

**FOR
LEASE**

Medical Office/Retail

The Clocktower Medical Arts Building

Building Size: 8,798 SF
Available: 1,312 SF
Price: \$20.00/SF NNN
NNN Estimated at: \$10.70/SF

- 2.2 miles from the \$250 Million Centura Castle Rock Adventist Hospital Campus
- Easy access from I-25 at Founders Pkwy/Meadows Blvd. Interchange
- Only 30 minutes from downtown Denver and downtown Colorado Springs
- Myriad shopping, entertainment and restaurants nearby
- Ample parking at 8.72/1,000 SF

**Available Immediately!
Newly Renovated**



718 Maleta Lane | Castle Rock | Colorado

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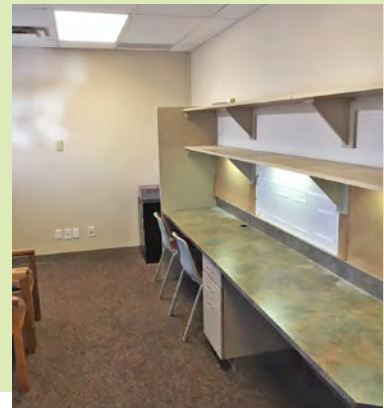
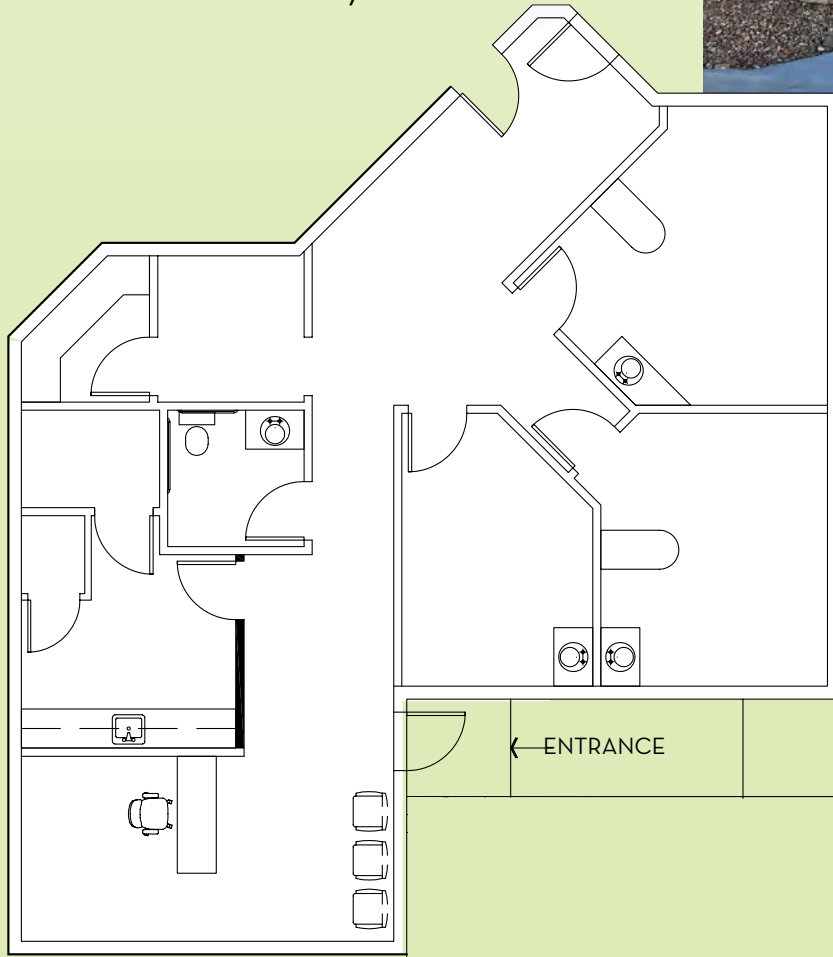


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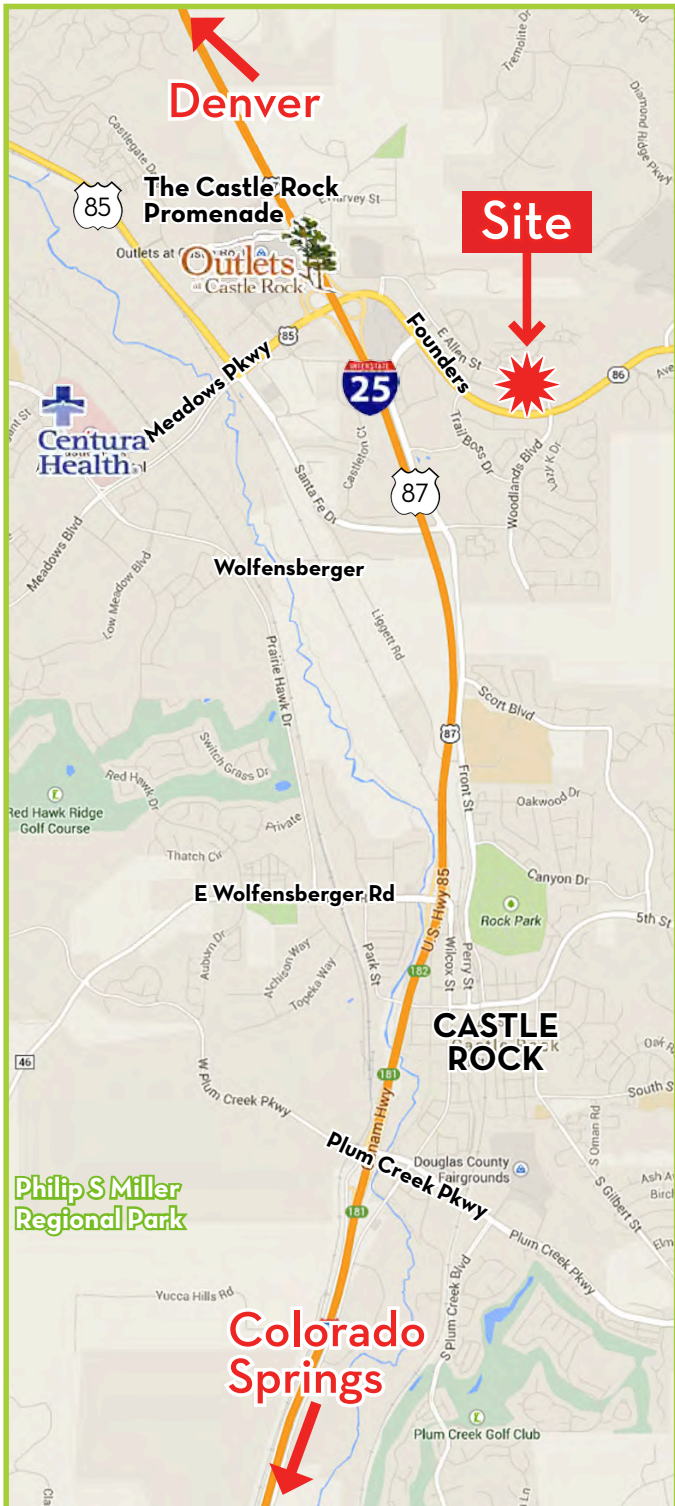
1,312 SF Available

- ▲ Rare medical office space located at Maleta Lane and Founders Parkway
- ▲ Great complimentary businesses in the area and awesome surrounding amenities!
- ▲ Patio space with a view
- ▲ Available immediately!!!



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The Clocktower Medical Arts Building



Outlets at Castle Rock is the largest open-air outlet center in Colorado, with over 100 name brand stores

Under construction, the Promenade is a 1-million-square-foot destination retail center. It will be one of the largest shopping centers in the US, when completed. Phase one is open with more stores opening soon.

Castle Rock Ranks:

#1 in Employment Castle Rock is the #1 place to find a job in Colorado according to a 2013 study done by Nerdwallet

Best Large Community for Economic Development Economic Development Council of Colorado (2012)

Castle Rock ranked 4th - 100 Best Places to Live in America (small cities 2014) - Money Magazine

#4 Best Golf Community in the US Livability.com - (2010)

#10 Fastest-growing City in the US Yahoo Real Estate - (2015)

Traffic Counts

Founders Parkway at Front St 28,038 +/-VPD
 Founders Parkway at Trail Boss Drive 22,464 +/-VPD
 Allen St at Founders Pkwy 9,467 +/-VPD

Demographics	Population	1 Mile	3 Miles	5 Miles
	2021 Projection	4,416	38,261	79,051
	2016 Estimate	3,998	34,249	70,774
	Median Age	39.0	37.0	37.5
	Households	1 Mile	3 Miles	5 Miles
	2021 Projection	1,666	13,692	27,642
	2016 Estimate	1,507	12,249	24,742
	Average Household Size	2.6	2.8	2.8
	Household Income	1 Mile	3 Miles	5 Miles
	2016 Average Income	\$128,197	\$113,606	\$122,711
2016 Median Income	\$102,303	\$92,170	\$98,864	