

COMMERCIAL LOTS FOR SALE

CASTLE PINES COMMERCIAL

NEC OF CASTLE PINES PARKWAY & LAGAE RD., CASTLE PINES, CO 80108

VENTANA
CAPITAL

TREVEY
COMMERCIAL



PROPERTY FEATURES

- Two High-Visibility Commercial / Retail Lots at Prime Signalized Corner Adjacent to King Soopers Center
- Commercial Zoning Supports Restaurant, Fast-Food, Retail, Service, Bank, Office, Medical, Dental, Day Care, Hotel, Indoor Recreation & Brewery / Distillery
- Convenient Access to Castle Pines Parkway & Lagae Rd. off I-25 at Gateway to Castle Pines Community
- Parcel Sizes Accommodate a Variety of Commercial Development Concepts
- Three Nearby Schools Serving Approx. 1,930 Students Combined
- Opportunity to Serve a Rapidly Growing & Affluent Castle Pines Customer Base

PROPERTY DETAILS

AVAILABLE	3.300 AC Total - Lot 3: 1.287 AC - Lot 6: 1.298 AC
SALE PRICE	Contact Broker for Pricing
MILL LEVY	102.521 Mills (2026)
ZONING	PD Commercial / Light Industrial
UTILITIES	Xcel Energy / CORE
WATER / SAN	Castle Pines North Metro District
CROSS STREETS	Castle Pines Parkway & Lagae Road
CITY / COUNTY	Castle Pines / Douglas

SITE AERIAL



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	17,799	\$203,046	\$858,481
5 Mile	90,015	\$185,715	\$812,792
10 Mile	494,089	\$164,465	\$749,925

CASTLE PINES MARKET SERVICE AREA

- ±15,600 residents, **growing more than 40% since 2020** reflecting continued residential / commercial development
- Median household income of ±\$191,000, **more than double Colorado's median.**

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- ±8,500 VPD at Lagae Rd. & Castle Pines Pkwy.
- ±9,000 VPD at Village Sq. & Castle Pines Pkwy.
- ±27,000 VPD at Carolyn Dr. & Castle Pines Pkwy.