

**Retail
Restaurant
Medical
Office Space**

MONTAÑA VISTA
CASTLE ROCK | COLORADO

- ▲ Retail/Medical/Office: 1,000-15,000 SF
- ▲ Restaurant: 3,000-8,000 SF
- ▲ Pricing: Negotiable

FOR SALE or LEASE
NE Corner of E. Allen Street & Alexander Place
Castle Rock, Colorado



Conceptual Site Plan

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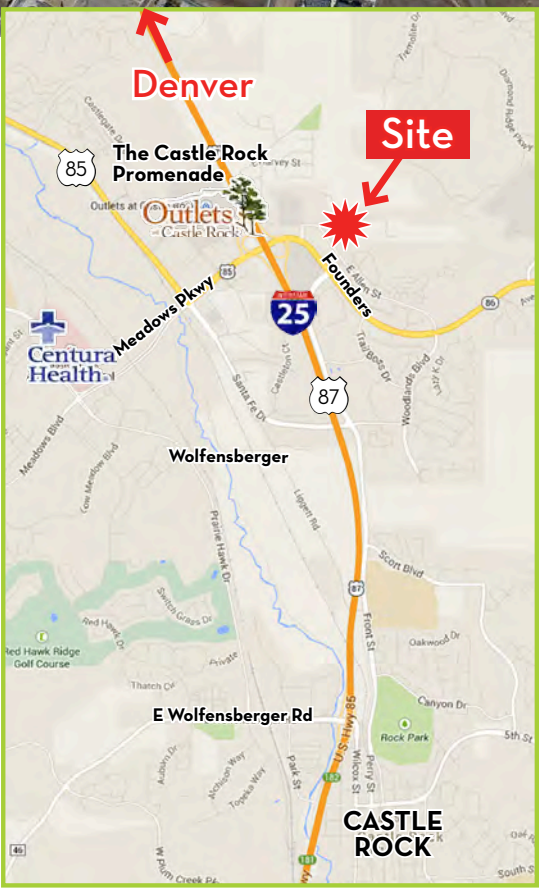
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Under construction, the Promenade is a 1-million-square-foot destination retail center. It will be one of the largest shopping centers in the US, when completed. Phase one is open with more stores opening soon.

Outlets at Castle Rock is the largest open-air outlet center in Colorado, with over 100 name brand stores



Population
 1 mile radius 3,426
 3 mile radius 33,526
 5 mile radius 70,289



2010-2017
17.74%
 Population Growth
 3 mile radius



\$126,286
 Average Household
 Income 3 mile radius



Median Home Value
 3 mile radius
\$397,865



Traffic Counts
 Founders Pky at Allen Way 37,155 +/-VPD
 Founders Pky at Front St 36,360 +/-VPD
 I-25 at Founders Pkwy 117,000 +/-VPD

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