

FLEX/INDUSTRIAL SPACE » FOR LEASE

CITADEL STATION

651 TOPEKA WAY AND 680 ATCHISON WAY

CASTLE ROCK • COLORADO



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REAL ESTATE GROUP

PROPERTY HIGHLIGHTS >>

Located in Castle Rock, halfway between Denver and Colorado Springs and east of the new Philip S. Miller Regional Park



LOCATION

Just minutes away from downtown Castle Rock, shops and restaurants



ACCESS

Easy access to I-25 via the Plum Creek and Wolfensberger interchanges



GROWTH

Strong demographics and growth in the Town of Castle Rock



PARKING

Parking ratio is 3.2/1,000 SF

CITY

Castle Rock

COUNTY

Douglas

YEAR BUILT

1985

ZONING

I-2

BUILDING SIZE (TOTAL)

48,000 SF

SF AVAILABLE

9,000 sf

LEASE RATE

\$14.00/SF/NNN

NNN EXPENSE

\$6.51/SF

BUILDING B

651 TOPEKA WAY

SUITE 600
ITC Pharmacy

SUITE 500-550
Kim's Sauces

SUITE 400
Abby Dew For You

SUITE 300
VACANT

SUITE 400
VACANT

SUITE 500
VACANT

PROPERTY HIGHLIGHTS >>

SUITE 100

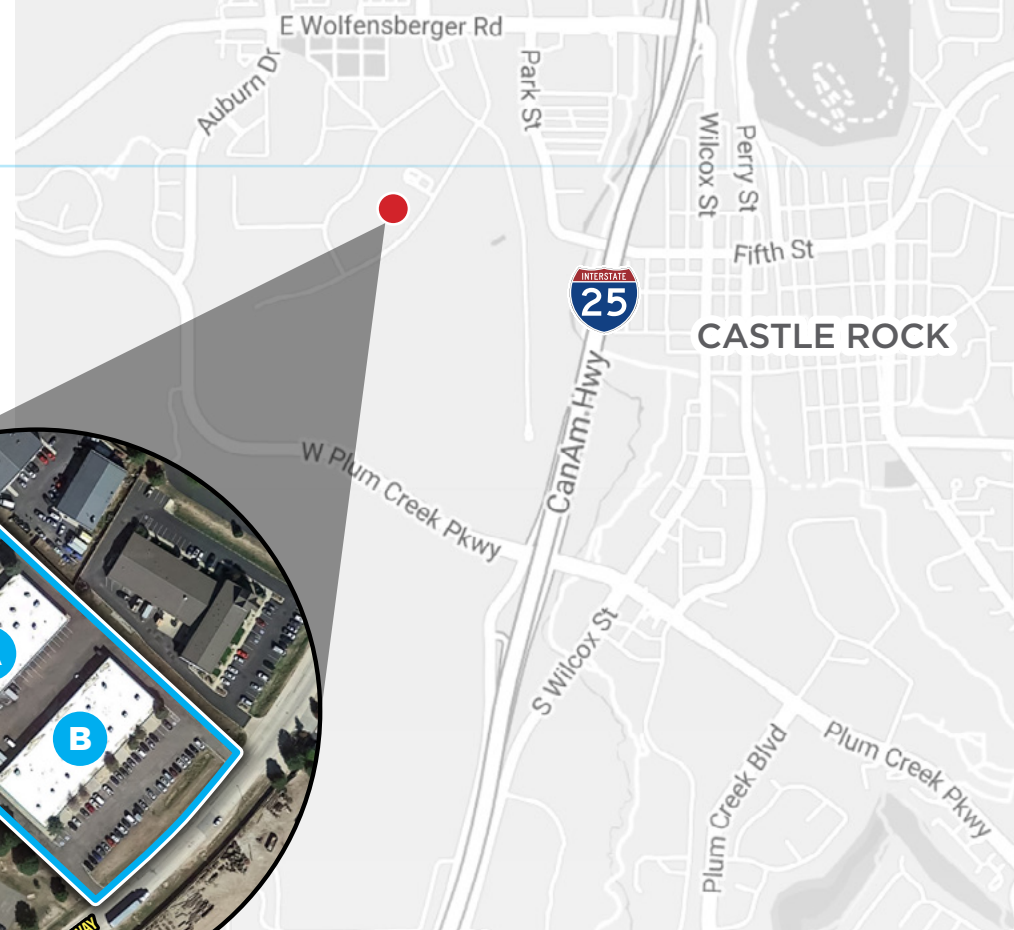
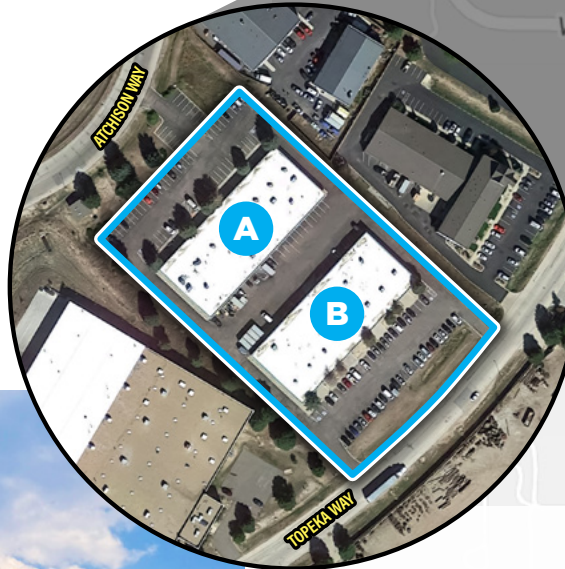
- 4,500 RSF
- Office build-out

SUITE 200

- 1,500 RSF
- Office build-out

SUITE 300

- 3,000 RSF
- 60% warehouse with drive-in loading in the rear



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	6,329	58,693	95,569
2026 Estimate	5,752	52,820	86,203
Median Age	39	39	39
HOUSEHOLDS			
2030 Projection	2,541	21,186	33,727
2026 Estimate	2,304	19,037	30,303
HOUSEHOLD INCOME			
2026 Average Income	\$132,500	\$161,300	\$172,900
2026 Median Income	\$87,600	\$129,700	\$139,300

FUTURE DEVELOPMENTS MAP >>



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