

FOUNDERS MARKETPLACE



750 N RIDGE RD - CASTLE ROCK, CO

FOR LEASE



PROPERTY HIGHLIGHTS

- 1,200sf Nail Salon available for lease
(TENANT IS OPERATING PLEASE DON'T CONTACT)
- High-performance shopping center anchored by King Soopers (Kroger) in High-income trade area
- Excellent 5th Street and Ridge Road access and visibility. 5th Street has been widened to four lanes and provides service to Plum Creek, Founders Park and Franktown.
- In the last 10-years, Castle Rock's population has grown by roughly 52%, this reflects an average annual growth rate of approximately 4.2% to 4.3%, making it one of the fastest-growing communities in Colorado.

TRAFFIC COUNTS

On Fifth St west of N Ridge Rd	14,333 CPD
On Fifth St east of N Ridge Rd	14,510 CPD
On N Ridge Rd north of Fifth St	14,663 CPD
On N Ridge Rd south of Fifth St	12,994 CPD

Source: CDOT 2026

NEARBY RETAILERS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,978	42,951	87,910
AVERAGE HH INCOME	\$199,478	\$175,848	\$198,528
BUSINESSES	222	2,191	3,624
EMPLOYEES	1,253	14,334	22,803

Source: Applied Geographic Solutions, 2026 Estimates

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