

FOR SALE

HIGH VISIBILITY RETAIL/SHOWROOM/  
LIGHT MANUFACTURING  
4760 CASTLETON WAY

CASTLE ROCK · CO

SALE PRICE:  
\$6,500,000

Outlets  
at Castle Rock >>>  
EXIT: 184



118,776  
VEHICLES  
PER DAY



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# PROPERTY OVERVIEW



## ADDRESS

4760 CASTLETON WAY, CASTLE  
ROCK, CO, USA



## PROPERTY TYPE

RETAIL/SHOWROOM/LIGHT MANUFACTURING/LAB



## PROPERTY SIZE

20,962 SF



## PARCEL NUMBER

2351-263-05-007



## YEAR BUILT/RENOVATED

2004/2020



## SALE PRICE

\$6,500,000



## PARKING RATIO

2.97/1,000 SF



## ZONING

[PD LINK](#)



## GRADE LEVEL DOORS

1



## CLEAR HEIGHT

14'-18.5'

# PROPERTY HIGHLIGHTS

## Power & Infrastructure

- Full-building diesel backup generator
- Heavy power capacity
- Well-maintained brick building
- It is ideal for light manufacturing with plenty of office space, as a call center, software development, electrical or plumbing parts store.

## Security

- Interior and exterior security cameras
- Key fob access at exterior doors and restricted interior areas

## Parking & Access

- Covered parking for 8 vehicles

## Employee Amenities

- Large break room with kitchen, oven, hot water dispenser, and personal lunch storage
- Covered outdoor eating area with Front Range views
- On-site laundry with washer and dryer

## IT & Storage

- Secure server room with restricted access
- Supports coax, fiber, and phone systems
- Separate ventilation for temperature control
- Space for computer parts and supply storage
- Large secure storage room with shelving

## Meeting & Training Space

- Conference room with table, chairs, large screen, computer, and audio for presentations and Zoom
- Large upstairs meeting/training room for 50+ people

## Retail/Showroom

- Showroom Space
- Low tax area surrounded by extensive national retail

## Specialized Space

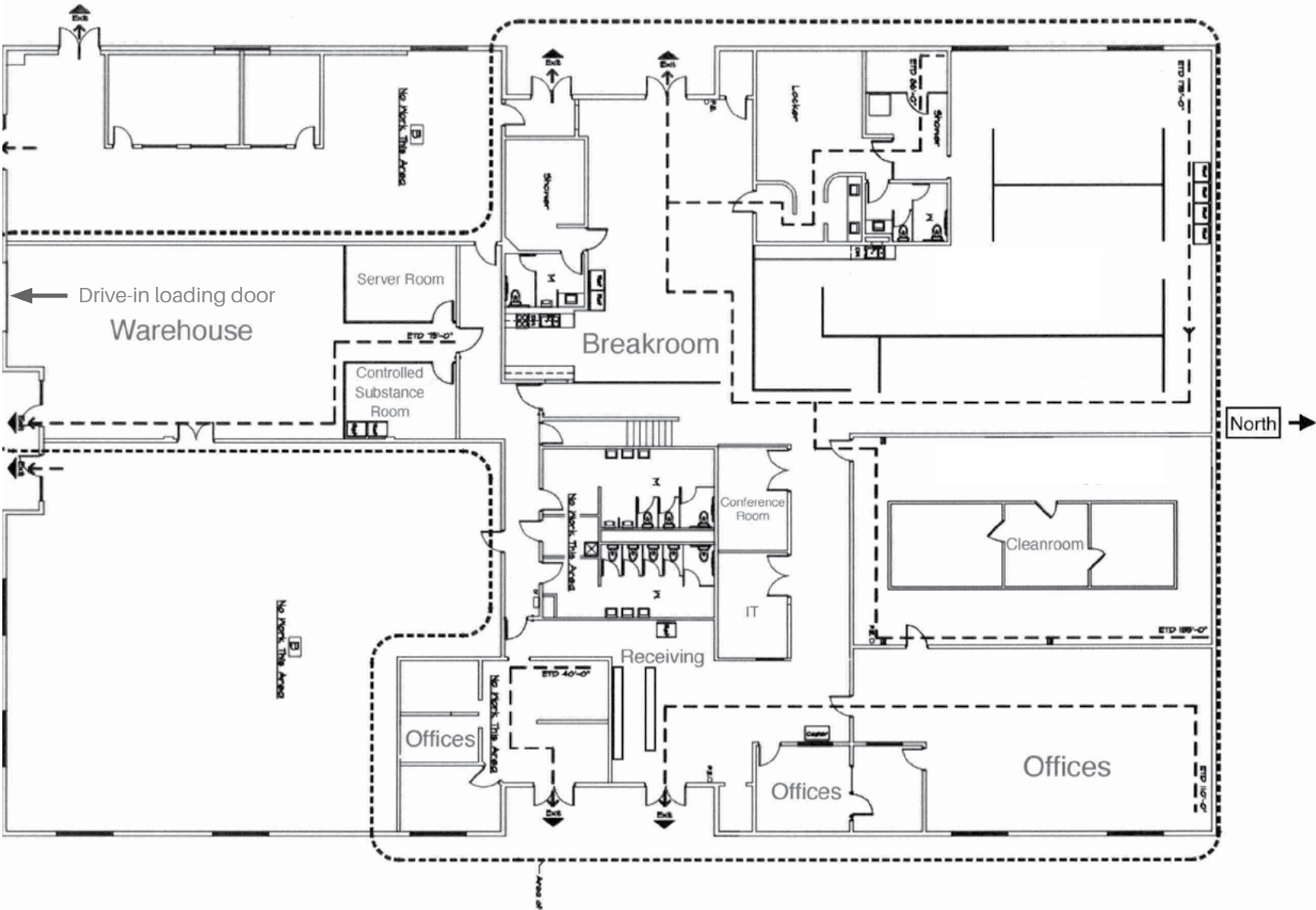
- HEPA-filtered clean room for sterile production, testing, and assembly
- FDA-certified lab space

## Location Perks

- Near 5 hotels, restaurants, and a major outlet mall
- Convenient for visitors, client meetings, and employee lunches



# FLOORPLAN



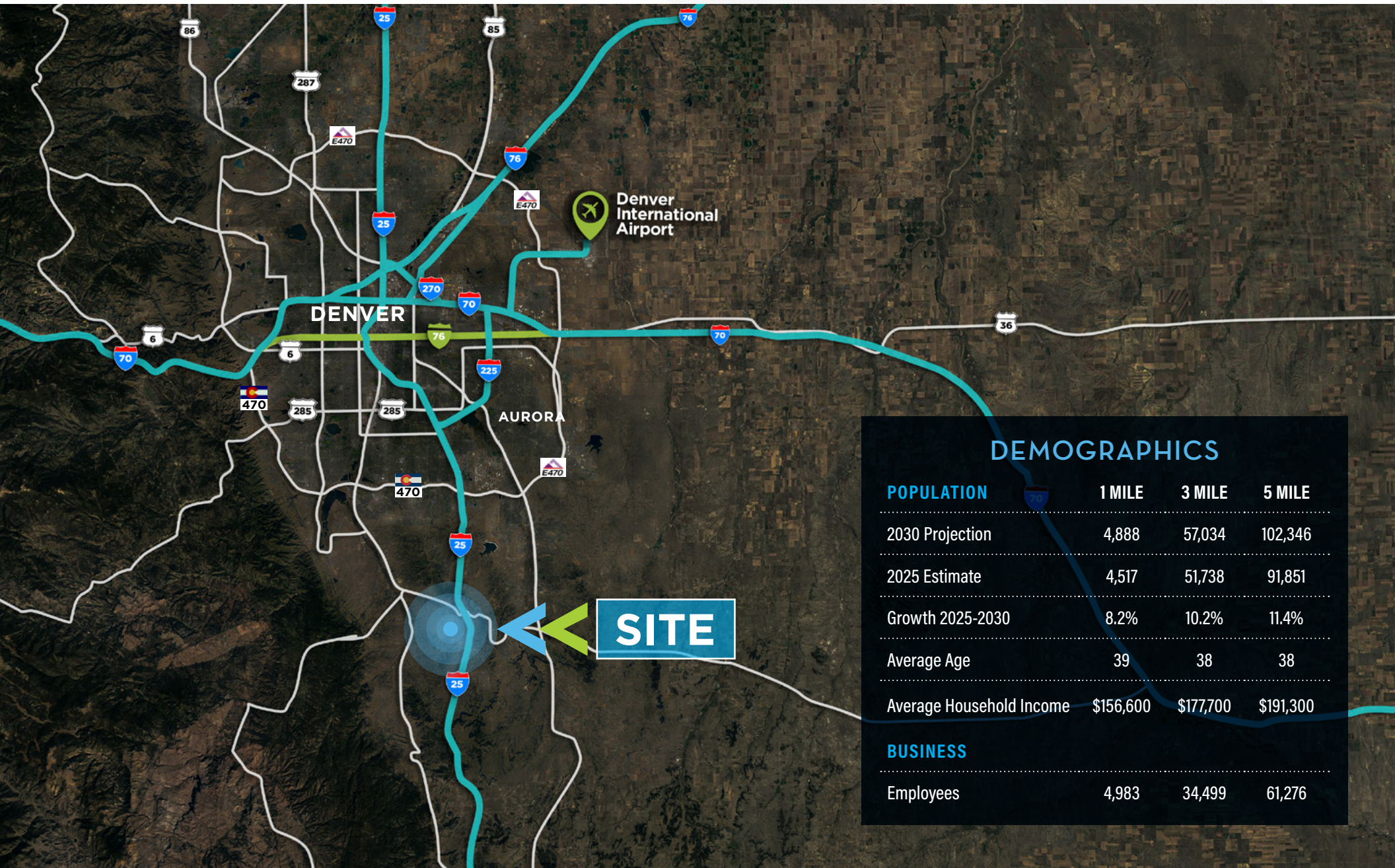
# NEARBY RETAIL



# PROPERTY PHOTOS



# LOCATION OVERVIEW



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	4,888	57,034	102,346
2025 Estimate	4,517	51,738	91,851
Growth 2025-2030	8.2%	10.2%	11.4%
Average Age	39	38	38
Average Household Income	\$156,600	\$177,700	\$191,300
BUSINESS			
Employees	4,983	34,499	61,276

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