ENGEL&VÖLKERS COMMERCIAL

1751 W. Wolfensberger Rd, Castle Rock, CO 80109

PROPERTY HIGHLIGHTS

- Car enthusiast and restorer's heaven!
- Over 28,000 sqft of meticulously well designed shop buildings/commercial space
- Parking for over 100 cars
- AFC downdraft 28 ft Paint booth
- Dealer License
- AND long list of equipment and machinery (See attached list)

- 4,377 sqft Ranch style home - 3bed/4bath
- Heated floors
- Attached 4 car garage

- 20 +/- acres
- Stunning views, spanning from the peaks of Colorado Springs to Fort Collins!
- Private and secluded, but just 4 minutes from I-25 and downtown Castle Rock.
- 3 additional excavated pad sites on property
- Hard to find 2 gated entrances! Rear entrance allows for semi loading, etc.
- Low property taxes - ag zoning
- Very low utilities costs, due to extraordinary build out

LOT SIZE	ZONING	SALE PRICE
20 Acres	Ag (LRR)	See Broker

*Car Restoration Business included in SALE PRICE
See Broker for financials, current & upcoming scheduled work, equipment & inventory list conveyed with sale.

PREPARED BY:

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DEMOGRAPHICS MAPS AND REPORT

Households	18,005	31,572	52,227
Families	13,506	24,212	41,351
Average Household Size	2.74	2.81	2.83
Owner Occupied Housing Units	13,610	24,572	43,538
Renter Occupied Housing Units	4,395	7,000	8,689
Median Age	38.1	38.0	40.1
Median Household Income	$145,179	$151,277	$160,759
Average Household Income	$174,118	$184,310	$200,716
2030 Summary			
Population	55,538	99,160	164,469
Households	20,299	35,240	58,253
Families	15,216	26,978	46,030
Average Household Size	2.72	2.79	2.81
Owner Occupied Housing Units	15,538	27,724	48,882
Renter Occupied Housing Units	4,761	7,516	9,371
Median Age	38.7	38.5	40.4
Median Household Income	$162,444	$168,276	$182,052

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LOCATION HIGHLIGHTS

LOCATION & MARKET CONTEXT

Castle Rock is ideally situated between Denver and Colorado Springs, with direct access via Interstate 25 and Highway 86. With a population exceeding 80,000 and growing steadily, the town offers a dynamic environment for development. Demand for housing, retail, and services continues to rise with the influx of residents.

DEMOGRAPHICS & ECONOMIC PROFILE

The town's population is affluent and well-educated, with household incomes and education levels above national averages. Most residents work in professional, healthcare, or technical fields, though many commute to nearby metros—highlighting a strong opportunity to meet local demand for jobs, services, and amenities closer to home.

COMMERCIAL REAL ESTATE LANDSCAPE

Castle Rock's commercial sector includes expanding retail, office, and medical spaces. Real estate values and lease rates are solid, reflecting both consumer strength and business confidence. Local government is proactive in supporting new development, making it easier for investors to navigate approvals and capitalize on emerging growth.

INVESTMENT APPEAL & STRATEGIC OUTLOOK

Combining small-town character with high quality of life, Castle Rock is ideal for upscale commercial projects. Its growing, high-income population supports retail, mixed-use, and healthcare-focused development. Developers aligned with the town's smart-growth vision are well positioned to benefit from long-term economic and demographic momentum.

Sources: Esri, Census.gov, Cityfeet, Castle Rock Official Website

NEAR BY MARKETS

Denver is the state's capital and largest city, with a population of over 708,000. Known for its dynamic economy, outdoor lifestyle, and growing appeal to young professionals, it's one of the fastest-growing metro areas in the U.S. The city serves as a major regional hub between the Midwest and the West Coast, attracting businesses and talent alike. With a diverse economy, competitive cost of doing business, and access to world-class infrastructure like Denver International Airport, the city continues to position itself as a top destination for investment and innovation.

Top Employers: City and County of Denver, Denver Public Schools, State of Colorado, United Airlines, HCA HealthOne, Southwest Airlines, Denver Health, and ADP TotalSource.

Population & Households: Over 708,000 residents and nearly 340,000 households, with a homeownership rate around 50%.

Strategic Location: Central U.S. location makes it a key logistics and air travel hub with DIA serving as a major economic engine.

Sources: Denver Economic Development & Opportunity (DEDO), Metro Denver Economic Development Corporation, City of Denver Comprehensive Annual Financial Report

Colorado Springs, perched at the base of Pikes Peak roughly 70 miles south of Denver, is Colorado's second-largest city by population—with over 497k residents and the largest by land area. Its diversified economy is anchored in military installations and defense contracting, thriving aerospace and tech sectors, growing semiconductor manufacturing, healthcare, and tourism. Strategic assets like the U.S. Air Force Academy, multiple Space Force bases, and natural attractions like Garden of the Gods strengthen the city's economic and lifestyle appeal.

Major Employers: Military bases (Fort Carson, Peterson & Schriever SFB), defense contractors (Lockheed Martin, Boeing), and healthcare.

Growing Sectors: Tech and semiconductor manufacturing backed by CHIPS Act grants; FedEx, HP Enterprise, Oracle among top tech employers.

Economic Momentum: Ranked 5th in Milken Institute's 2025 Best-Performing Cities for strong job/wage growth and business climate.

Sources: Colorado Springs Chamber & EDC, City of Colorado Springs 2024 Budget "At a Glance" Profile

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AERIAL MAP

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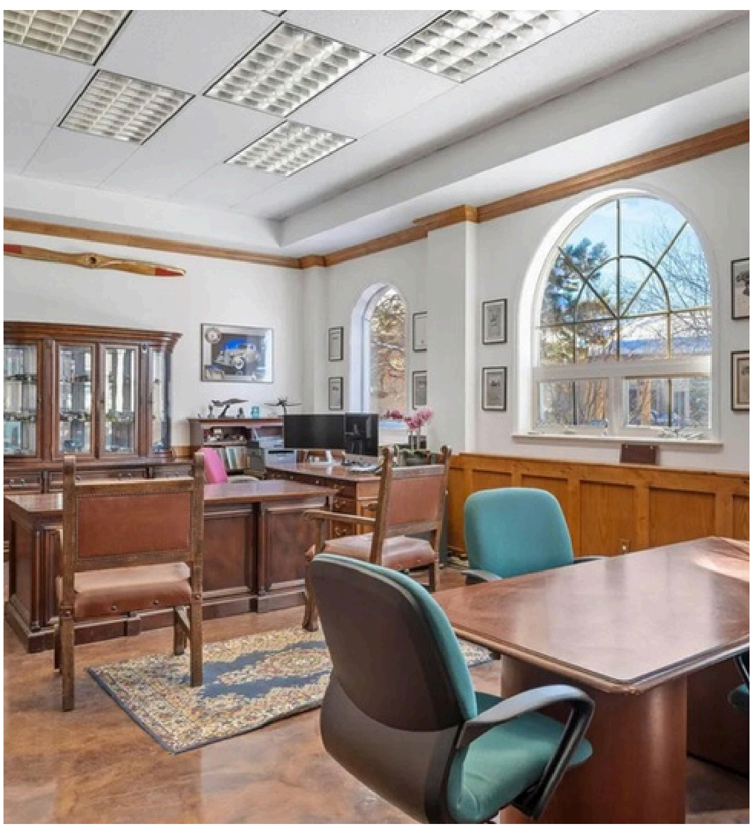
SHOP PHOTOS



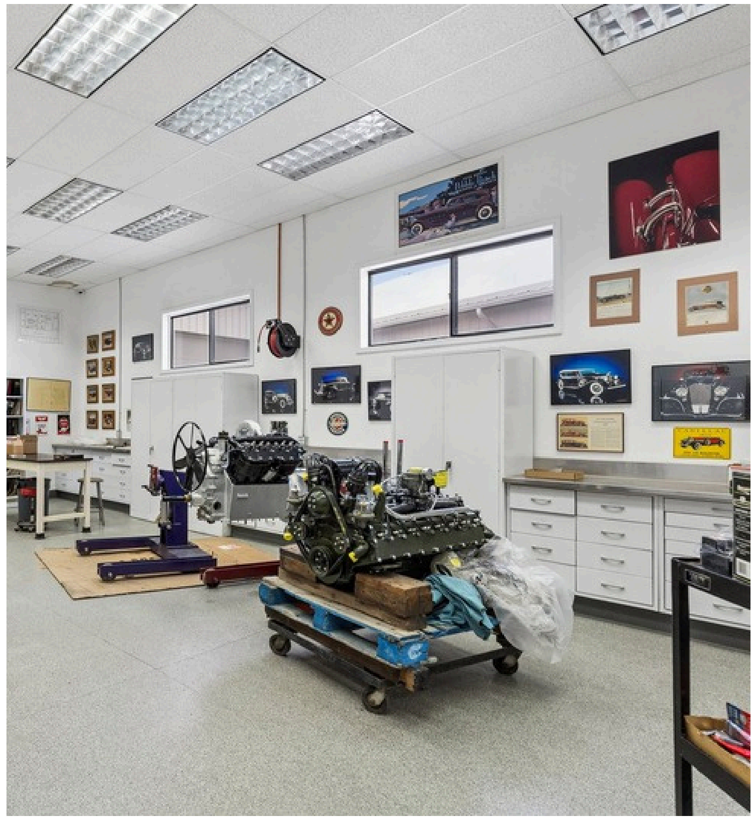
Commercial building highlights:

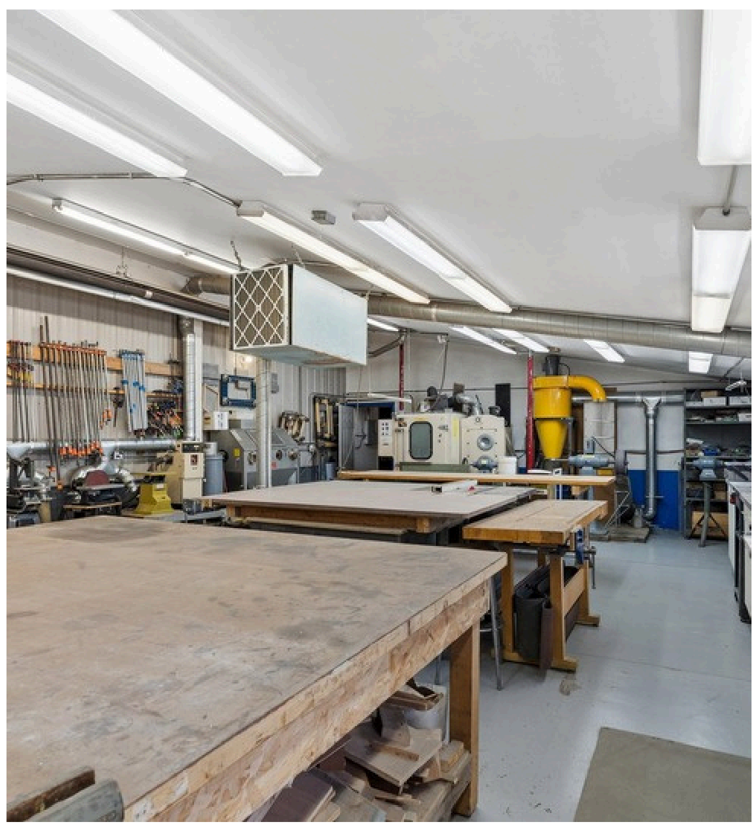
Building 1 is 17,000+ SQFT and has enough room for 80+ cars. It is constructed using only the best building materials and features radiant heat, Polyaspartic flooring and drains. Most of the walls are non-load bearing and could be removed to open the space.

Building 2 is 9,000+ SQFT, constructed of Nucor Steel with 1-foot-thick walls and energy-saving insulation, 23' ceilings at the high point, Polyaspartic flooring, RV storage, electric hook-up, polishing room and storage.

Building 3 is over 2,000 SQFT, constructed with fully-lined walls and spray foam insulation, radiant tub heaters, and Polyaspartic flooring.

SHOP PHOTOS





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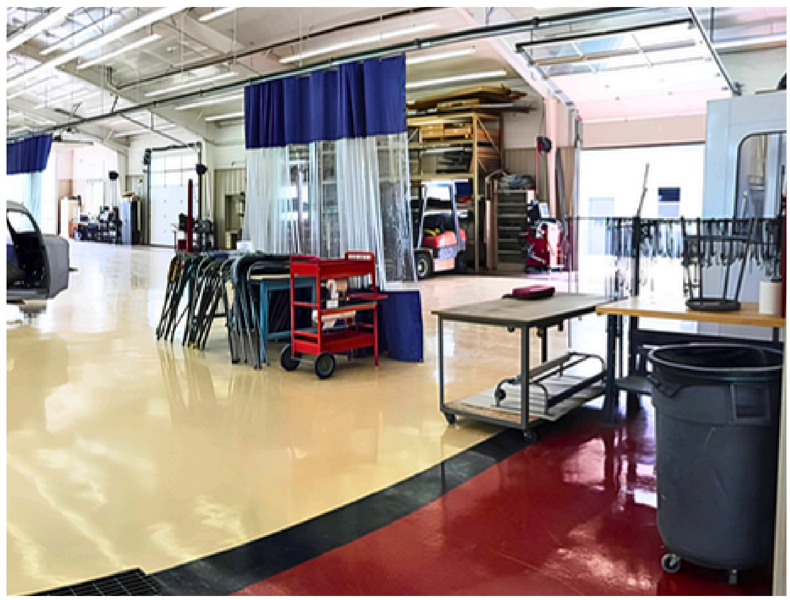
SHOP PHOTOS



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HOME PHOTOS

This incredible manor is perfect for car collectors, horse enthusiasts and creative entrepreneurs!

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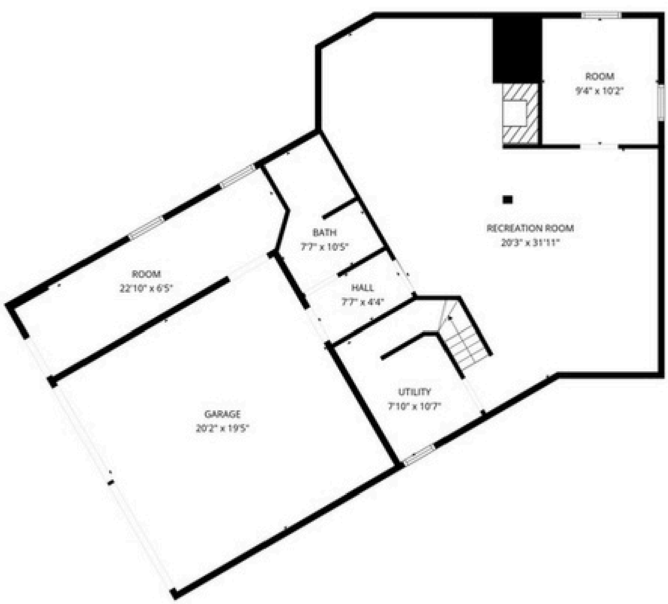
HOME PHOTOS



TOTAL: 4541 sq. ft
Basement: 687 sq. ft, 1st floor: 3854 sq. ft
EXCLUDED AREAS: GARAGE: 393 sq. ft, ROOM: 238 sq. ft, UTILITY: 82 sq. ft,
WALLS: 271 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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DISCLAIMER

Engel & Völkers has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Engel & Völkers. In All financial projections and information are provide for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Engel & Völkers. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Engel & Völkers. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Engel & Völkers. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Engel & Völkers.

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