

17 SOUTH
GILBERT
STREET

CASTLE ROCK, CO 80104

OFFICE/FLEX CONDOS FOR SALE

17 SOUTH GILBERT STREET

90% Financing
Available through:



INDEPENDENT
FINANCIAL

RARE CASTLE ROCK CONDO OPPORTUNITY!



SIGNIFICANT
IMPROVEMENTS
UNDERWAY

- Rare Opportunity to Own your Space in Castle Rock
- Condos available from 4,088 SF to 14,323 SF (entire building)
- 2 Minutes to Downtown Castle Rock
- Adjacent to the Plum Creek Running/Biking Trail
- Flexible Commercial Business Zoning Allows for a Wide Variety of Uses!
- 24' Clear Height
- Dock High & Drive-In Loading

navpoint

REAL ESTATE GROUP
720.420.7530 | navpointre.com

Jeff Brandon
direct: 303.870.4091
jeff.brandon@navpointre.com

Matt Call
direct: 303.956.5781
matt.call@navpointre.com

SUITE	SQUARE FOOTAGE	PRICE/SF	SALE PRICE
A	4,111 SF	\$190/SF	\$781,090
B	4,088 SF	\$190/SF	\$776,720
C	6,124 SF	\$190/SF	\$1,163,560

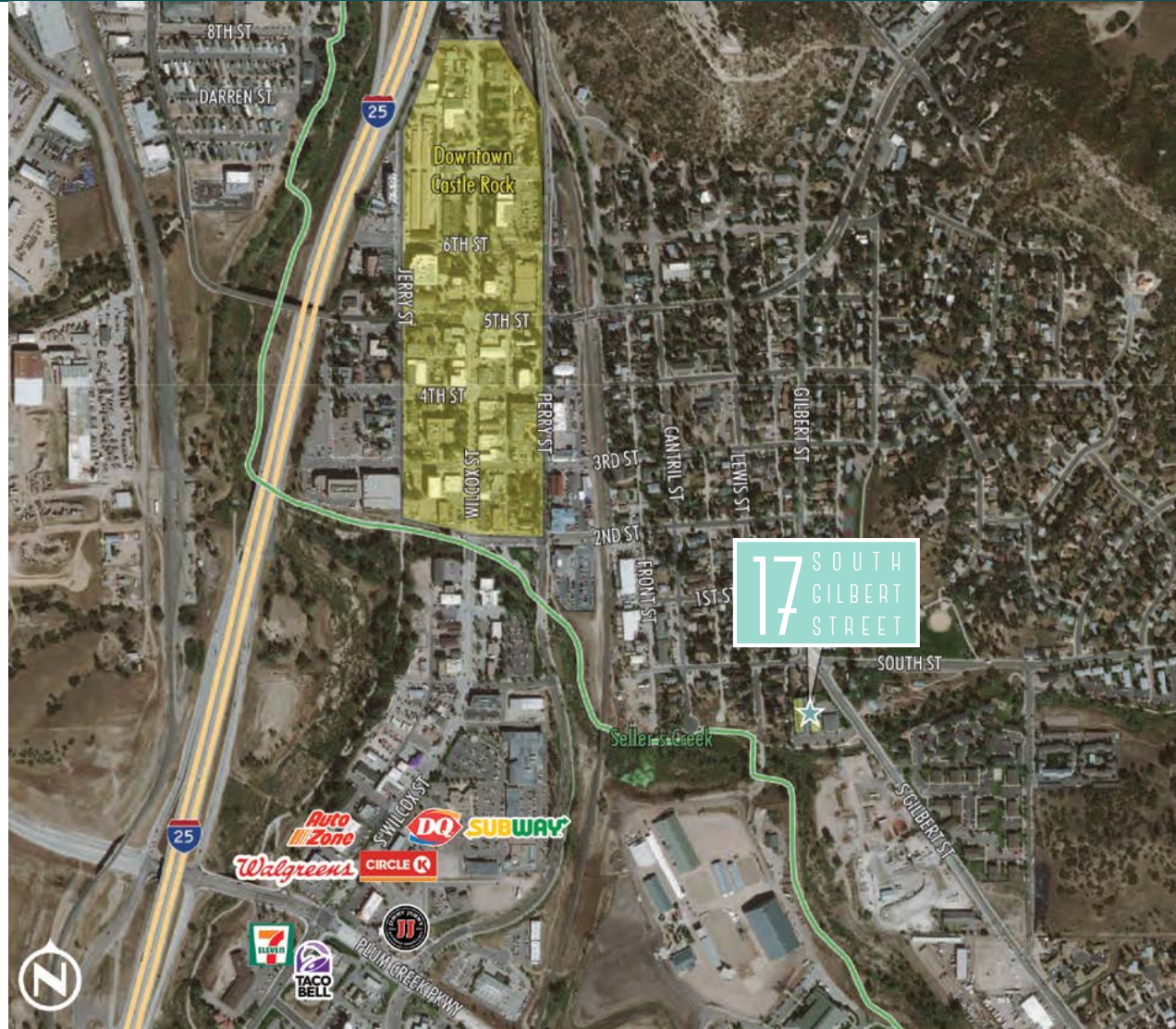
SIGNIFICANT IMPROVEMENTS UNDERWAY!!

- Parking Lot
- Monument Signage
- Landscaping
- Exterior Paint



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Projection	8,444	41,687	75,171
2020 Estimate	7,879	38,062	68,407
Growth 2020-2025	7.17%	9.52%	9.89%
Growth 2010-2020	8.14%	28.66%	32.55%
Average Household Size	2.40	2.80	2.80
Median Age	38.50	37.60	37.20
HOUSEHOLD INCOME			
2020 Average	\$87,939	\$125,702	\$133,224
HOUSING			
Median Home Value	\$468,829	\$481,109	\$484,625
Owner Occupied	59.48%	77.21%	78.56%
Median Year Built	1989	2002	2004
EMPLOYMENT			
Employed	68.48%	70.74%	70.54%
Non-Workforce	28.94%	27.08%	27.23%
Unemployed	2.09%	1.60%	1.85%



PROXIMITY TO MAJOR METRO DENVER POINTS OF INTEREST



I-25 INTERSTATE
5 MINUTES



DOWNTOWN CASTLE ROCK
1 MINUTE



OUTLETS AT CASTLE ROCK
10 MINUTES



DOWNTOWN DENVER
40 MINUTES



DENVER INTERNATIONAL AIRPORT
40 MINUTES