

RETAIL FOR LEASE — CASTLE ROCK, CO

401 Prairie Hawk Dr · The Brickyard · Suite 1A · Douglas County

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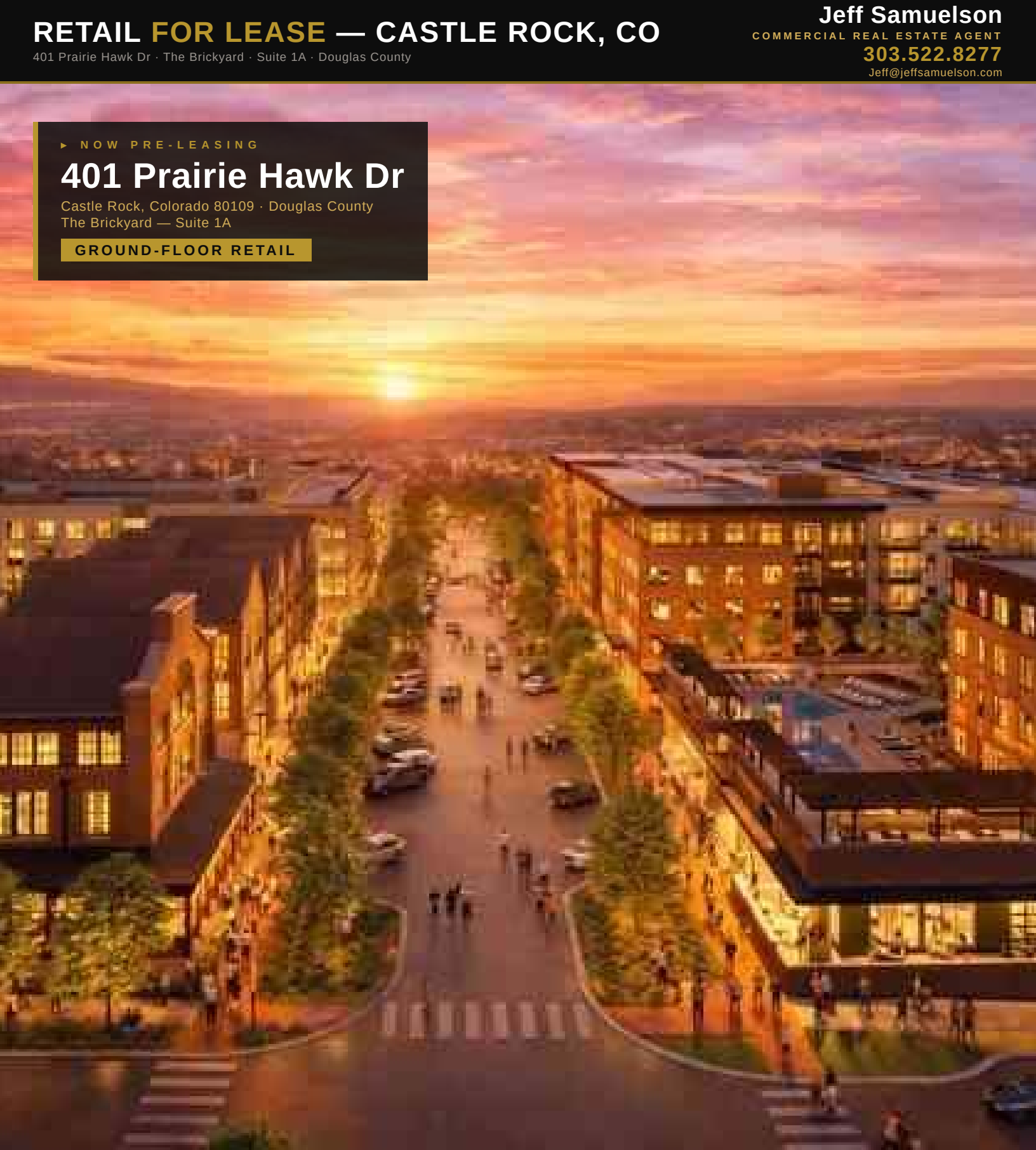
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► NOW PRE-LEASING

401 Prairie Hawk Dr

Castle Rock, Colorado 80109 · Douglas County
The Brickyard — Suite 1A

GROUND-FLOOR RETAIL



AVAILABLE SF

2,900

Square Feet

ASKING RENT

\$35.00

Per SF / Year / NNN

CAM

\$12.00

Per SF / Year

OCCUPANCY

Sep '27

Estimated Delivery

LEASE TERM

Neg.

Negotiable

DEVELOPMENT

The Brickyard — A \$400M Mixed-Use Lifestyle District

Developer: Confluence Companies · 31 Acres · Castle Rock, CO · Delivery Summer 2026–2027

REALTYONEGROUP

PREMIER
COMMERCIAL

THE BRICKYARD — SUITE 1A · RETAIL FOR LEASE

401 Prairie Hawk Dr · Castle Rock, CO 80109 · South Douglas County Submarket · APN 2505-112-23-004

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ASKING RENT

\$35.00/SF

Triple Net (NNN) · CAM: \$12.00/SF/Yr

PROPERTY DETAILS

ADDRESS	401 Prairie Hawk Dr, Castle Rock, CO 80109
SUITE	P1 – 1A (Ground Floor)
AVAILABLE SF	2,900 SF
MAX CONTIGUOUS	2,900 SF
SERVICE TYPE	Triple Net (NNN)
CAM	\$12.00/SF/Year
OCCUPANCY	September 2027 (Est.)
LEASE TERM	Negotiable
LISTING TYPE	Direct
PROPERTY TYPE	Retail / Mixed-Use
STORIES	5 (Retail on Ground Floor)
ELEVATORS	Yes
PARKING	Attached Garage + Surface
APN / PARCEL	2505-112-23-004
COUNTY	Douglas County, Colorado
SUBMARKET	South Douglas County
TOTAL UNITS	298 Apartments (Mixed-Use)
STATUS	Under Construction
DELIVERY	June – September 2027

SITE AMENITIES

- ◆ 24-Hour Access · Courtyard & Lounge
- ◆ Elevators · Fitness Center · Pool
- ◆ Attached Garage + Surface Parking
- ◆ Pedestrian-Friendly Streets
- ◆ Bike/Walk Path to Downtown Castle Rock
- ◆ Pet Play Area · Common Terraces
- ◆ 150,000 SF Sports Center Adjacent

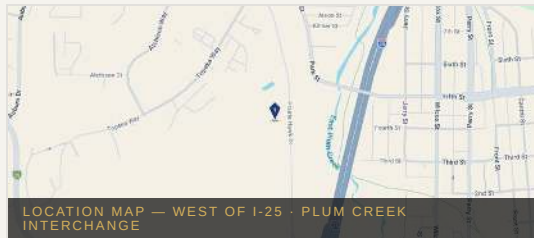
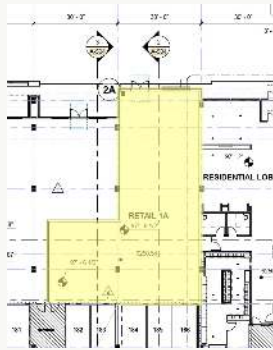
DEMOGRAPHICS

- ◆ 2026 Population: ~87,875 (+2.72%/yr)
- ◆ Median HH Income: \$145,197
- ◆ 44% of households earn over \$150K
- ◆ Douglas County: #7 in US for income
- ◆ Median Age: 36.5 · Per Capita: \$81,556

PROPERTY OVERVIEW

Suite 1A at The Brickyard is a rare ground-floor retail opportunity within Castle Rock's most transformative new development. The 31-acre, \$400M mixed-use district by Confluence Companies will extend Downtown Castle Rock across I-25 via a new pedestrian underpass, anchored by 298 luxury apartments, 40,000 SF of retail, a 125-key boutique hotel, and a 150,000 SF sports center. Suite 1A delivers 2,900 SF of contiguous ground-floor retail in an L-shaped configuration (97'–6½" depth) with Class A finishes. Commercial space is 50% sold — six restaurants already under contract — reflecting exceptional pre-delivery demand in one of Colorado's wealthiest submarkets.

► FLOOR PLAN — SUITE 1A (RETAIL 1A) · 2,900 SF · GROUND FLOOR · 97'-6½" DEPTH · L-SHAPE CONFIGURATION



PROPERTY HIGHLIGHTS

DEV. COST	\$400M Total
LAND AREA	4.88 AC (212,651 SF)
TOTAL RETAIL	40,000 SF on Site
SOLD OUT	50% Commercial Pre-Sold
RESTAURANTS	6 Under Contract
I-25 TRAFFIC	92,058 VPD (Hwy 86)
BUILDING FAR	1.18

PUBLIC RECORD DATA

APN	2505-112-23-004
COUNTY	Douglas, CO
LAND AREA	4.88 Acres
BUILDINGS	3
ZONING	Mixed-Use / PD
SITE PURCHASE	\$7M (2020)
DELIVERY	June–Sep 2027

DEMOGRAPHICS — CASTLE ROCK

2026 POPULATION	~87,875
GROWTH RATE	+2.72% / Year
MEDIAN HH INCOME	\$145,197
INCOME > \$150K	44% of Households
PER CAPITA INCOME	\$81,556
COUNTY INCOME RANK	#7 Nationally
MEDIAN AGE	36.5 Years

MARKET CONTEXT

SUBMARKET	S. Douglas County
COMP RETAIL RATE	\$29.31–\$31.38/SF
SITE ASKING RATE	\$35.00/SF NNN
NEARBY TRAFFIC	92K–101K VPD
HOTEL ON SITE	125-Key Boutique
SPORTS CENTER	150,000 SF
DENVER DISTANCE	~30 Mi / ~30 Min