

PROJECTED COMPLETION: FALL 2027



MEADOWS MEDICAL PLAZA

CASTLE ROCK, CO

ZONING RESTRICTIONS

MEADOWS PKWY

RED HAWK DR

NO ZONING RESTRICTIONS



PROPERTY OVERVIEW

CONTACT BROKER FOR PRICING DETAILS

±18,000 SF

FLOORPLATE

±54,000 SF

3 STORY BUILDING

Favorable
Zoning

NO MEDICAL USE
RESTRICTIONS



2027

THIRD QUARTER

Close
Proximity

TO ADVENTHEALTH HOSPITAL

PROPERTY OVERVIEW



ZONING RESTRICTIONS

ARAPAHOE
COMMUNITY COLLEGE

AdventHealth

CVS

MEADOWS PKWY

RED HAWK DR

MEADOWS MEDICAL PLAZA

NO ZONING RESTRICTIONS

LOCATION MAP



- ① MEADOWS MEDICAL PLAZA
- ② ADVENTHEALTH HOSPITAL
- ③ NEW HOPE PRESBYTERIAN CHURCH
- ④ SHERWIN-WILLIAMS
- ⑤ FARMGIRL: FOOD, WINE, & SPIRITS
- ⑥ THE LIBRARY CO. BAR & KITCHEN
- ⑦ THE WHISKEY LODGE
- ⑧ CVS
- ⑨ IC BREWHOUSE CASTLE ROCK
- ⑩ MERCANTILE PARK
- ⑪ UBERGRIPPEN INDOOR CLIMBING
- ⑫ CASTLE ROCK FIRE STATION
- ⑬ ANB BANK
- ⑭ FIREHOUSE SUBS
- ⑮ EINSTEIN BROS. BAGELS
- ⑯ GOOD 2 GO
- ⑰ LIMELIGHT DENTAL CARE
- ⑱ ORANGETHEORY FITNESS
- ⑲ BUCKET LIST TAVERN

- ⑳ DIMENSION NAILS
- ㉑ AMC CASTLE ROCK
- ㉒ SPORTS MED & REHAB LIMELIGHT
- ㉓ ARAPAHOE COMMUNITY COLLEGE
- ㉔ CASTLE ROCK KINDERCARE
- ㉕ THREE PEAKS CAPITAL MGMNT.
- ㉖ ORCHARD MED SPA
- ㉗ NOTHING BUNDT CAKES

**MEADOWS
MEDICAL PLAZA**
0.1 Miles To AdventHealth

AdventHealth

25 MI.
DENVER

11 MI.
LONE TREE

20 MI.
HIGHLANDS RANCH

ADVENTHEALTH HOSPITAL OVERVIEW



Castle Rock, is a healthcare facility committed to providing comprehensive services, including breast care, emergency care, heart and vascular care, imaging services, mother and baby care, orthopedic care, sports medicine, and rehabilitation. Emphasizing whole-person care, the hospital, formerly known as Castle Rock Adventist Hospital, has been serving the community since 2013. They prioritize patient safety, receiving an "A" grade from The Leapfrog Group, and offer innovative technologies like robotic-assisted technology for total knee replacement.



250

TOTAL BEDS

198

PROVIDERS • 22 SPECIALTIES

Safety

NATIONALLY RECOGNIZED
FOR PATIENT SAFETY

1,000+

EMPLOYEES

4,000+

INPATIENT ADMISSIONS

POTENTIAL MEDICAL USES

INCLUDING BUT NOT LIMITED TO:



“LOCATED IN THE 8TH WEALTHIEST COUNTY IN THE USA”*

CASTLE ROCK, COLORADO is a world-class community nestled just south of Colorado’s capital city. With more than 70,000 residents, Castle Rock values its small-Town character, its traditional Downtown core and its regular community events.

Castle Rock is a full-service municipality. It employs about 566 full-time employees to provide police, fire, emergency medical, parks, recreation, water and transportation services. Community growth slated to grow to 130,000-150,000 residents, the Town will continue to provide high-quality services while preserving the community's history and heritage.

The Town’s identity stems not only from the namesake Rock, but also from a scenic natural landscape that surrounds it. There are 87 miles of trails, 50 well-planned parks and more than 6,000 acres of open space for residents and visitors to enjoy.

*Source: US News and World Reports, December of '23

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Estimate	41,798	82,659	150,418
2026 Projection	48,713	92,684	164,538
Median Age	35.5	37.21	37.4
Households	14,363	29,608	56,051
Avg. Household Income	\$116,406	\$110,154	\$105,687

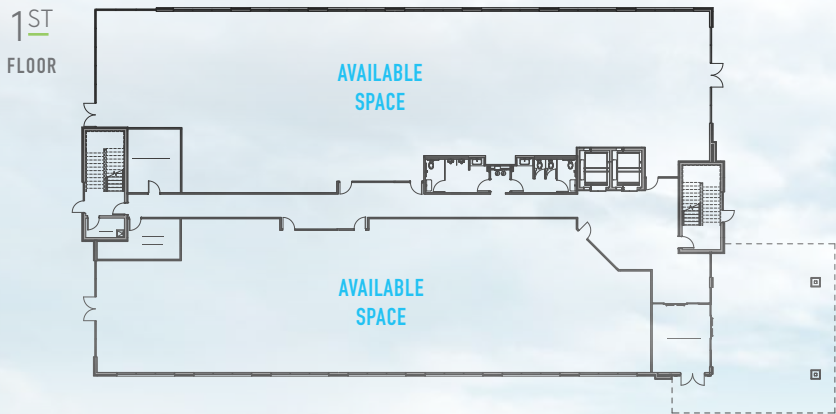
BUSINESS

Total Businesses	437	2,104	4,221
Employees	4,119	19,282	50,341



FLOOR PLANS

Contact broker now for specific infrastructure build-out requirements prior to groundbreaking.



18,317 SF

DIVISIBLE TO APPROXIMATELY 9,150 SF

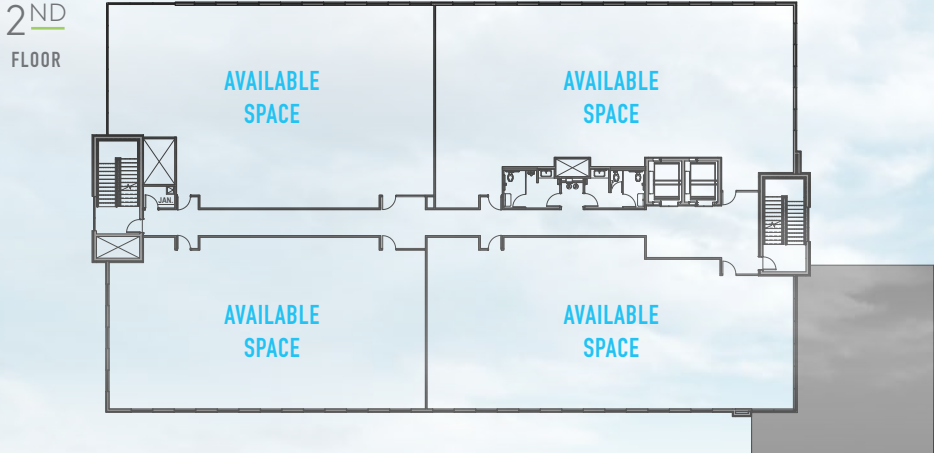
Northeast
Corner

MEADOWS MEDICAL PLAZA

The image is a 3D architectural rendering of the Meadows Medical Plaza building. It is a multi-story structure with a modern design. The building features a mix of materials, including dark brown panels, light-colored stone or concrete, and large glass windows. The name 'MEADOWS MEDICAL PLAZA' is prominently displayed on the upper part of the facade. The rendering shows the building from a perspective that highlights its corner and the surrounding area.

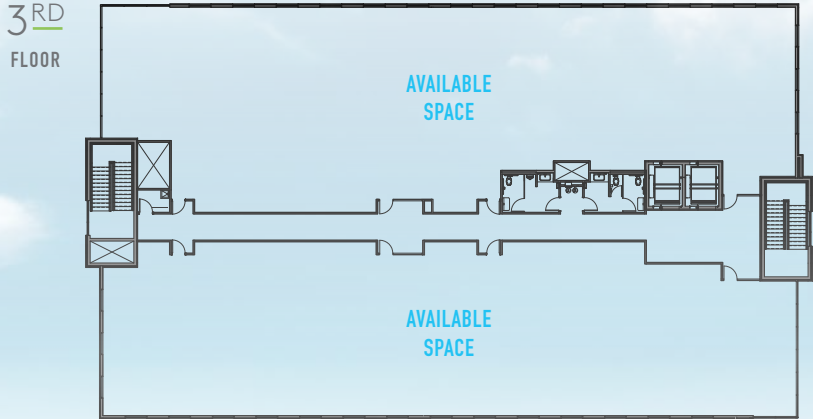
FLOOR PLANS *continued*

Contact broker now for specific infrastructure build-out requirements prior to groundbreaking.



18,317 SF

DIVISIBLE TO APPROXIMATELY 4,500 SF



17,832 SF

DIVISIBLE TO APPROXIMATELY 8,900 SF

Southeast
Corner



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MEADOWS MEDICAL PLAZA

CASTLE ROCK, CO

CONTACT BROKERS FOR PRICING



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navpoint
REAL ESTATE GROUP

**MEADOWS MEDICAL PLAZA
VIRTUAL TOUR**

Virtual Tour is for Design Showcase Only, Subject to Change

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