

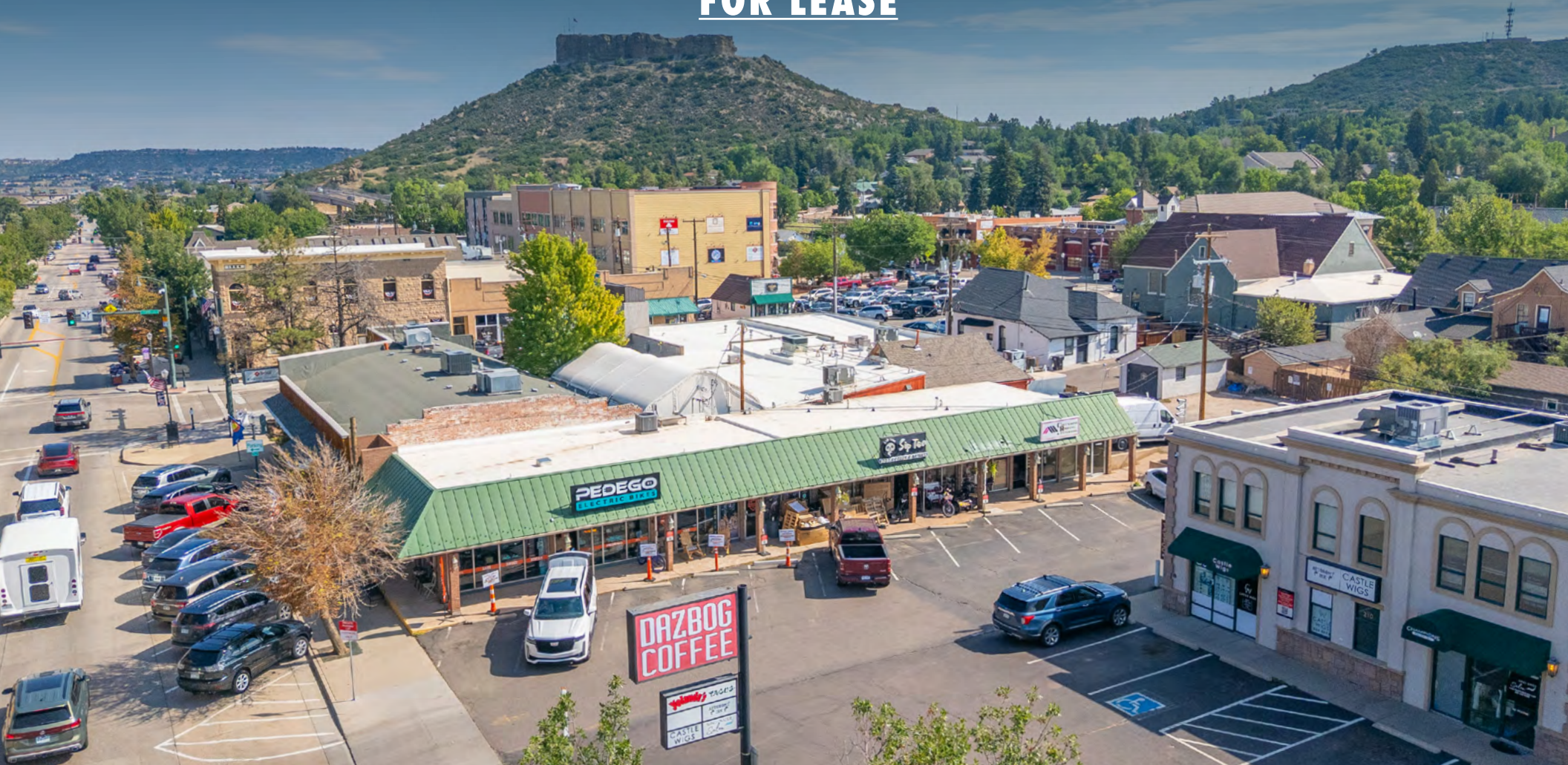


218 • 224

WILCOX STREET

CASTLE ROCK, COLORADO

**FREESTANDING RETAIL BUILDING
FOR LEASE**



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

kinseycre.com

Kinsey & Company Commercial Real Estate is pleased to present 218 • 224 Wilcox Street, a 3,552 square foot freestanding retail building in the heart of downtown Castle Rock. Built in 1969 on a 0.161 acre site, the property fronts Wilcox Street, the main commercial spine of downtown, and puts a tenant in the middle of the most active blocks in town.

THE SPACE

- Three (3) suites that can be leased together as a single 3,552 SF user or separately
- Suite 224 is 691 SF, ideal for a service or boutique user
- Suite 222 is 1,131 SF, former boba tea shop with a grease trap already in place
- Suite 218 is a 1,730 SF end-cap along Wilcox with the strongest visibility in the building

PARKING AND ACCESS

- 36 onsite parking spaces
- Cross parking agreement with the adjacent building adds shared spaces, a rare convenience for downtown Castle Rock
- 12,223 vehicles per day on Wilcox Street directly in front of the building
- All three suites are currently occupied. **Showings are by appointment only through the listing broker. Please do not disturb the existing tenants.**

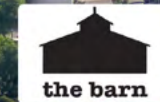
THE LOCATION

- Directly across from Riverwalk Luxe, fully leased with Playa Bowls, Homegrown Tap and Dough, and Buff City Soap
- Two block walk to Festival Park, the Riverwalk, Encore, and The View, which together have added more than 600 residences and dozens of new storefronts to downtown
- Castle Rock retail vacancy finished 2025 at 1.1 percent, among the tightest on the Front Range
- Town sales tax collections grew 15.7 percent year over year in 2025
- A rare chance to secure downtown retail space in a market where almost nothing is available



218 • 224

WILCOX STREET



WILCOX ST



RIVERWALK

230 apartment units
31,700 SF of Office
16,200 SF of Retail

GREAT DIVIDE
BREWERY
ROADHOUSE

BLAZIER
Home Made

WIDE AWAKE EATERY
NOT JUST BREAKFAST

PROPERTY OVERVIEW

218 - 224 Wilcox is a freestanding retail building that was constructed in 1969.

RENTAL RATE ***\$35.00 - \$38.00/SF NNN***

Street Address 218 - 224 Wilcox St

City Castle Rock

State Colorado

ZIP 80104

Available SF 691 - 3,552 SF

Land Size 0.161 Acres

County Douglas

NNNs \$12.00/SF

Year Built 1969

Zoning B, Business/Commercial

Parking 36 total spaces

Divisibility Single tenant or up to three tenants

Ideal Uses Retail, restaurant or medical



SITE PLAN



SAFeway
Great Clips
ANYTIME FITNESS

Encore
CASTLE ROCK
124 apartment units
SCISSORS & SCOTCH
COFF33 Block
DOG SANTOS Bottle
Castle Rock, CO



RIVER WALK
230 apartment units
31,700 SF of Office
16,200 SF of Retail
GREAT DIVIDE
BREWERY ROADHOUSE
BLAGIER
KING MOUNTAIN
WIDE AWAKE EATERY
NOT JUST BREAKFAST



RIVER WALK
LUXE
28 apartment units
HOMEGROWN
TAP & DOUGH
PLAYA BOWLS
Buff City Soap

The Office Co.
Bar & Kitchen

Scileppi's
AT THE OLD STONE CHURCH

FESTIVAL PARK

Ecclesia

WILCOX ST

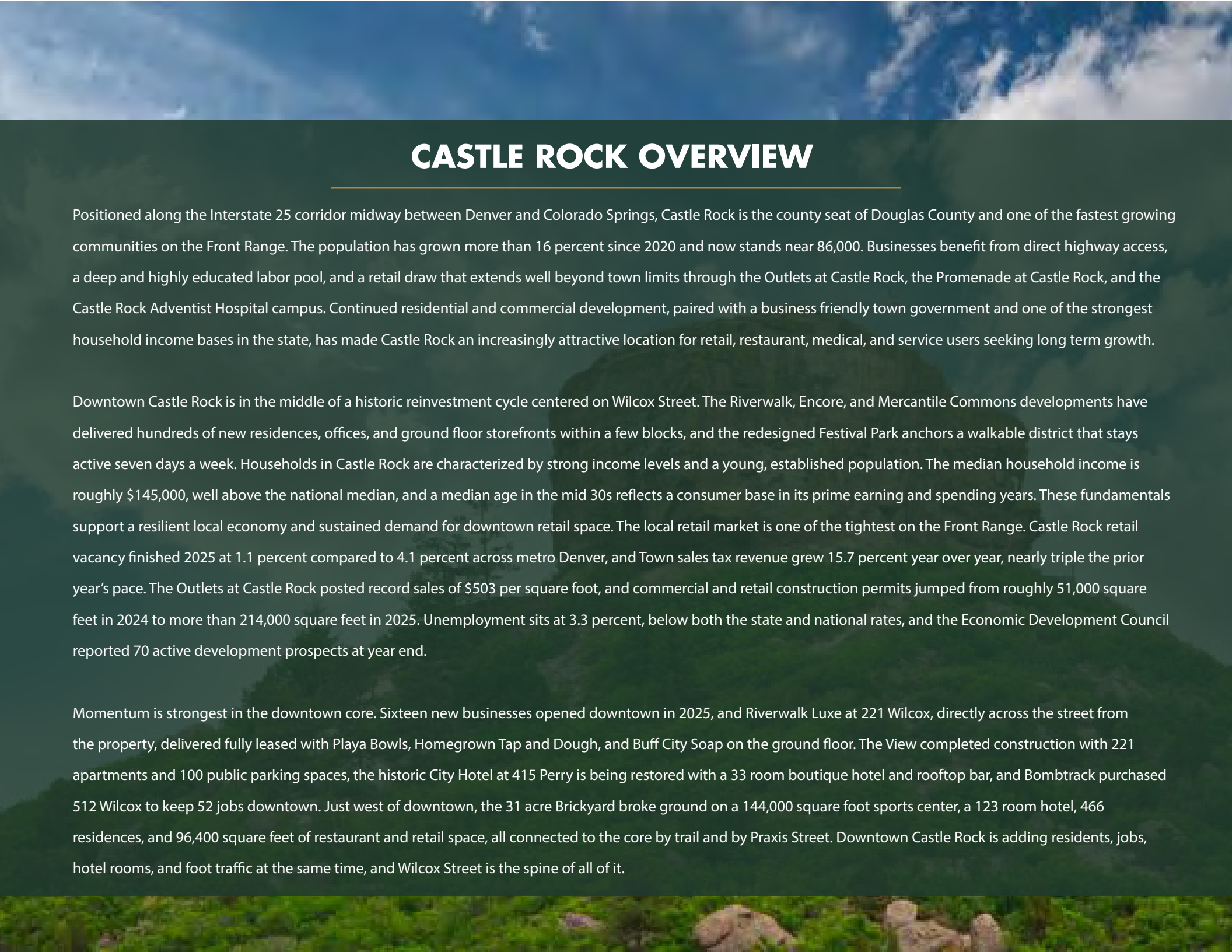
PERRY ST

THIRD ST



AERIAL





CASTLE ROCK OVERVIEW

Positioned along the Interstate 25 corridor midway between Denver and Colorado Springs, Castle Rock is the county seat of Douglas County and one of the fastest growing communities on the Front Range. The population has grown more than 16 percent since 2020 and now stands near 86,000. Businesses benefit from direct highway access, a deep and highly educated labor pool, and a retail draw that extends well beyond town limits through the Outlets at Castle Rock, the Promenade at Castle Rock, and the Castle Rock Adventist Hospital campus. Continued residential and commercial development, paired with a business friendly town government and one of the strongest household income bases in the state, has made Castle Rock an increasingly attractive location for retail, restaurant, medical, and service users seeking long term growth.

Downtown Castle Rock is in the middle of a historic reinvestment cycle centered on Wilcox Street. The Riverwalk, Encore, and Mercantile Commons developments have delivered hundreds of new residences, offices, and ground floor storefronts within a few blocks, and the redesigned Festival Park anchors a walkable district that stays active seven days a week. Households in Castle Rock are characterized by strong income levels and a young, established population. The median household income is roughly \$145,000, well above the national median, and a median age in the mid 30s reflects a consumer base in its prime earning and spending years. These fundamentals support a resilient local economy and sustained demand for downtown retail space. The local retail market is one of the tightest on the Front Range. Castle Rock retail vacancy finished 2025 at 1.1 percent compared to 4.1 percent across metro Denver, and Town sales tax revenue grew 15.7 percent year over year, nearly triple the prior year's pace. The Outlets at Castle Rock posted record sales of \$503 per square foot, and commercial and retail construction permits jumped from roughly 51,000 square feet in 2024 to more than 214,000 square feet in 2025. Unemployment sits at 3.3 percent, below both the state and national rates, and the Economic Development Council reported 70 active development prospects at year end.

Momentum is strongest in the downtown core. Sixteen new businesses opened downtown in 2025, and Riverwalk Luxe at 221 Wilcox, directly across the street from the property, delivered fully leased with Playa Bowls, Homegrown Tap and Dough, and Buff City Soap on the ground floor. The View completed construction with 221 apartments and 100 public parking spaces, the historic City Hotel at 415 Perry is being restored with a 33 room boutique hotel and rooftop bar, and Bombtrack purchased 512 Wilcox to keep 52 jobs downtown. Just west of downtown, the 31 acre Brickyard broke ground on a 144,000 square foot sports center, a 123 room hotel, 466 residences, and 96,400 square feet of restaurant and retail space, all connected to the core by trail and by Praxis Street. Downtown Castle Rock is adding residents, jobs, hotel rooms, and foot traffic at the same time, and Wilcox Street is the spine of all of it.

STATE OF COLORADO RANKINGS

#2 MOST EDUCATED WORKFORCE
Colorado, CNBC, 2025

#2 MOST FINANCIALLY LITERATE STATE
Colorado, WalletHub, 2026

#3 EDUCATIONAL ATTAINMENT
Colorado, WalletHub, 2026

#4 EDUCATION AND HEALTH
Colorado, WalletHub Best States to Live In, 2025

#6 FASTEST GROWING REAL GDP
Colorado, CU Leeds School of Business, 2026

#7 FASTEST POPULATION GROWTH
Colorado, CU Leeds School of Business, 2026

#8 BEST STATE ECONOMY
Colorado, WalletHub, 2026

5 MILE RADIUS DEMOGRAPHICS

KEY FACTS



88,287
POPULATION



39.3
MEDIAN
AGE



2.8
AVG.
HOUSEHOLD
SIZE

\$1.41B
CONSUMER SPENDING

EDUCATIONAL ATTAINMENT



2%
No High
School
Diploma



13%
High School
Graduate



34%
Some
College



51%
Bachelor's/Grad/
Prof Degree

BUSINESS



3,425
TOTAL BUSINESSES



25,357
TOTAL EMPLOYEES

EMPLOYMENT



INCOME



\$736,056
Median Home Value



\$165,779
Average Household
Income

Population by Income
Population with >\$50,000 (86%)
Population with >\$100,000 (68%)

Income	Percent
>\$150,000	48%
\$100,000 - \$150,000	20%
\$50,000 - \$100,000	18%
<\$50,000	14%





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