

LOCATION OVERVIEW

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.

- Douglas County **grew 191 percent** between 1990 and 2000 making it the fastest growing county in the U.S. in the decade.
- It grew **another 63 percent** from 2000 to 2007, ranking 11th nationally.
- Douglas County is rated as the **ninth highest-income counties** by median household income.
- Castle Rock’s population changed by **19.5 percent** from 2010 to 2016 and another 5.1 percent from 2016 to 2017.
- Castle Rock is one of the **7th fastest growing city’s** in America, according to recent U.S. Census Data (May 2017).
- With an expected **annual growth rate of about 6 percent per year**, it is estimated that the Town population will reach 100,000 by 2060.

RANKINGS



- Forbes magazine named Douglas County the **No. 8 Wealthiest County** in the United States (2021).
- Castle Rock was named **Best Large Community for Economic Development** by the Economic Development Council of Colorado (2010).



- Money Magazine named Castle Rock the **No. 28 Best Places to Live** in the United States (2021).
- WalletHub ranked Castle Rock as the **No. 8 place in Colorado** to raise a family.



- American City and County ranked Castle Rock as the **No. 20 best small city** in America.



castlerockcdc.com

(Sources: U.S. Census Bureau’s American Communities Survey; Castle Rock Economic Development Council)



(Credit: visitcastlerock.org)



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10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | www.trevey.com

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DAVID MARULLI  
Capital Markets  
david@trevey.com  
C: 720-298-2840

CASTLE ROCK FLEX / INDUSTRIAL FOR LEASE

607 S. GILBERT STREET, CASTLE ROCK, CO 80104



AUTO REPAIR NOT PERMITTED



PROPERTY FEATURES

- 4,050 SF - 14,050 SF Available Immediately
- **Auto Repair / Service NOT Permitted**
- Rare Flex / Industrial Space Ideally Located Within Minutes of Rapidly Growing Downtown Castle Rock - South of the Denver Tech Center
- Excellent Access to I-25 at the Plum Creek Interchange
- Close Proximity to Ample Amenities Including Retailers, Restaurants, Hotels, Parks, and Recreation Options
- Potential Uses Include:
  - Office / Storage
  - Brewing Facility
  - Pharma Compounding
  - Light Manufacturing / Distribution
  - Various Other Uses

PROPERTY DETAILS

AVAILABLE	Unit 101: ±4,050 SF
	Unit 102: ±5,000 SF
	Unit 104: ±5,000 SF
LEASE RATE	\$16.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$5.47 / SF (Estimated)
LOADING	12'x10' roll-up door
CITY / COUNTY	Castle Rock / Douglas
ZONING	PD (Planned Development) / I-1 (Light Industrial) <a href="#">Follow Link to I-1 Permitted Uses</a>
WATER / SAN	Included in CAM
GAS / ELECTRIC	Paid by Tenant
PHONE / INTERNET	Comcast (Paid by Tenant)

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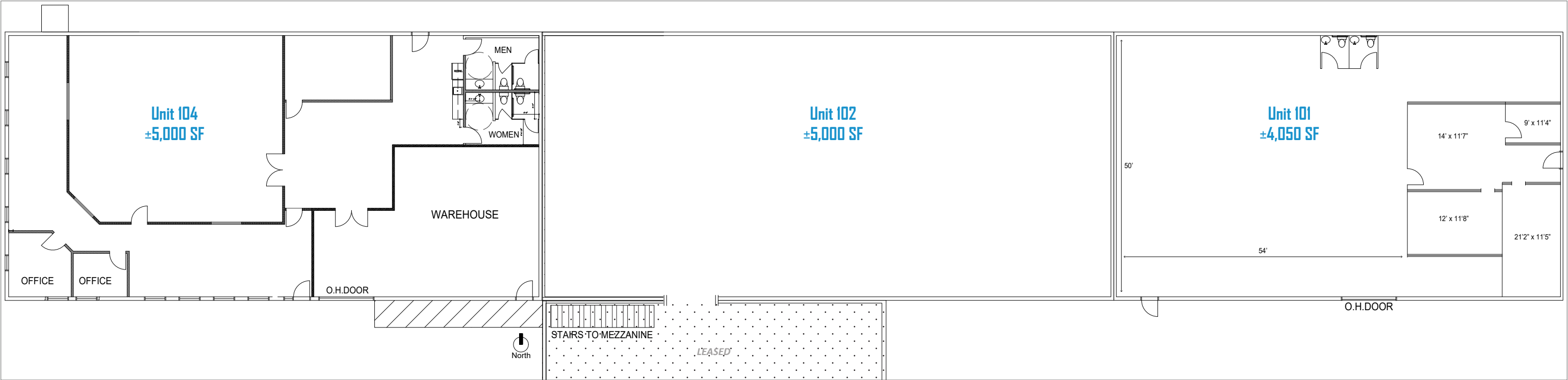
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## FLOOR PLAN

BUILDING 607



## BUILDING LOADING



## SITE AERIAL

