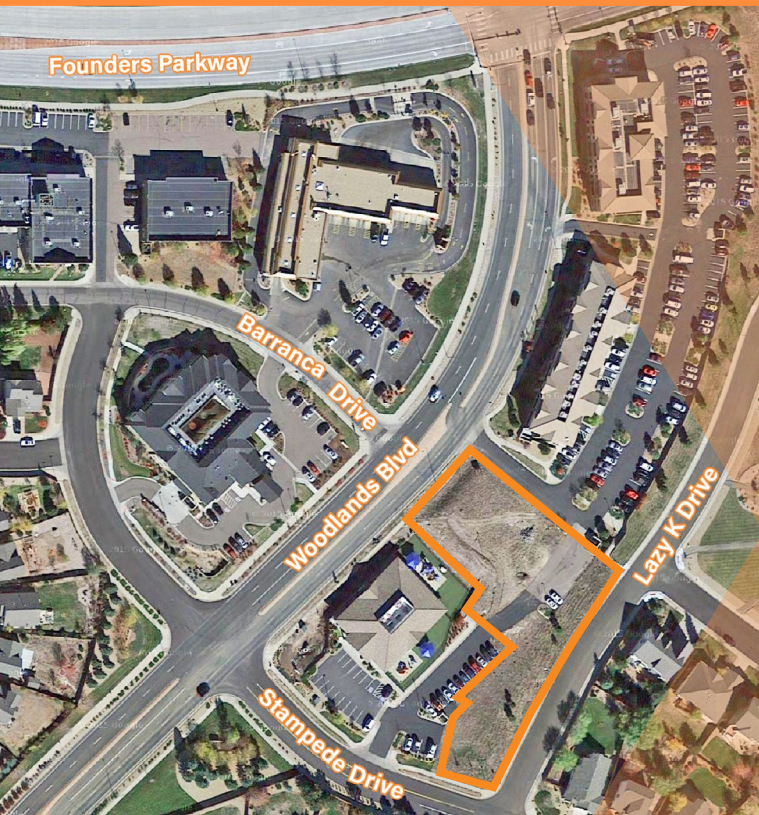




# NEW CONSTRUCTION MEDICAL / OFFICE SPACE



4342 Woodlands Blvd | Castle Rock, CO 80104



<b>Site Size:</b>	1.085 Acres
<b>Proposed Use:</b>	Class A Medical & Professional Office
<b>Proposed Building Size:</b>	14,027 RSF
<b>Proposed Demising Options:</b>	2,068 RSF - 14,027 RSF
<b>Year Built:</b>	Pre-Construction

## SALE OPTIONS

<b>Land Sale:</b>	\$699,000
<b>Condo Sale:</b>	Negotiable with TI
<b>Building Sale:</b>	Negotiable Build-to-Suit

## LEASE OPTIONS

<b>Lease Rate:</b>	Negotiable with TI
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**John Witt, Principal**

(303) 748-8390

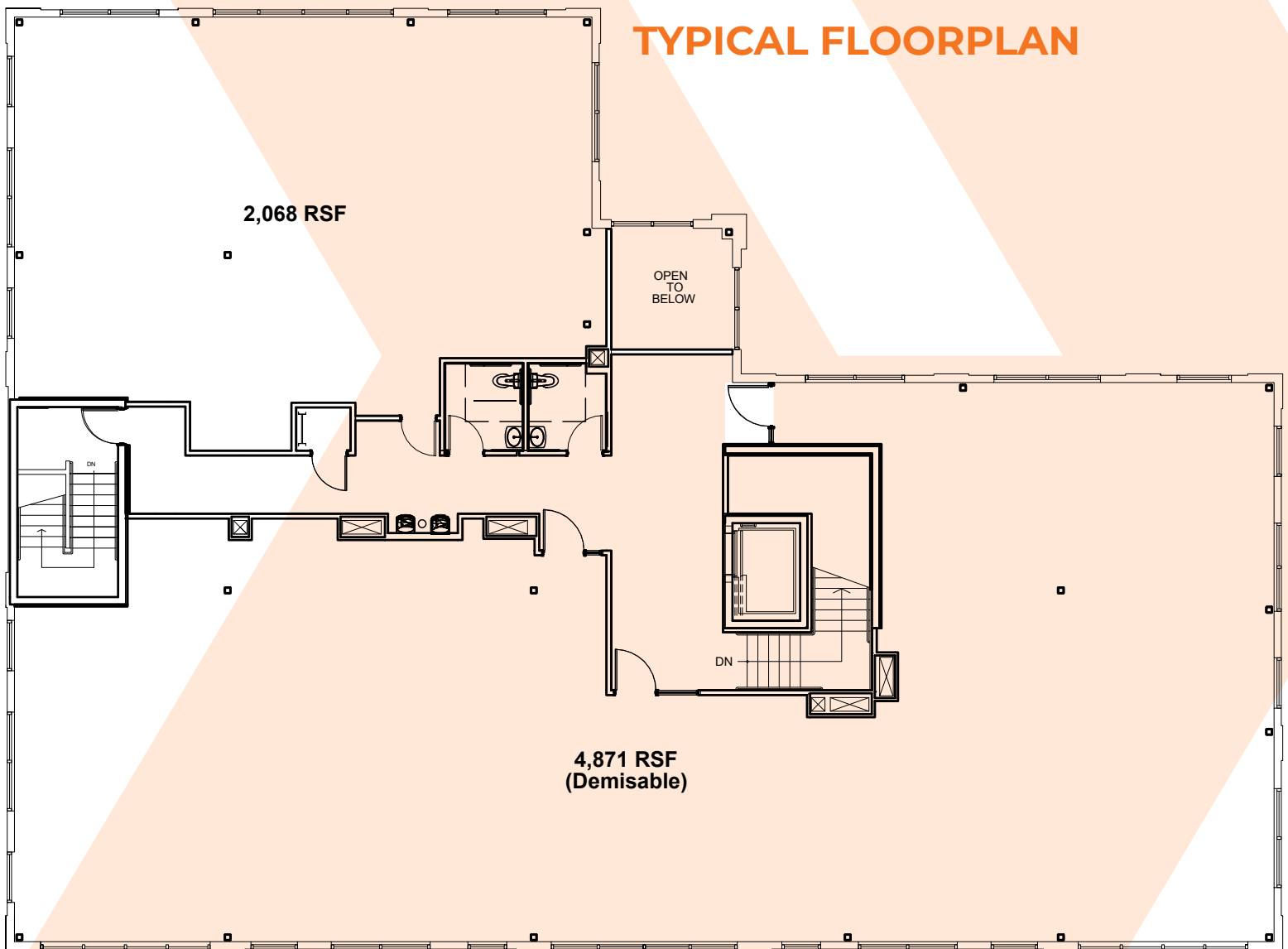
john.witt@quiverinvestments.com

# NEW CONSTRUCTION MEDICAL / OFFICE SPACE



4342 Woodlands Blvd | Castle Rock, CO 80104

- 2.9 Miles from \$250 Million Centura Castle Rock Adventist Hospital Campus
- Easy Access from I-25 at Founders Pkwy / Meadows Blvd Interchange
- Only 30 Minutes from Downtown Denver and Downtown Colorado Springs
- Abundance of Shopping, Entertainment and Restaurants Nearby
- Convenient Surface Parking



This document has been prepared for advertising and general information only. The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy, but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

# NEW CONSTRUCTION MEDICAL / OFFICE SPACE



4342 Woodlands Blvd | Castle Rock, CO 80104

## DEMOGRAPHICS



**2020  
Population**

- » 17,424
- » 77,808
- » 217,000



**2010-2022  
Growth**

- » 3.6%
- » 3.3%
- » 2.8%



**2020  
Households**

- » 6,211
- » 27,180
- » 75,668



**Median  
Home Value**

- » \$498,721
- » \$510,963
- » \$536,178



**Avg HH  
Income**

- » \$138,063
- » \$140,790
- » \$151,093

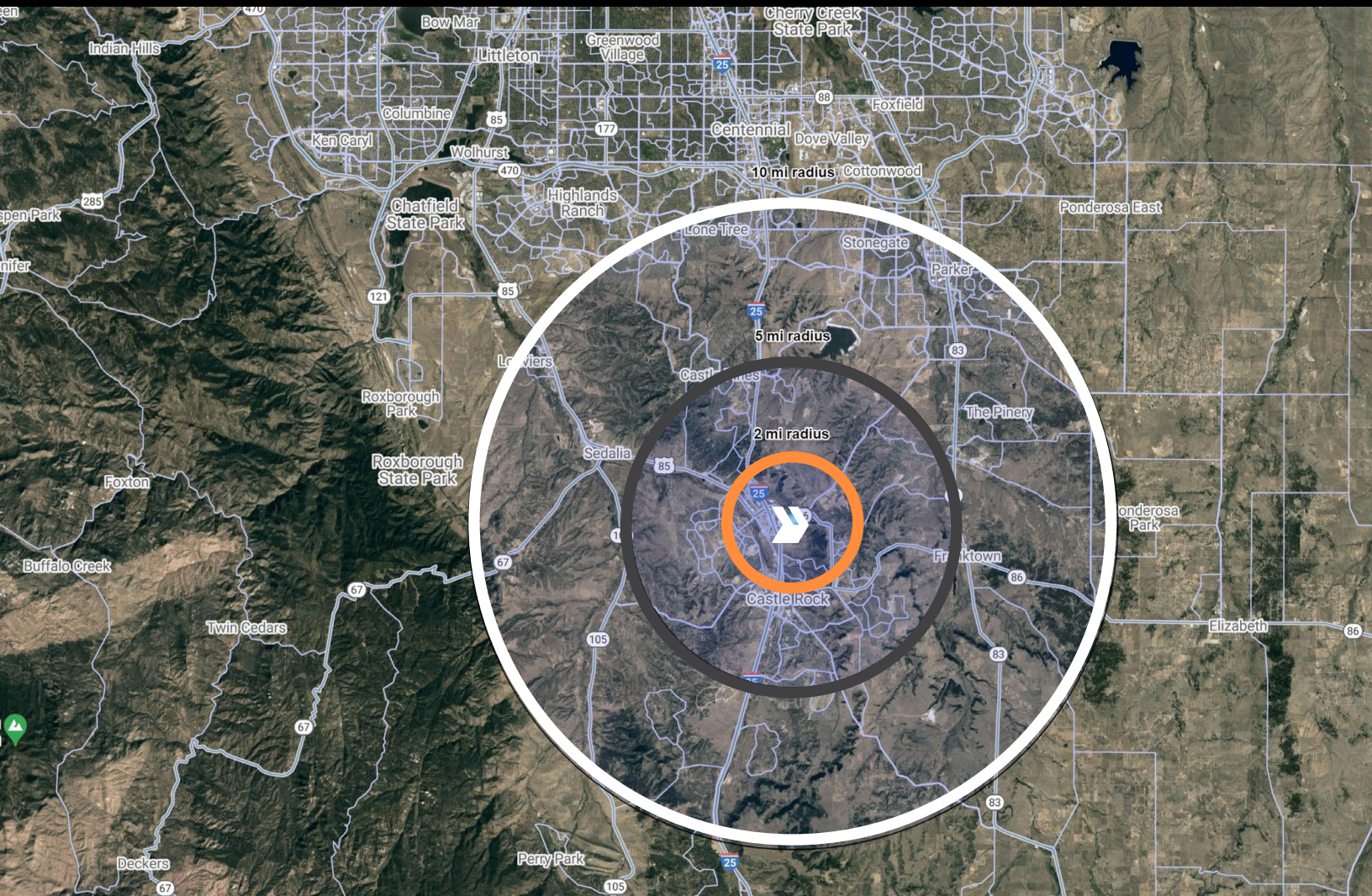


**Total  
Employees**

- » 12,859
- » 126,667
- » 169,162

Source: CoStar Group

» 2 Mile    » 5 Miles    » 10 Miles





# NEW CONSTRUCTION MEDICAL / OFFICE SPACE



4342 Woodlands Blvd | Castle Rock, CO 80104

**4th**

**Best Place to Live**  
CNN Money

**7th**

**Fastest Growing City**  
US Census

**5th**

**Wealthiest County**  
Forbes

**2nd**

**Healthiest County**  
US News

4342 Woodlands Blvd is located in the heart of Castle Rock, Colorado. A 1.085 acre site, the local ownership is willing to sell the undeveloped land parcel or develop a 14,000 SF Class A medical/office building for a user. 4342 Woodlands Blvd is located off Founders Pkwy, a heavily trafficked retail and office corridor in the northern Castle Rock.

Castle Rock is an affluent community on the front range of the Colorado Rocky Mountains located between Denver and Colorado Springs. Nestled along I-25, Castle Rock is a town on the rise, with a well-educated population that is estimated to grow to nearly 81,000 by 2025. Castle Rock, which is home to many current and planned master planned communities, will benefit from continued investment in the area. Existing platted single family housing is 61% built out and multi-family housing is 14%. In addition, there are over 4,000 shovel ready lots in Castle Rock.

Source: Castle Rock Economic Development



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