

# PLUM CREEK CLUBHOUSE FOR SALE OR LEASE

331 Players Club Dr., Castle Rock, CO 80104



## OVERVIEW

Formerly the Plum Creek Golf Clubhouse, this property offers 24,000 SF on over 2 acres. Picturesque Colorado setting with expansive windows and towering vaulted ceilings. The space includes a large commercial kitchen with two separate restaurant spaces and a large banquet room. Men's and women's locker rooms, office spaces, and outdoor decks are among the amenities this space has to offer. The space also has a full basement with a roll up door that currently serves as golf cart storage (not included in square footage) which the current owner will lease back or vacate based on Buyer preference. Space could suit numerous uses.

## HIGHLIGHTS

- Former Upscale Golf Clubhouse
- Unique Spacious Building with 24,000 SF
- Two Restaurant Spaces with Commercial Kitchen
- Expansive Windows
- Views of the Mountains and Golf Course
- Commercial PUD Zoning
- Tons of Potential for a Variety of Uses
- Sits on Over 2 Acres



**Sale Price:**

\$2,400,000



**Available SF:**

23,397 SF  
(Above Ground)



**Lease Rate:**

13.00 SF/YR  
(Modified Gross)



**Lot Size:**

2.022 Acres



**Zoning:**

Commercial PUD

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Jannelle Allen**

O: 303.351.2217

C: 719.510.0176

jallen@hoffleigh.com





# PLUM CREEK CLUBHOUSE FOR SALE OR LEASE

331 Players Club Dr., Castle Rock, CO 80104



## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Jannelle Allen**

O: 303.351.2217

C: 719.510.0176

[jallen@hoffleigh.com](mailto:jallen@hoffleigh.com)





# PLUM CREEK CLUBHOUSE FOR SALE OR LEASE

331 Players Club Dr., Castle Rock, CO 80104



**OUR NETWORK IS YOUR EDGE.**

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Jannelle Allen**

O: 303.351.2217

C: 719.510.0176

[jallen@hoffleigh.com](mailto:jallen@hoffleigh.com)

# PLUM CREEK CLUBHOUSE FOR SALE OR LEASE

331 Players Club Dr., Castle Rock, CO 80104

331 Players Club Dr, Castle Rock, Colorado, 80104

## DEMOGRAPHICS



28,097  
Population



37.9  
Median Age



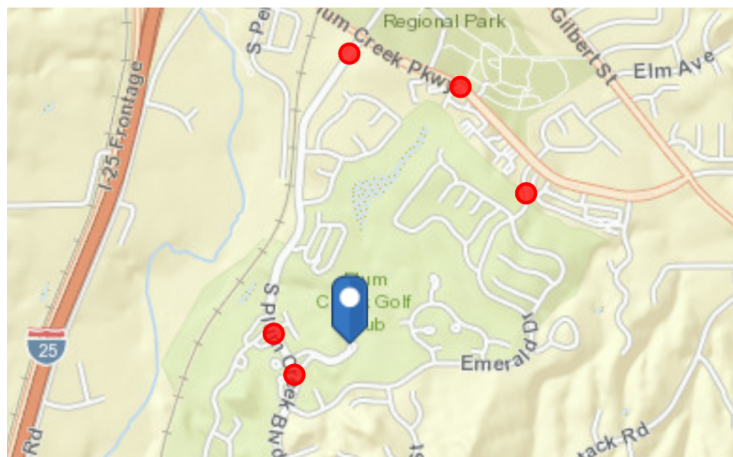
2.7  
Average  
Household Size



\$88,172  
Median Household  
Income

## TRAFFIC COUNT

| Cross street    | Traffic 1 | Distance |
|-----------------|-----------|----------|
| Players Club Dr | 1,749     | 0.2      |
| Mount Royal Dr  | 3,524     | 0.2      |
| Royal Troon Ln  | 2,692     | 0.6      |
| Fairgrounds Dr  | 18,401    | 0.7      |
| Plum Creek Pkwy | 5,442     | 0.7      |



### OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Jannelle Allen**

O: 303.351.2217

C: 719.510.0176

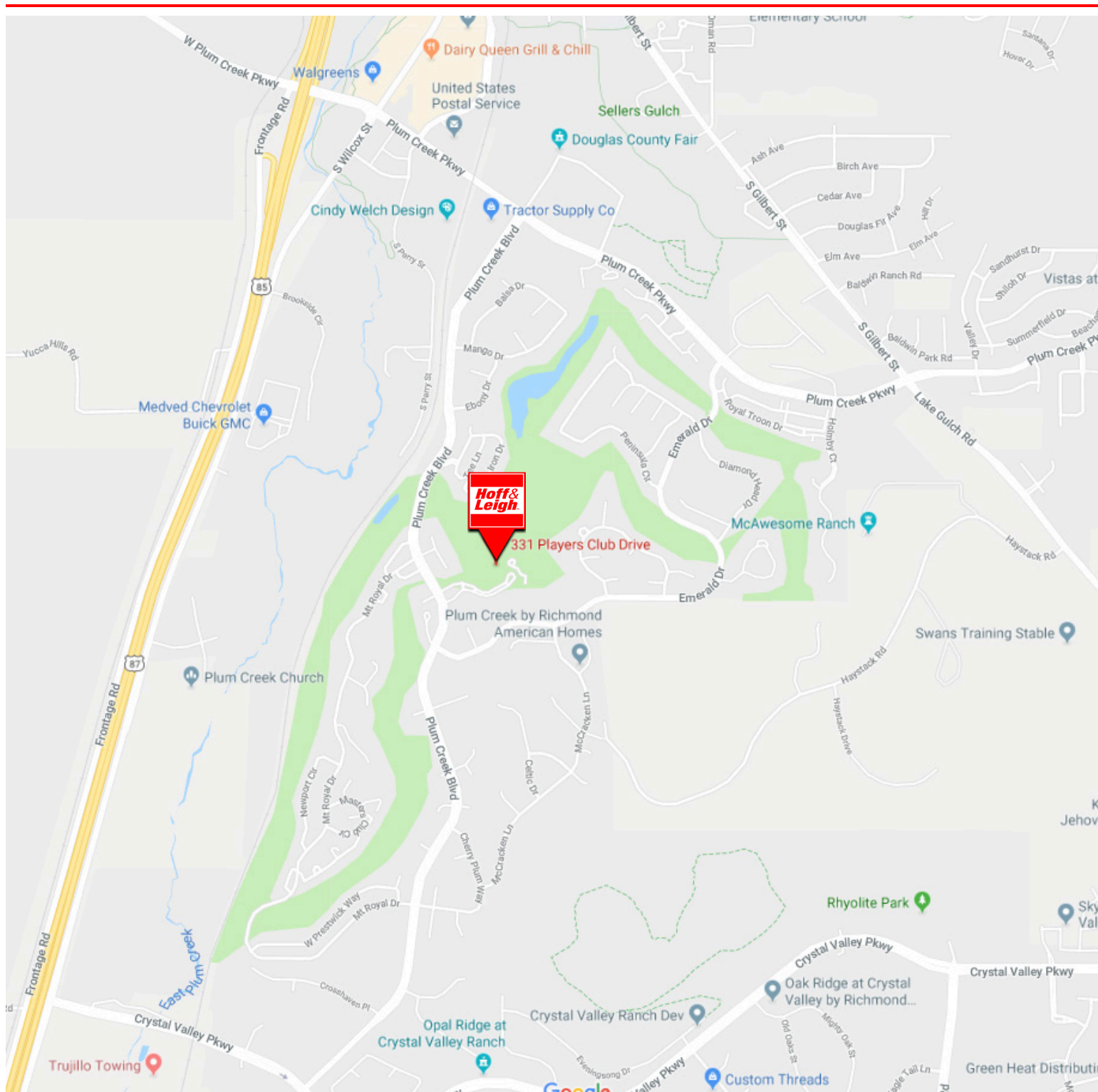
jallen@hoffleigh.com





# PLUM CREEK CLUBHOUSE FOR SALE OR LEASE

331 Players Club Dr., Castle Rock, CO 80104



## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Jannelle Allen**

O: 303.351.2217

C: 719.510.0176

[jallen@hoffleigh.com](mailto:jallen@hoffleigh.com)