

FOR SALE  
FLEX/BUSINESS CONDOS

1931 LIGGETT ROAD  
BUILDINGS E & F

CASTLE ROCK · CO



**MATT CALL**  
Founding Principal  
303.956.5781  
matt.call@navpointre.com

**STEELE LUOMA**  
Associate  
720.800.2133  
steele.luoma@navpointre.com

navpoint  
REAL ESTATE GROUP

# PROPERTY OVERVIEW

<b>Property Address</b>	1931 Liggett Road, Buildings E & F Castle Rock, CO
<b>Property Type</b>	Flex / Small Business
<b>Unit Sizes</b>	Minimum Divisible: 1,584 SF Maximum Contiguous: 8,426 SF
<b>Total SF Available</b>	15,268 SF
<b>Clear Height</b>	18'-20'
<b>Year Built</b>	2025
<b>APN/Parcel</b>	2505-022-04-012

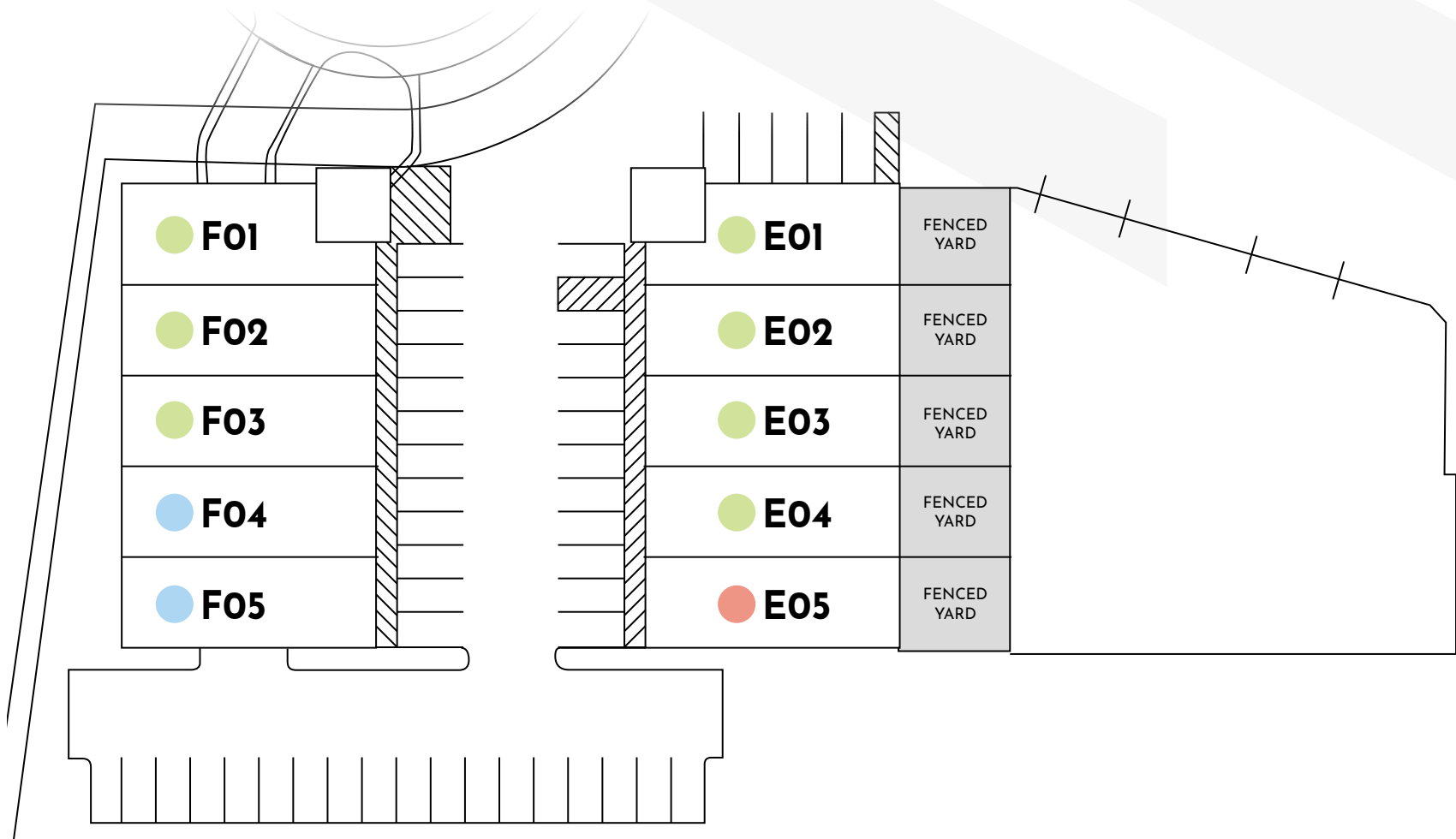


## PROPERTY HIGHLIGHTS

- Attractive opportunity to acquire a brand new flex/small business condo in Castle Rock
- Secure fenced outdoor storage space available
- Fee simple condominium ownership with low association dues
- Versatile space suited for a range of owner-user and investment uses, including storage, hobby and leisure, specialty auto, limited retail, and other small business operations
- Situated in the project's final phase, offering one of the last remaining acquisition opportunities within the development



# UNIT PRICING



BUILDING F				
UNIT	UNIT PRICE	PPSF	SIZE	STATUS
F01 (No Yard; Side Door; Tower)	\$775,900	\$380	2,042	Available
F02 (No Yard)	\$594,900	\$370	1,608	Available
F03 (No Yard)	\$585,900	\$370	1,584	Available
F04 (No Yard)	Under Contract	-	1,608	Under Contract
F05 (No Yard; Side Door)	Under Contract	-	1,584	Under Contract

BUILDING E				
UNIT	UNIT PRICE	PPSF	SIZE	STATUS
E01 (Yard Available; Tower)	\$775,900	\$380	2,042	Available
E02 (Yard Available)	\$594,900	\$370	1,608	Available
E03 (Yard Available)	\$585,900	\$370	1,584	Available
E04 (Yard Available)	\$594,900	\$370	1,608	Available
E05 (Yard Available)	Closed	-	1,584	Sold

# LEASE VS OWN COST MATRIX

## PROPOSED ACQUISITION DATE

July 1, 2026

## PROPOSED ACQUISITION PRICE

\$585,900 (370.00/SF)

## SIZE OF PREMISES

1,584 SF (1)

ACQUISITION ROUTE	
FINANCING ASSUMPTIONS	
Loan To Value	90.00%
Interest Rate	5.85%
Amortization Period	25 Years
Loan Fee (0.50%)	\$2,930
Total Down Payment	\$58,590
Total Loan Amount	\$527,310
<b>Annual Loan Payment</b>	<b>\$40,191</b>
<b>Monthly Loan Payment</b>	<b>\$3,349</b>
Estimated Annual Expenses (See Right)	\$14,541
Estimated Monthly Expenses	\$1,212
Total Annual Cost to Own	\$54,732
Total Monthly Cost to Own	\$4,561
<b>Total Cost to Own Over 5-Year Lease Term</b>	<b>\$273,662</b>
<b>Total Monthly Cost to Own Over 5-Year Lease Term</b>	<b>\$4,561</b>

LEASING ROUTE	
LEASE ASSUMPTIONS	
5 Year Lease Expiration	June 30, 2031
Months Remaining From Acquisition Date	60
Base Rent Remaining	\$176,603
Operating Expense Reimbursement Rent Remaining (Lease Type)	\$77,201
Possessary Tax Remaining (if applicable)	\$0
<b>Total Remaining Gross Rent Due Under Lease (2)</b>	<b>\$253,804</b>
<b>Total Monthly Remaining Gross Rent Due Under Lease</b>	<b>\$4,230</b>

OPERATING EXPENSES (PSF)	
Property Taxes	\$7.21
Association Dues/Utilities/HVAC Maint/CAM	\$1.97
<b>Total Estimated Operating Expenses (3)</b>	<b>\$9.18</b>

(1) Premises square footage is per the Condo Map

(2) Assumes a \$21.00/SF Base rent + \$9.18 NNN Expenses

(3) RE Taxes (assuming tax exempt as owners), Insurance, CAM, Utilities, and CAPEX Reserves are based on 2025 and are subject to change. Assumed annual increases of 3.00%

(5) This lease vs. own comparison is for illustrative purposes only and is based on assumptions that may change. It is not intended as legal, tax, accounting, or investment advice, and prospective buyers should consult their own advisors and conduct independent due diligence.

# LEASE VS OWN COST MATRIX

## PROPOSED ACQUISITION DATE

July 1, 2026

## PROPOSED ACQUISITION PRICE

\$585,900 (370.00/SF)

## SIZE OF PREMISES

1,584 SF (1)

### ANNUAL INCOME TAX DEDUCTION BREAKDOWN

ACQUISITION ROUTE		LEASING ROUTE	
Mortgage Interest Expense	\$30,593	Gross Lease Rate (2028)	\$50,761
Operating Expenses	\$14,541		
Depreciation of Purchase Price (39.50 Years)	\$14,833		
<b>Total Deductions</b>	<b>\$59,967</b>	<b>Total Deductions</b>	<b>\$50,761</b>
Tax Rate	40.00%	Tax Rate	40.00%
<b>Annual Tax Benefit</b>	<b>\$23,987</b>	<b>Annual Tax Benefit</b>	<b>\$20,304</b>

### ANNUAL COST AFTER TAX BENEFITS

ACQUISITION ROUTE		LEASING ROUTE	
<b>Total</b>	<b>\$30,746</b>	<b>Total</b>	<b>\$30,456</b>

### ANNUAL COST AFTER TAX BENEFITS

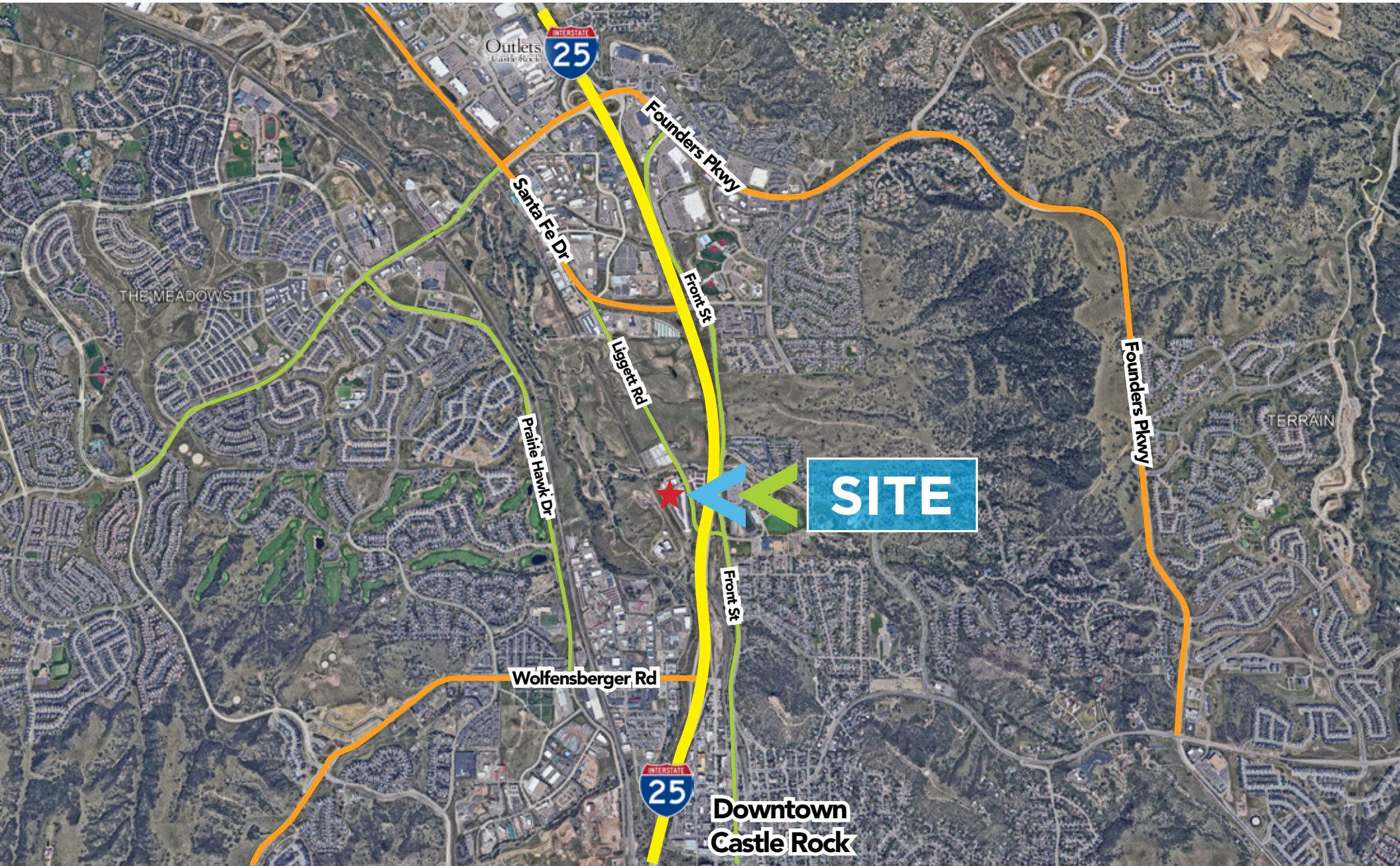
ACQUISITION ROUTE		LEASING ROUTE	
Downpayment on Acquisition	\$58,590		
Principal Paid Since Acquisition	\$86,608		
Appreciation Since Acquisition (4)	\$99,520		
<b>Total Equity at End of Lease Term</b>	<b>\$244,718</b>	<b>Total Equity at End of Lease Term</b>	<b>\$0</b>

(1) Premises square footage is per the Condo Map

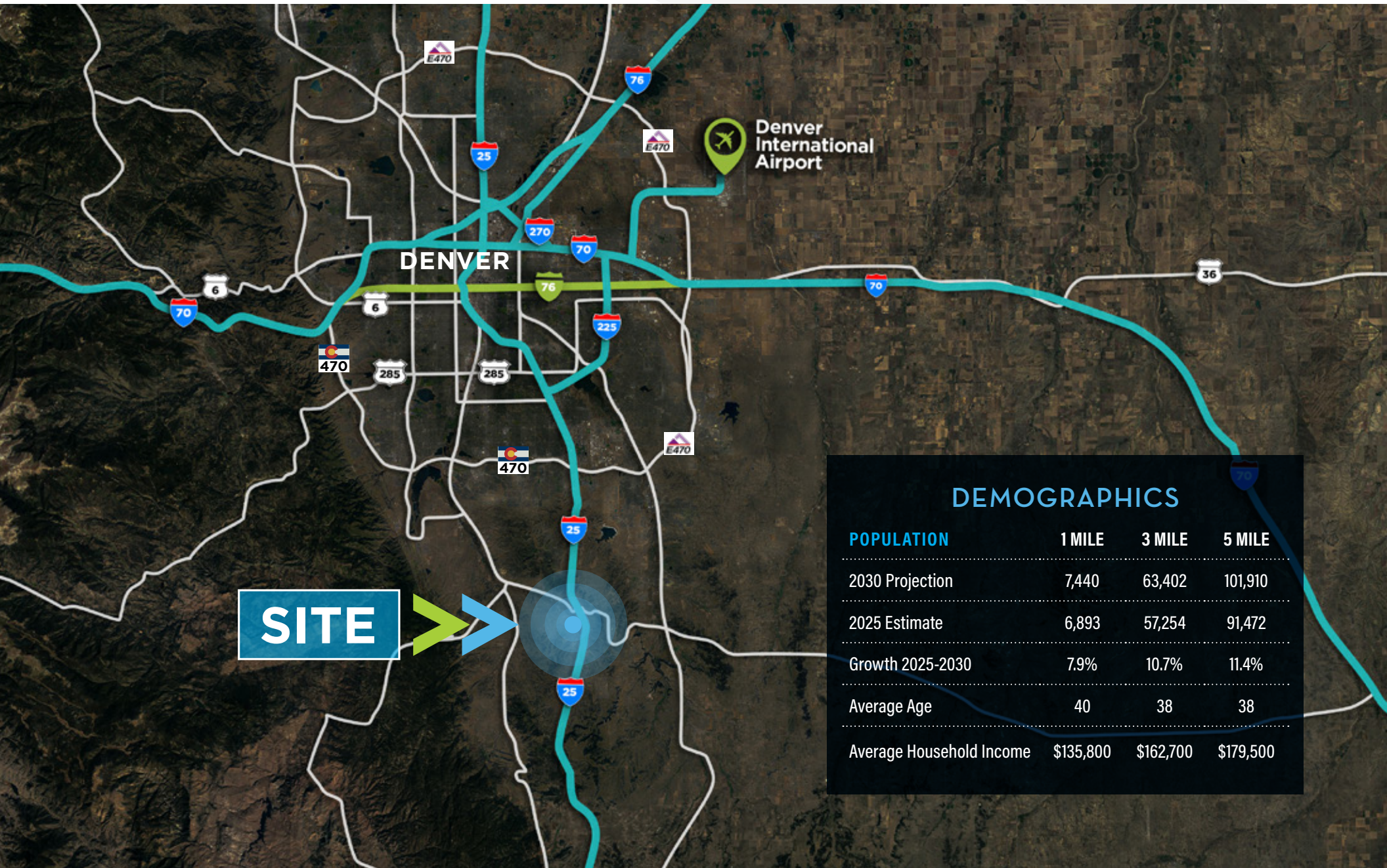
(4) Assumed Annual Appreciation of 4.00%

(5) This lease vs. own comparison is for illustrative purposes only and is based on assumptions that may change. It is not intended as legal, tax, accounting, or investment advice, and prospective buyers should consult their own advisors and conduct independent due diligence.

# LOCATION OVERVIEW



# LOCATION OVERVIEW



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,440	63,402	101,910
2025 Estimate	6,893	57,254	91,472
Growth 2025-2030	7.9%	10.7%	11.4%
Average Age	40	38	38
Average Household Income	\$135,800	\$162,700	\$179,500

FOR SALE  
FLEX/BUSINESS CONDOS

1931 LIGGETT ROAD  
BUILDINGS E & F

CASTLE ROCK · CO



MATT CALL *Principal*

O: 303.956.5781 • matt.call@navpointre.com

navpoint  
REAL ESTATE GROUP

STEELE LUOMA *Associate*

O: 720.800.2133 • steele.luoma@navpointre.com