20 N WILCOX ST STE 118B

CASTLE ROCK · CO

RETAIL SPACE FOR LEASE

navpoint
REAL ESTATE GROUP

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Property Overview

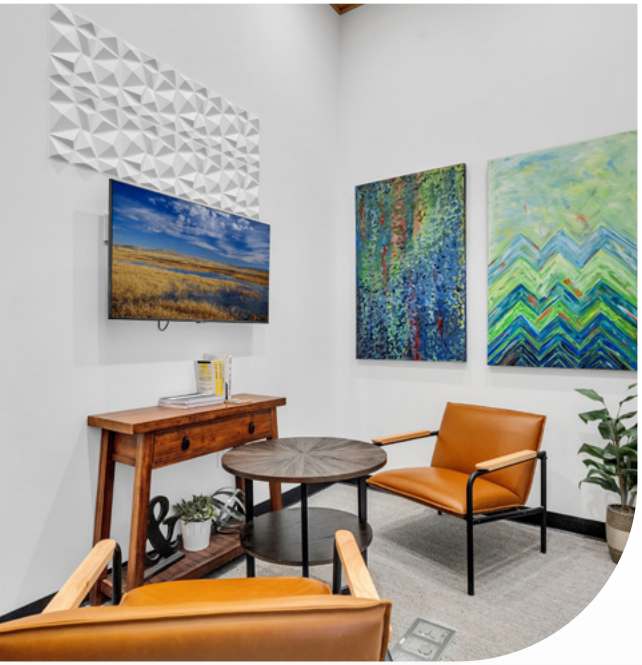
20 N WILCOX ST STE 118B

Property Address	20 N. Wilcox St, Suite 118B, Castle Rock, CO 80104
Property Type	Retail
Suite Size	1,417 SF
Base Rent	$45.00/SF NNN
Expenses	Contact Broker for Details
Parking	3 Reserved Garage Spaces + Public Garage Parking
Zoning	B - Commercial
Available	12/1/2026
Parcel #	2505-112-19-010

PROPERTY HIGHLIGHTS

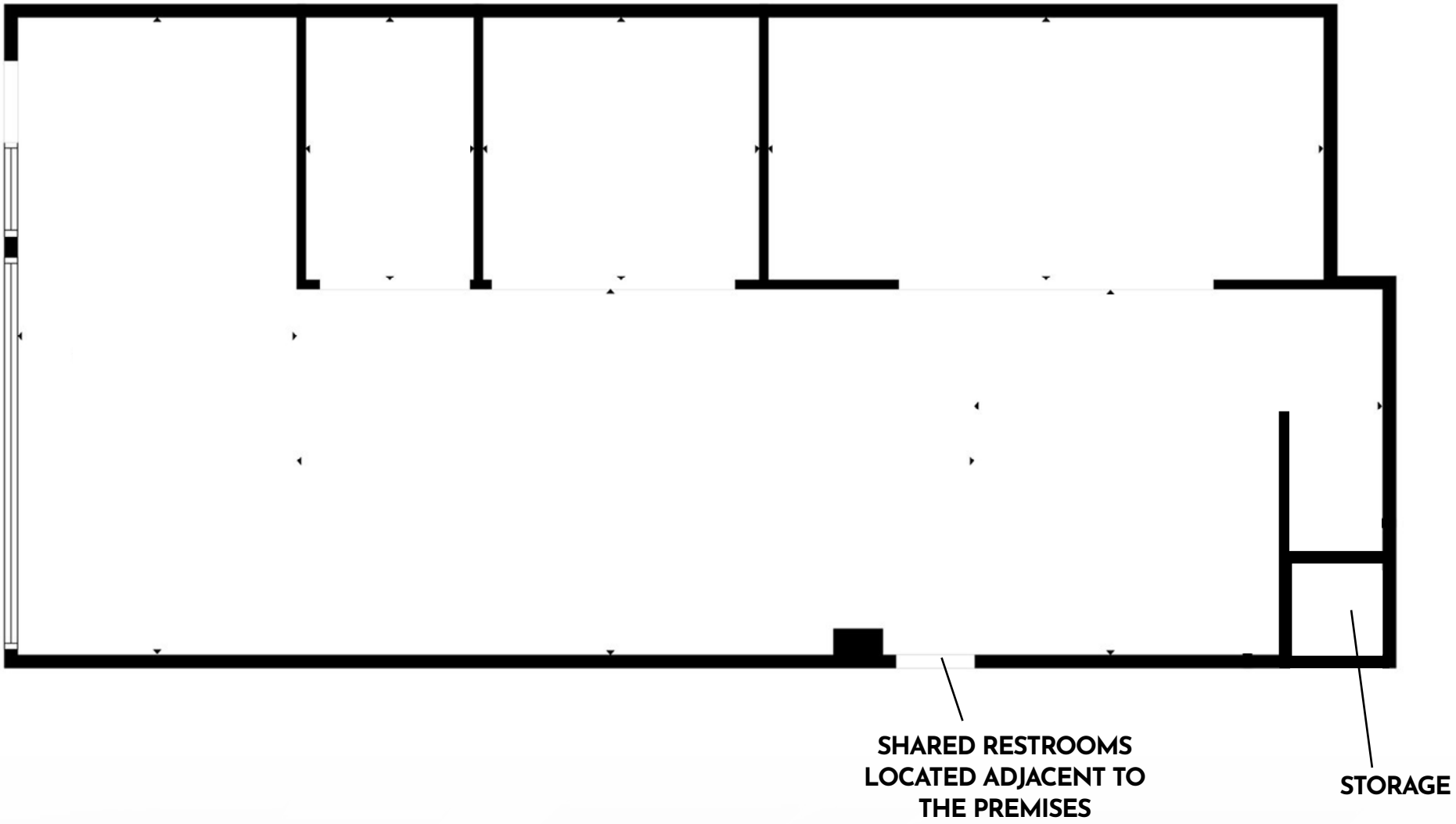
- Pedestrian-Friendly Location With Excellent Walkability
- Highly Visible Signage Opportunity
- Walkable to a Wide Variety of Shops, Restaurants, Cafés, and Everyday Amenities
- Convenient Access to Nearby Dining, Retail, and Professional Services
- Strong Walkability and Connectivity Within the Surrounding Area

Additional Photos



Property Floorplan

AS-BUILT FLOORPLAN



Location Overview

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,124	57,711	95,298
2025 Estimate	6,609	51,716	85,934
Growth 2025-2030	7.8%	11.6%	10.9%
Average Age	41	38	38
Average Household Income	$111,015	$159,599	$172,794
BUSINESS			
Employees	9,282	33,273	49,457

Location & Aerial

Market Overview

Why Choose Castle Rock?

4TH
Quality of Life
LawnStarter 2026

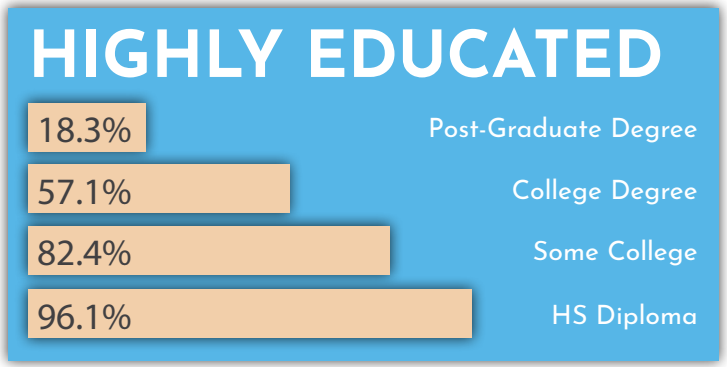
1ST
Safest City in Colorado
reAlpha 2026

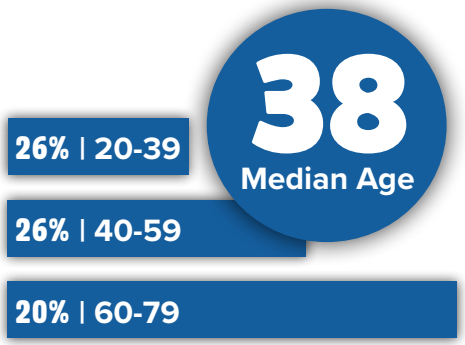
7TH
Wealthiest County
Coloradoan 2026

3RD
Healthiest Community
US News 2024

While just outside the Denver metro area, Castle Rock has its own historic downtown and economic vibrancy. Its affluent population creates a stable demand for convenient goods and services – and a ready source of skilled workers. The town has a broad spectrum of office parks, retail centers and commercial properties, while still offering development opportunities in order to meet future needs as Castle Rock's business community grows.

29% of employed Castle Rock residents work from home, while the average commute is 28.6 minutes—10% longer than both Colorado and U.S. averages. Median household income is $139,427, approximately 1.4× Colorado's and 1.5× the U.S. median*.





Castle Rock is rated as the first safest city in Colorado, according to reAlpha (2026).

Douglas County grew 191% between 1990 and 2000, making it the fastest growing county in the US in the decade.

Castle Rock is one of the 3 healthiest communities in America, according to US News (2024).

Residents spend an average of twenty-nine minutes commuting to work.

*Sourced from ACS 2024 1-Year Data

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