

Citadel Station



651 Topeka Way & 680 Atchison Way | Castle Rock | Colorado



navpoint
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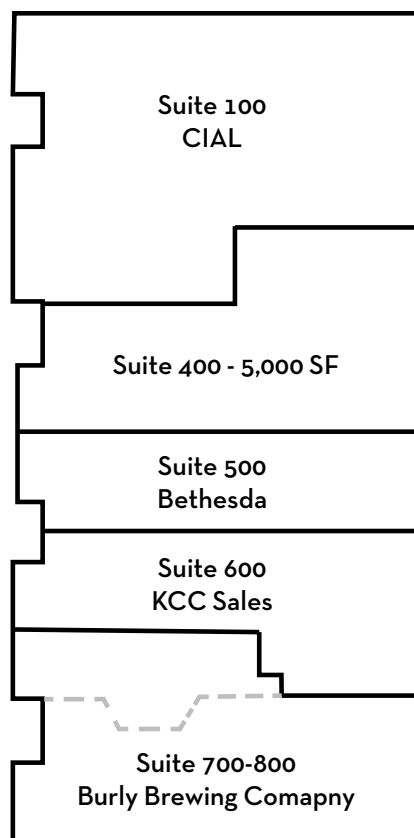
Industrial / Flex Space For Lease

Property Details

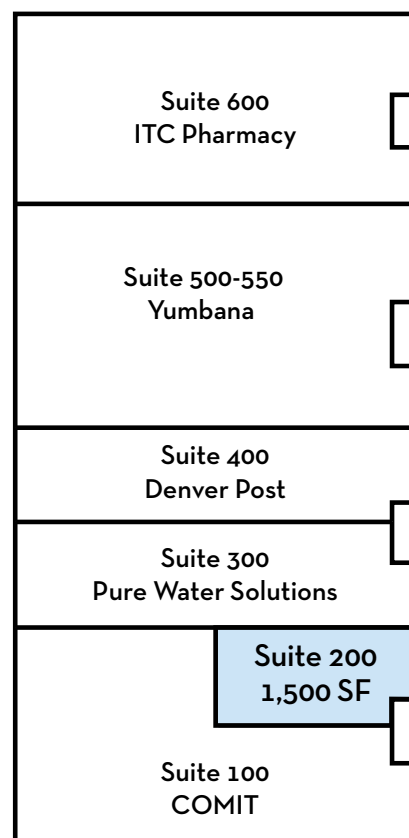
City:	Castle Rock
County:	Douglas
Year Built:	1985
Zoning:	I-2
Building Size (Total):	48,000 SF
Space Available:	1,500 SF
Minimum Divisible:	1,500 SF
Maximum Contiguous:	1,500 SF
Lease Rate:	\$10.00/SF
NNN Expense:	\$3.50/SF

- Located in Castle Rock, halfway between Denver and Colorado Springs and east of the new Philip S. Miller Regional Park
- Easy access to I-25 via the Plum Creek and Wolfensberger interchanges
- Just minutes away from downtown Castle Rock, shops and restaurants
- Strong demographics and growth in the Town of Castle Rock
- Parking ratio is 3.2/1,000 SF

Site Plan



BUILDING A
680 Atchison Way



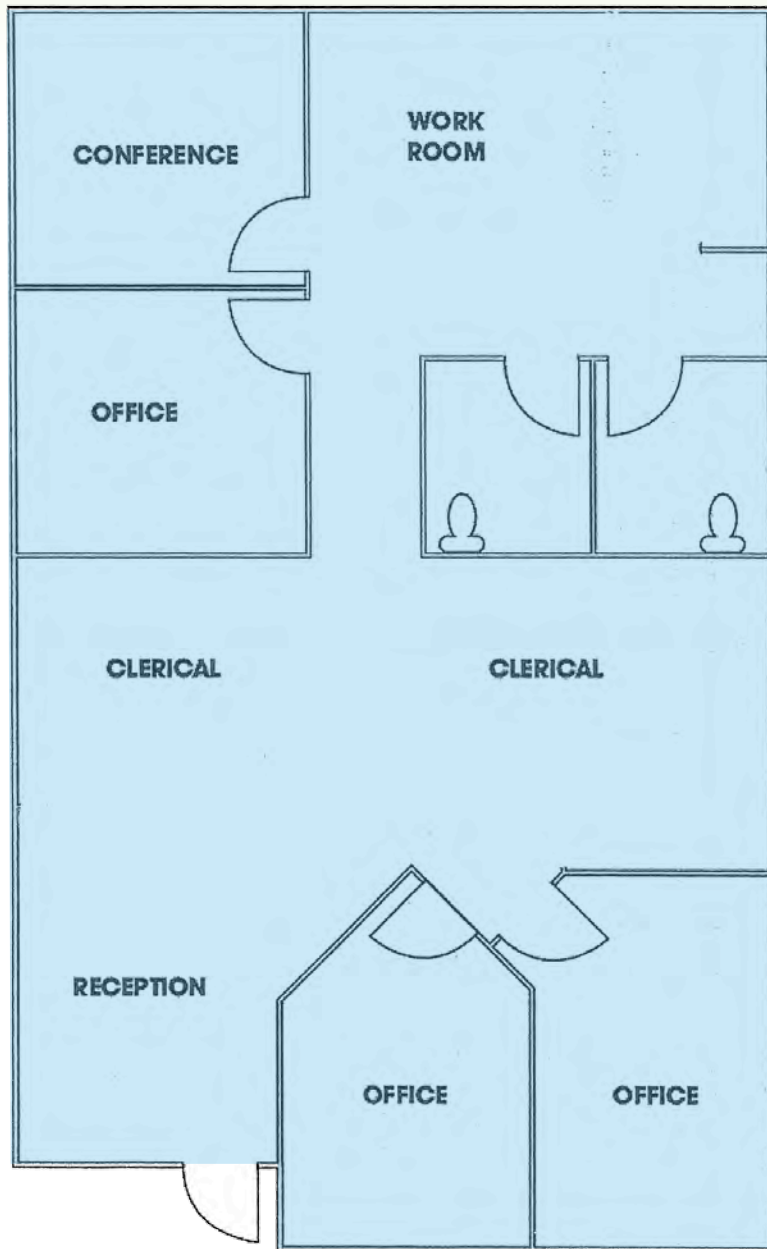
BUILDING B
651 Topeka Way



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3740 Dacoro Lane - Suite 200 | Castle Rock, CO 80109
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Available Space



Building B
Suite 200

Building B

Suite 200

1,500 SF

3 offices, Conference Room, Reception, Large Work Area, 2 Restrooms

AVAILABLE 2/1/2018



Local Expertise. National Reach
DENVER | CASTLE ROCK | COLORADO SPRINGS

Location



Demographics

Population	1 Mile	3 Miles	5 Miles
2020 Projection	4,351	39,492	66,645
2015 Estimate	3,948	35,610	60,248
Median Age	37.8	37.3	36.9
Households	1 Mile	3 Miles	5 Miles
2020 Projection	1,722	14,347	23,421
2015 Estimate	1,560	12,932	21,154
Average Household Size	2.5	2.70	2.80
Household Income	1 Mile	3 Miles	5 Miles
2015 Average Income	\$99,005	\$107,539	\$116,786
2015 Median Income	\$68,168	\$87,848	\$96,006

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.



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