

OFFICE SPACE FOR LEASE

The Centerstone at Castle Rock

County: Douglas
Zoning: B Business/Commercial
Space Available: 863 SF

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Centrally located, walking
distance to restaurants,
shops, and parks
CLICK HERE TO WATCH

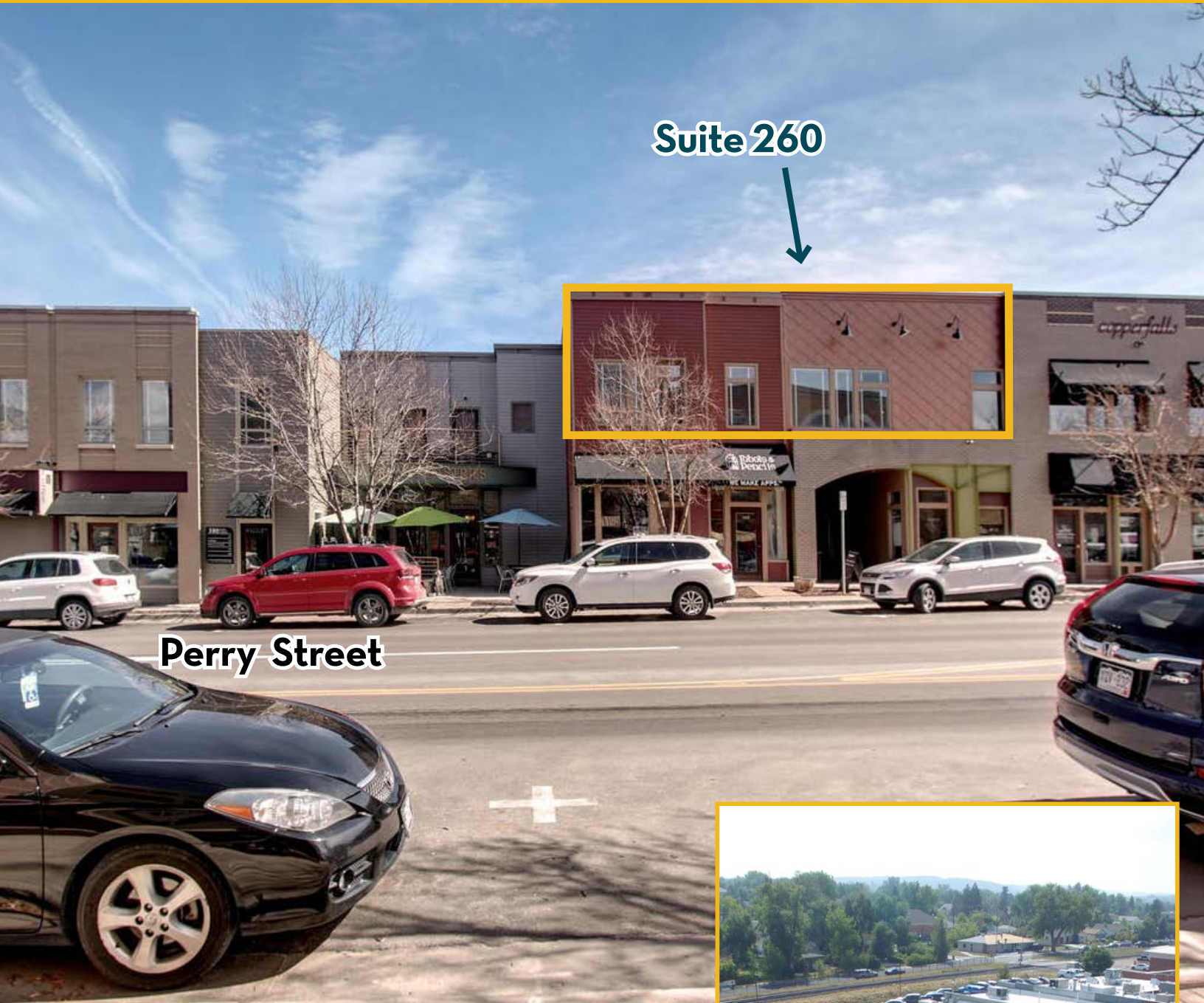


AVAILABLE SEPTEMBER 1

340-390 PERRY STREET | CASTLE ROCK, COLORADO

navpoint
REAL ESTATE GROUP

NavPoint Real Estate Group
www.navpointre.com
720.420.7530



Suite 260

Perry Street

- Located in the heart of downtown, adjacent to the Castle Rock Fire house
- Street level retail shops with 2nd floor office space
- Excellent access to I-25
- Great exposure to both vehicular and pedestrian traffic
- Walking distance to retail & restaurants



380 Perry Street Suite 260



PERRY ST.
2nd FLOOR

AVAILABILITY

Suite	SF
260	863 SF

**Lease Rate: \$28.00/SF
Modified Gross**

- 2nd Level Office overlooking Perry Street in Downtown Castle Rock
- Functional Small Office Space features Reception Area, 2 Private Offices, and in-suite restroom
- Plenty of natural light
- Opportunity to become a part of incredible tenant mix within building

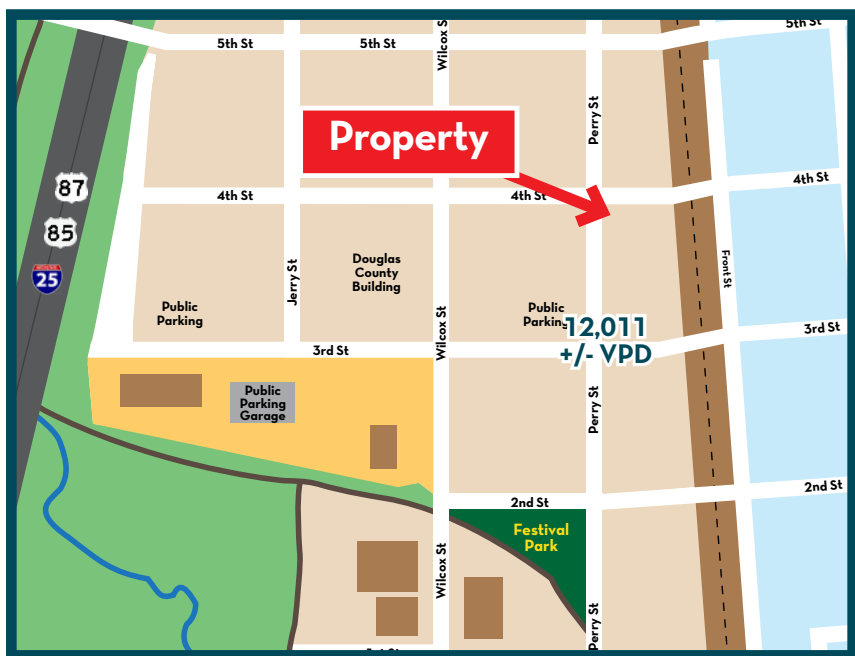
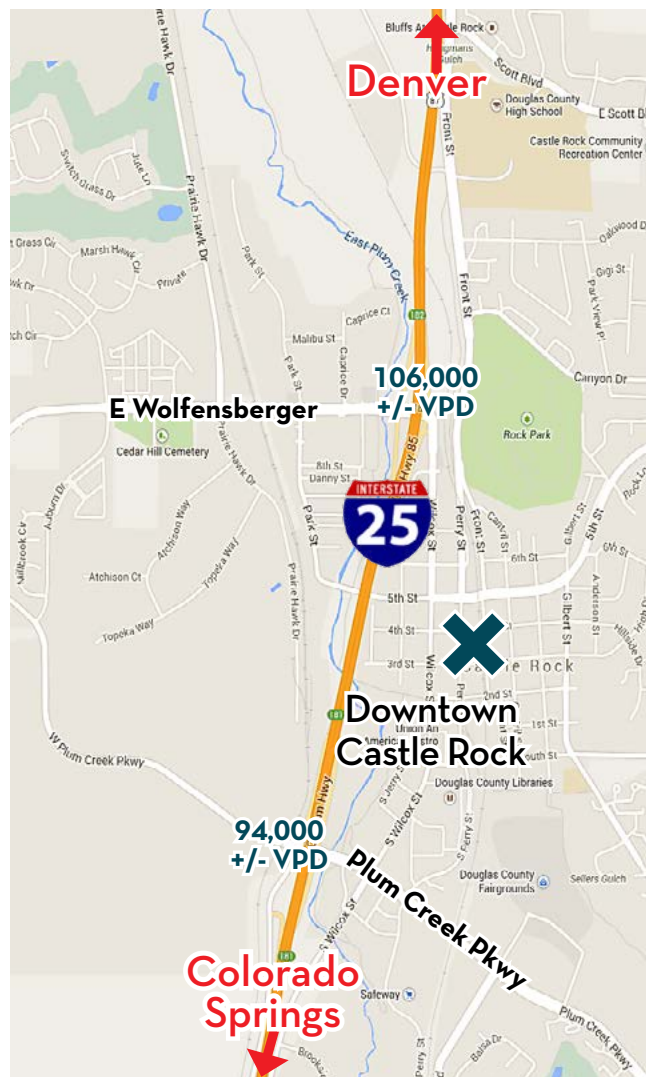


Demographics

Population	1 Mile	3 Miles	5 Miles
2027 Projection	7,401	56,105	89,832
2022 Population	6,475	47,934	76,942
Projected Growth 2022-2027	2.9%	3.4%	3.4%
Median Age	40	38.6	38.8

Households	1 Mile	3 Miles	5 Miles
2027 Projection	3,069	20,449	31,857
2022 Households	2,670	17,447	27,233
Avg Household Size	2.4	2.7	2.8

Household Income	1 Mile	3 Miles	5 Miles
2022 Average Income	\$90,331	\$131,002	\$139,850
2022 Median Income	\$69,754	\$110,935	\$119,085



Quick Facts



Median Home Value
\$397,500



76.4%
of Population
are Homeowners



58% of Population
Hold Bachelors Degrees or Higher

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.

SourceS: CoStar, castlerockcd.com, datausa.io