PROMENADE AT CASTLE ROCK

NWQ OF MEADOWS PARKWAY & INTERSTATE 25 · CASTLE ROCK, CO

dhlb RETAIL BROKERAGE









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PROPERTY HIGHLIGHTS

- Regional site with excellent access from I-25, Santa Fe Dr, Meadows Parkway and the new Castle Rock Parkway Interchange.
- JOIN: Kings Soopers Marketplace, Sam's Club, Lowe's, 24 Hour Fitness, Sierra Trading Post and more.

NEARBY RETAILERS

KING Soopers Marketplace · sam's club · SIERRA TRADING POST · LOWE'S · 24 HOUR FITNESS · HOBBY LOBBY Super Savings, Super Selection! · ROSS DRESS FOR LESS

TRAFFIC COUNTS

On Meadows Parkway west of I-25	52,830 CPD
On Castle Rock Parkway west of I-25	21,511 CPD
On SH-85 north of Meadows Parkway	19,980 CPD
On I-25 north of Meadows Parkway	140,560 CPD
On I-25 south of Meadows Parkway	122,432 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,195	50,815	86,737
AVERAGE HH INCOME	$131,114	$199,168	$200,458
BUSINESSES	731	2,555	3,975
EMPLOYEES	5,950	16,321	23,994

Source: Applied Geographic Solutions, 2026 *Estimates*


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OUTLETS AT CASTLE ROCK
140,560 CPD
52,830 CPD
19,781 CPD
19,980 CPD
Block 1
Block 2
Block 3A
Block 4A
Block 4B
Block 5
Block 8
Alana Apartments
300 Unit Class A Community
Venue at the Promenade
312 Apartments
Pines At Castle Rock
630 Apartments
Atrium Pkwy
Promenade Pkwy
Castle Rock Pkwy
Castlegate Dr W
Factory Shops Blvd
Meadows Pkwy
Santa Fe Dr
25
85
Fuel Station

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Block 1 - Tenant Index

Building A		
A-100	Lens Crafters	3,657 SF
A-110	**Available**	**3,222 SF**
A-120	Aurora Medical Spa	3,150 SF
A-130	Torrid	3,207 SF
A-140	Maurices	4,806 SF
A-200	Petco	12,500 SF
A-300	ULTA	10,067 SF
A-400	M Vince Nail Spa	6,212 SF
A-410	Sierra Trading	24,059 SF
A-500	TJ MAXX/Homegoods	44,000 SF
Building B		
B-100	Whole Foods	40,000 SF
Building C		
C-100	Snooze Matress	2,134 SF
C-105	Perspire	2,000 SF
C-110	Berry Blendz	1,167 SF
C-120	Club Pilates	1,722 SF
C-130	Popcorn Bliss	1,629 SF
C-200	Verizon	4,400 SF
Building D		
D-100	Sleep Number	4,000 SF
Building E		
E-100	Los Dos Potrillos	1.7 AC
Building F		
Lot 5A-3	**Available**	**1.56 AC**

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BLOCK 2 - Tenant Index

Building A		
A-1	Shake Shack	1.5 AC
Building B		
B-100	Starbucks	2,272 SF
B-110	AT & T	1,742 SF
B-120	Cuba Cuba	1,811 SF
Building C		
C-100	Del Taco	2,545 SF
Building D		
D-100	SOLD	1.03 AC
D-200	SOLD	1.43 AC
Building E		
E-100	7-Eleven	3,062 SF
Building F		
F-100	Chick-Fil-A	5,122 SF
Building G		
G-100	La Loma	10,727 SF
Building H		
H-100	Premier Members Credit Union	3,855 SF

**Pad sites are conceptual and can be modified.*

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Block 3A - Retail		
PAD		
2A-4A-1	**Available**	**1.46 AC**
PAD		
2A-3A-1	Lazy Dog	2.55 AC

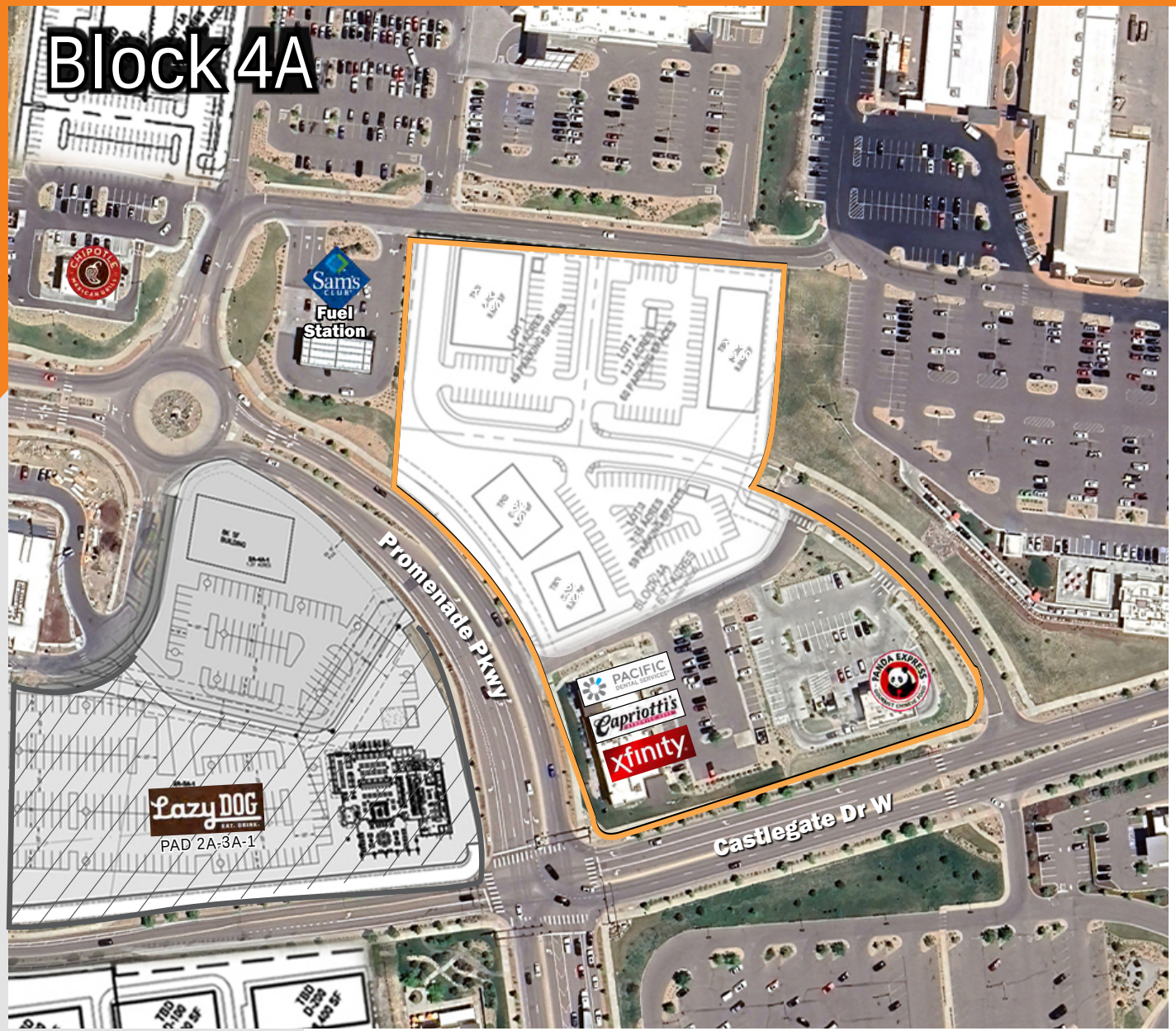
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Block 4A - Tenant Index

Building A		
A-100	Sold	1.31 AC
Building B		
B-200	Sold	1.37 AC
Building C		
C-100	Sold	0.75 AC
C-100	Sold	1.00 AC
Building E		
E-100	Xfinity	4,481 SF
E-110	Pacific Dental	3,200 SF
E-120	Capriotti's	1,387 SF
Building F		
F-100	Panda Express	2,390 SF

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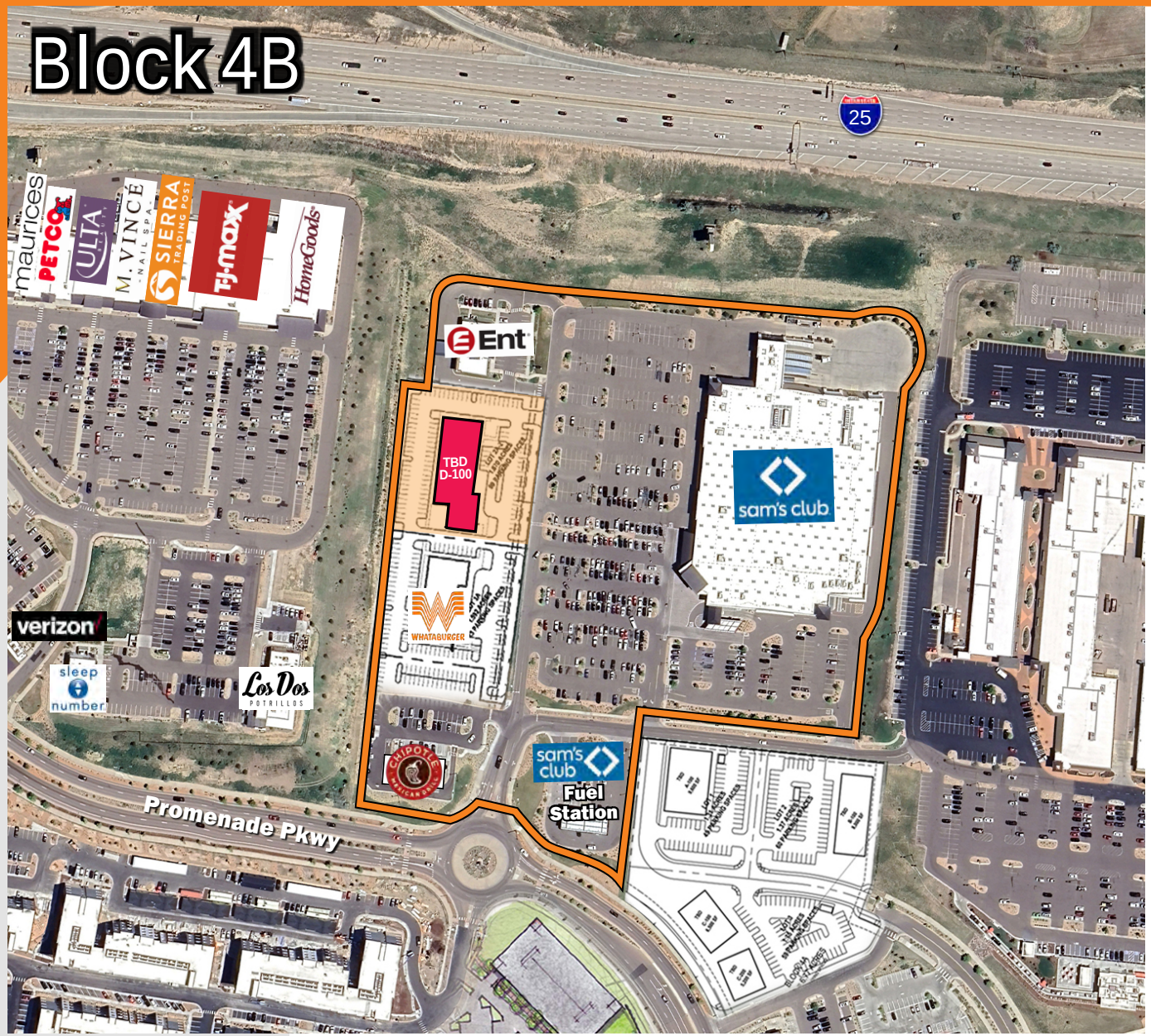
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Block 4B - Tenant Index

Building A		
A-100	Sam's Club	136,400 SF
Building B		
B-100	Chipotle	1.15 AC
Building C		
C-100	Whataburger	1.56 AC
Building D		
D-100	**Available**	**2.27 AC**
Building E		
E-100	ENT Credit Union	5,300 SF

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Block 5 - Tenant Index

Building A		
A-100	24 Hour Fitness	40,000 SF
Building B		
B-100	**Available**	**1.97 AC**
Building C		
C-100	**Available**	**2.47 AC**
Building D		
D-100	**Available**	**1.00 AC**
D-200	**Available**	**0.87 AC**
D-300	AFC Urgent Care	3,521 SF
D-330	Fuzzy's Tacos	4,631 SF
Building E		
E-100	Car Wash	6,447 SF
Building F		
F-100	Les Schwab	10,078 SF

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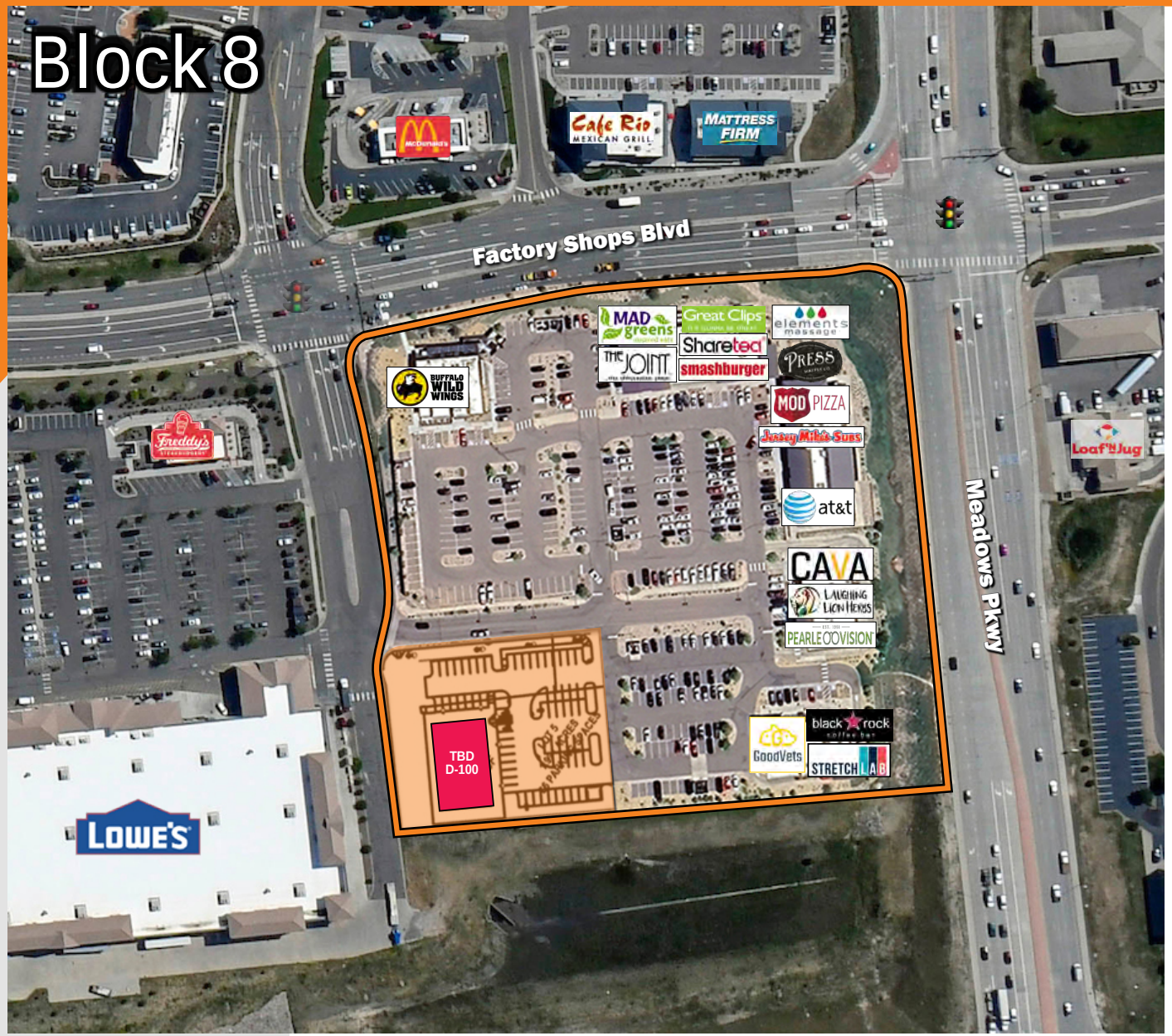
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Block 8 - Tenant Index

Building A		
A-100	Mad Greens	2,266 SF
A-110	Press Waffle Co	1,357 SF
A-115	Great Clips	1,149 SF
A-120	Elements Massage	1,479 SF
A-130	Share Tea	1,402 SF
A-140	The Joint	1,401 SF
A-150	Smashburger	2,314 SF
A-200	AT&T	2,191 SF
A-220	Barnails	1,380 SF
A-230	Jersey Mike's	1,659 SF
A-240	MOD Pizza	2,432 SF
Building B		
B-110	Laughing Lion Herbs	1,829 SF
B-120	Pearl Vision	1,561 SF
Building C		
C-100	Black Rock Coffee	2,115 SF
C-110	Stretch LAB	1,141 SF
C-120 & C-130	GoodVets	2,720 SF
Building D		
D-100	**Available**	**1.39 AC**
Building E		
E-100	Buffalo Wild Wings	6,500 SF

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