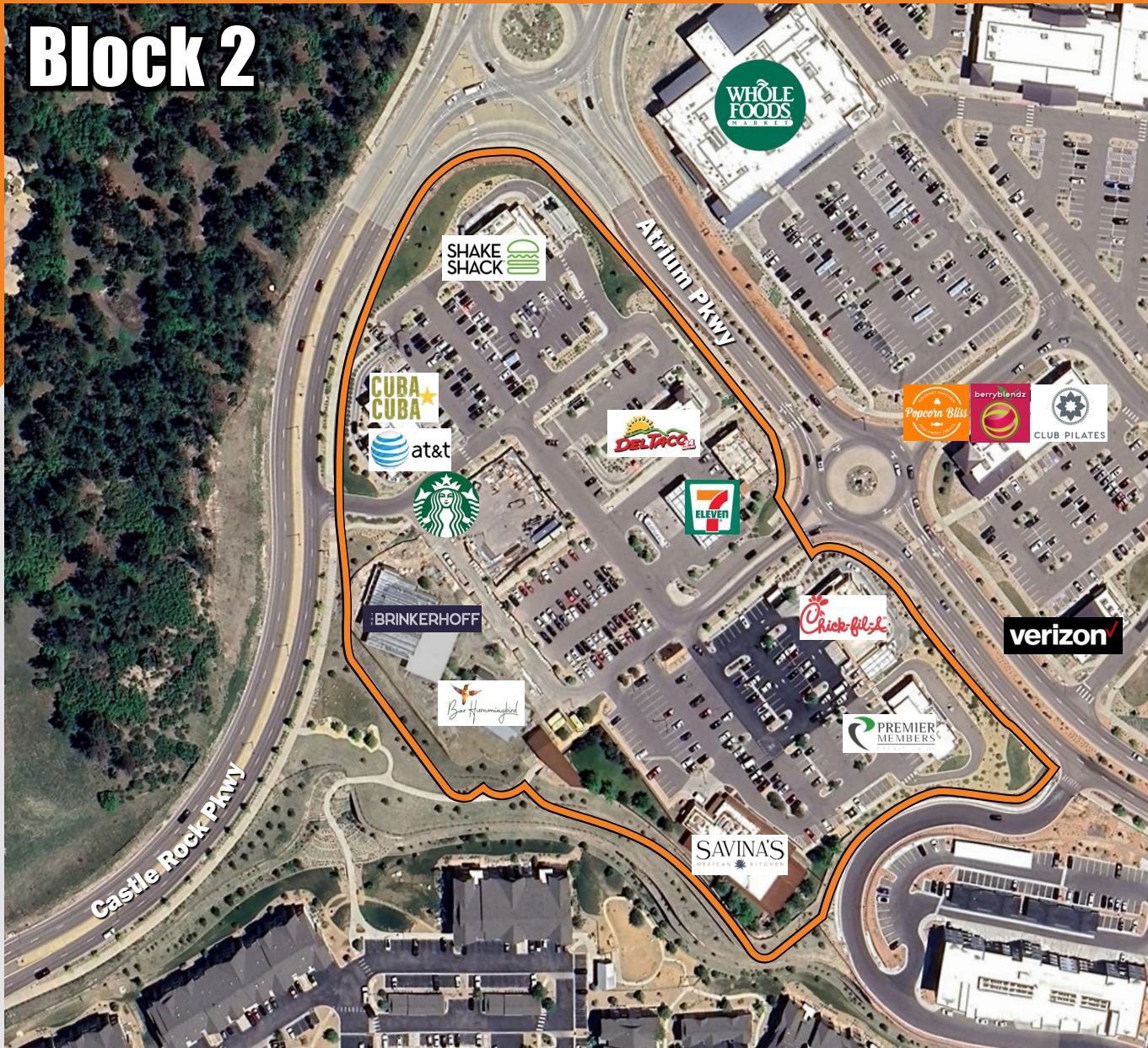
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Block 2



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BLOCK 2 - Tenant Index

Building A

A-1 Shake Shack 1.5 AC

Building B

B-100 Starbucks 2,272 SF

B-110 AT & T 1,742 SF

B-120 Cuba Cuba 1,811 SF

Building C

C-100 Del Taco 2,545 SF

Building D

D-100 SOLD 1.03 AC

D-200 SOLD 1.43 AC

Building E

E-100 7-Eleven 3,062 SF

Building F

F-100 Chick-Fil-A 5,122 SF

Building G

G-100 La Loma 10,727 SF

Building H

H-100 Premier Members Credit Union 3,855 SF

**Pad sites are conceptual and can be modified.*

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Block 3A - Retail

PAD

PAD	Available	1.46 AC
2A-4A-1		

PAD

PAD	Lazy Dog	2.55 AC
2A-3A-1		

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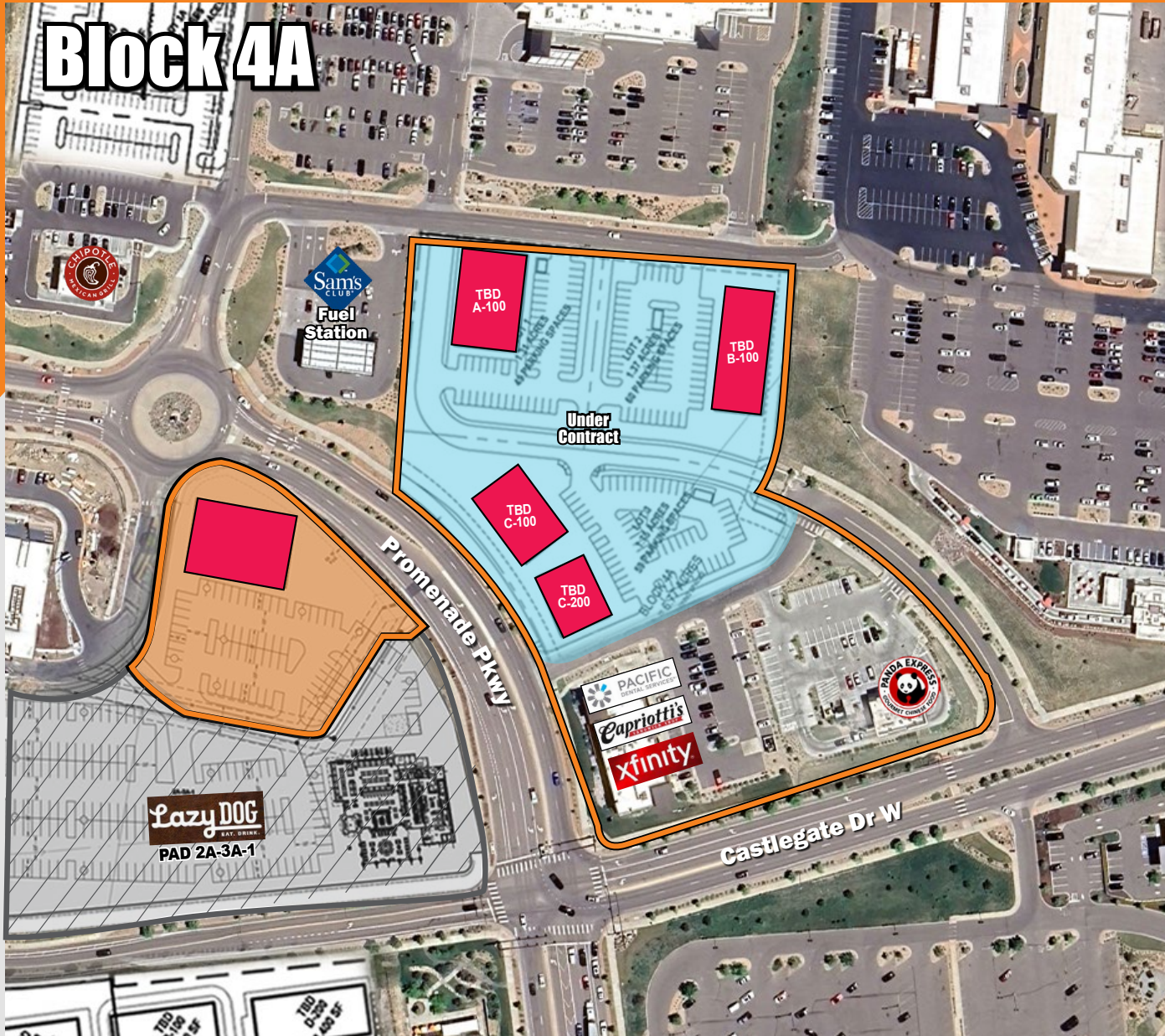
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Block 4A - Tenant Index

Building A

A-100 Under Contract 1.31 AC

Building B

B-100 Under Contract 1.37 AC

Building C

C-100 Under Contract 0.75 AC

C-200 Under Contract 1.00 AC

Building E

E-100 Xfinity 4,481 SF

E-110 Pacific Dental 3,200 SF

E-120 Capriotti's 1,387 SF

Building F

F-100 Panda Express 2,390 SF

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Block 4B - Tenant Index

Building A

A-100	Sam's Club	136,400 SF
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Building B

B-100	Chipotle	1.15 AC
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Building C

C-100	Whataburger	1.56 AC
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Building D

D-100	Available	2.27 AC
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Building E

E-100	ENT Credit Union	5,300 SF
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Block 5



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Block 5 - Tenant Index

Building A

A-100	24 Hour Fitness	40,000 SF
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Building B

B-100	Available	1.97 AC
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Building C

C-100	Available	2.47 AC
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Building D

D-100	Available	1.00 AC
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D-200	Available	0.87 AC
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D-300	AFC Urgent Care	3,521 SF
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D-330	Fuzzy's Tacos	4,631 SF
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Building E

E-100	Car Wash	6,447 SF
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Building F

F-100	Les Schwab	10,078 SF
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Block 8 - Tenant Index

Building A

A-100	Mad Greens	2,266 SF
A-110	Press Waffle Co	1,357 SF
A-115	Great Clips	1,149 SF
A-120	Elements Massage	1,479 SF
A-130	Share Tea	1,402 SF
A-140	The Joint	1,401 SF
A-150	Smashburger	2,314 SF
A-200	AT&T	2,191 SF
A-220	Barnails	1,380 SF
A-230	Jersey Mike's	1,659 SF
A-240	MOD Pizza	2,432 SF

Building B

B-110	Laughing Lion Herbs	1,829 SF
B-120	Pearl Vision	1,561 SF

Building C

C-100	Black Rock Coffee	2,115 SF
C-110	Stretch LAB	1,141 SF
C-120 & C-130	GoodVets	2,720 SF

Building D

D-100	Available	1.39 AC
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Building E

E-100	Buffalo Wild Wings	6,500 SF
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