

515

JERRY STREET
CASTLE ROCK, CO 80104

Office
Building
for Sale



Property Overview

Property Address

515 Jerry Street, Castle Rock, CO 80104

Property Type

Office

Building Size

1,744 SF

Site Size

0.196 acres | ± 8,538 SF

Parking

3 spaces in front, 4 spaces at rear, and additional curbside parking

Year Built | Year Renovated

1938 | 2021

Zoning

B, Commercial - Castle Rock

Legal Description

N ½ Lot 5 & South 36 FT. Lot 4 Block 7
Town of Castle Rock together with E ½ of
Adjacent Vacated Alley

Assessor's Parcel Number

#250511204007

Sale Price

\$1,100,000



PROPERTY HIGHLIGHTS

- Highly visible property along quiet Jerry Street
- **Building completely renovated in 2021**
- Adjacent to the heart of downtown Castle Rock
- Proximity to commercial activity, retail, restaurants and other services
- Town of Castle Rock - strong demographics and growth
- Longer term redevelopment opportunity as zoning allows construction of a building to six stories
- Zoned for Multi-family, Retail, Office, Hotel, and more
- Elevated site with unobstructed views of the foothills, Pikes Peak, Castle Rock and Indian Mountain Range
- Tax incentives for redevelopment can be attained from Downtown Development Authority

Property Photos & Upgrades

- Completely gutted the interior, leaving only the roof trusses, floor joists, and perimeter walls.
- All electrical, plumbing, mechanical, floors, walls, ceiling, fixtures, etc. were removed and replaced.
- All windows were removed and replaced with new quality double-paned windows.
- New foam insulation on the perimeter walls to seal the building.
- All new studs were used to put up interior walls. All new electrical, plumbing, and HVAC were roughed in.
- Fiberglass insulation was installed in all interior walls prior to drywall for sound reduction.



Entry



Kitchen



Entry



Main Conference Room

Property Photos & Upgrades

- Final electrical, plumbing, and HVAC with all new fixtures were installed as well as a fireplace and kitchen.
- All new flooring, carpet, tile, and paint.
- The exterior was painted and a stone accent was added.
- A new roof, gutters, and downspouts were installed.
- Both front and rear driveways were finished with new concrete.
- New parking area installed in rear of building.
- Newly landscaped yard. Automatic sprinklers installed into lawn. All trees, shrubs, and flowers are on a drip system.



Backyard patio



Primary Office



Primary Office



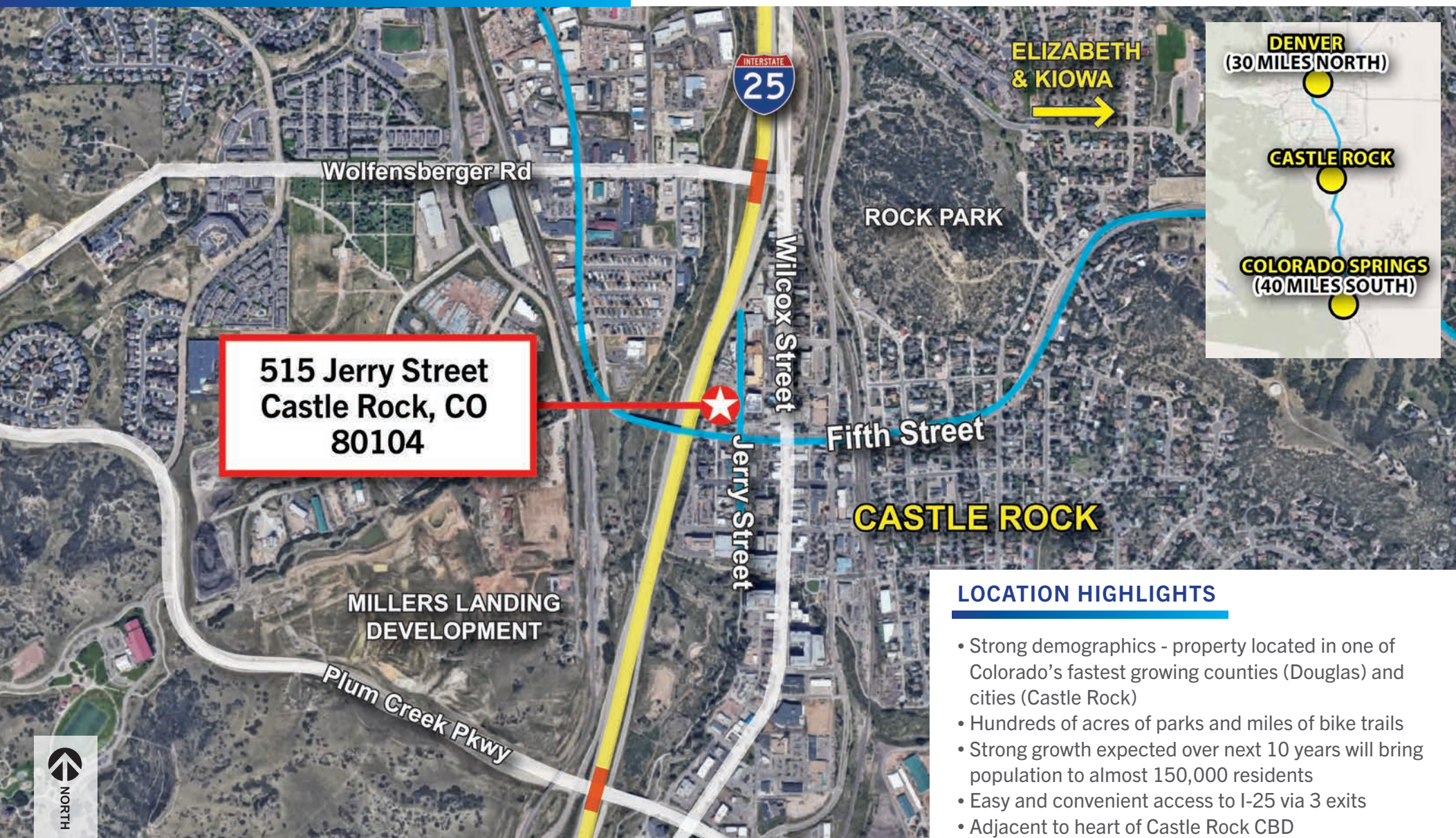
Rear Parking

Location Overview



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Castle Rock, CO
80104**

Location Overview



LOCATION HIGHLIGHTS

- Strong demographics - property located in one of Colorado's fastest growing counties (Douglas) and cities (Castle Rock)
- Hundreds of acres of parks and miles of bike trails
- Strong growth expected over next 10 years will bring population to almost 150,000 residents
- Easy and convenient access to I-25 via 3 exits
- Adjacent to heart of Castle Rock CBD



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