

# 550 S. INTERSTATE 25

CASTLE ROCK, CO 80104

## LAND AVAILABLE FOR AUTOMOTIVE USE

**CONTACT BROKER  
FOR PRICING**



FOR MORE INFORMATION  
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# 550 S. INTERSTATE 25

Located along Castle Rock's established Interstate 25 dealer corridor, the property offers excellent visibility, convenient regional access, and strong exposure to traffic traveling between Denver and Colorado Springs. The surrounding market is supported by continued population growth, high household incomes, and expanding commercial demand, creating a compelling opportunity for vehicle sales, leasing, or a related use.

## THE OPPORTUNITY OFFERS:

- ±6.598 acres (287,408 SF) of scarce, auto-zoned land
- Zoned PD — Vehicle Sales & Leasing
- Direct Interstate 25 frontage, exposure and visibility
- Long-term Absolute NNN lease opportunities available.
- Adjacent to an established automotive dealership autoplex.
- Affluent, car-oriented Douglas County trade area

30

MILES TO  
**DENVER**

20

MILES TO  
**DTC**

38

MILES TO  
**COLO  
SPRINGS**

0

MILES TO  
**I-25  
FRONTAGE**





# CASTLE ROCK SUBMARKET



[Click to View Property Video](#)

## DEMOGRAPHIC HIGHLIGHTS



**83,268**

RESIDENTS

Growing to  
90,348 by 2030



**\$138,156**

MEDIAN HOUSEHOLD INCOME

**\$162,329**

AVERAGE HOUSEHOLD INCOME



**29,126**

HOUSEHOLDS

2 VEHICLES  
PER HOUSEHOLD



