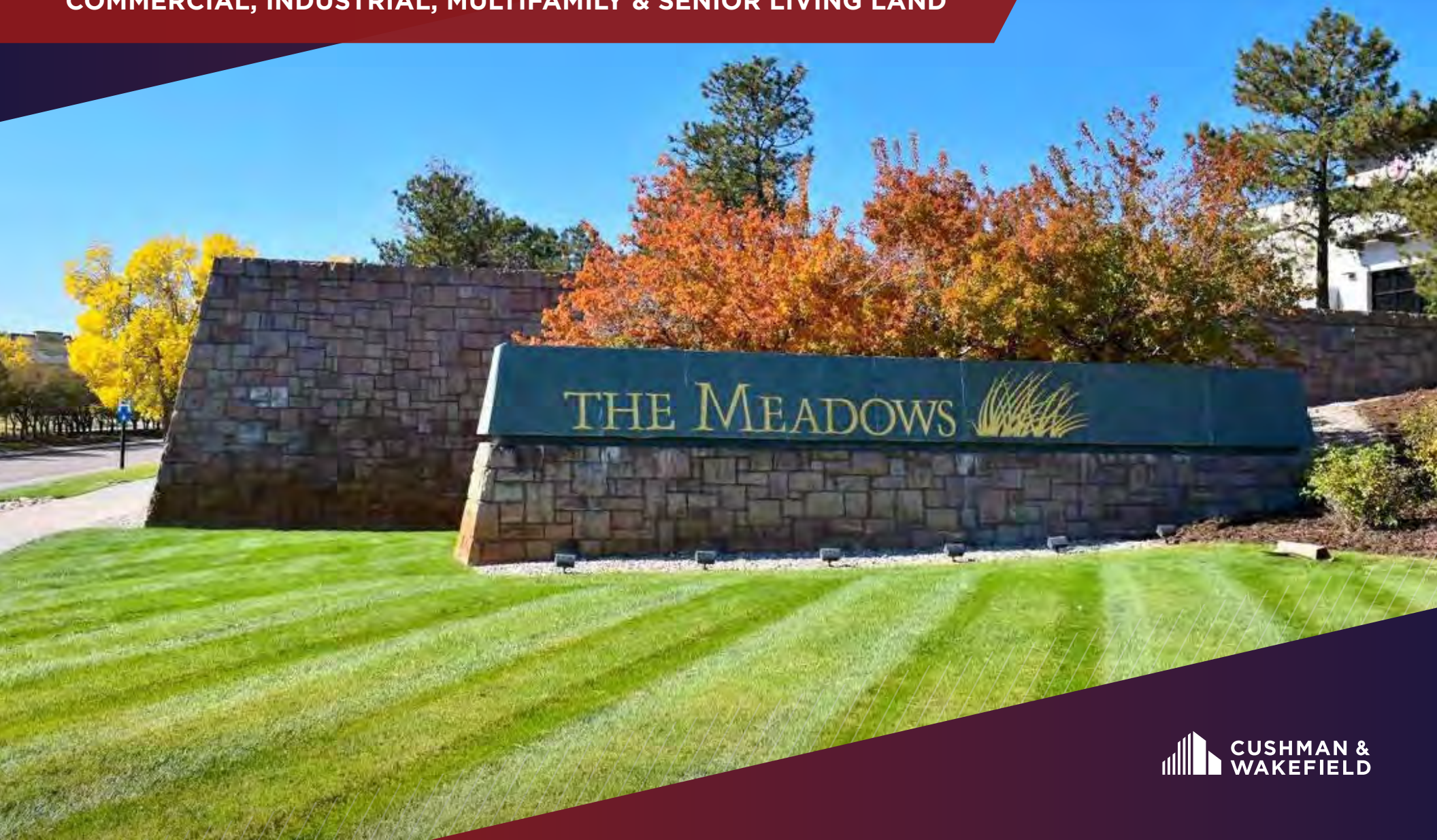


THE MEADOWS AT CASTLE ROCK

COMMERCIAL, INDUSTRIAL, MULTIFAMILY & SENIOR LIVING LAND



EXECUTIVE SUMMARY

THE MEADOWS AT CASTLE ROCK

CASTLE ROCK, CO 80109



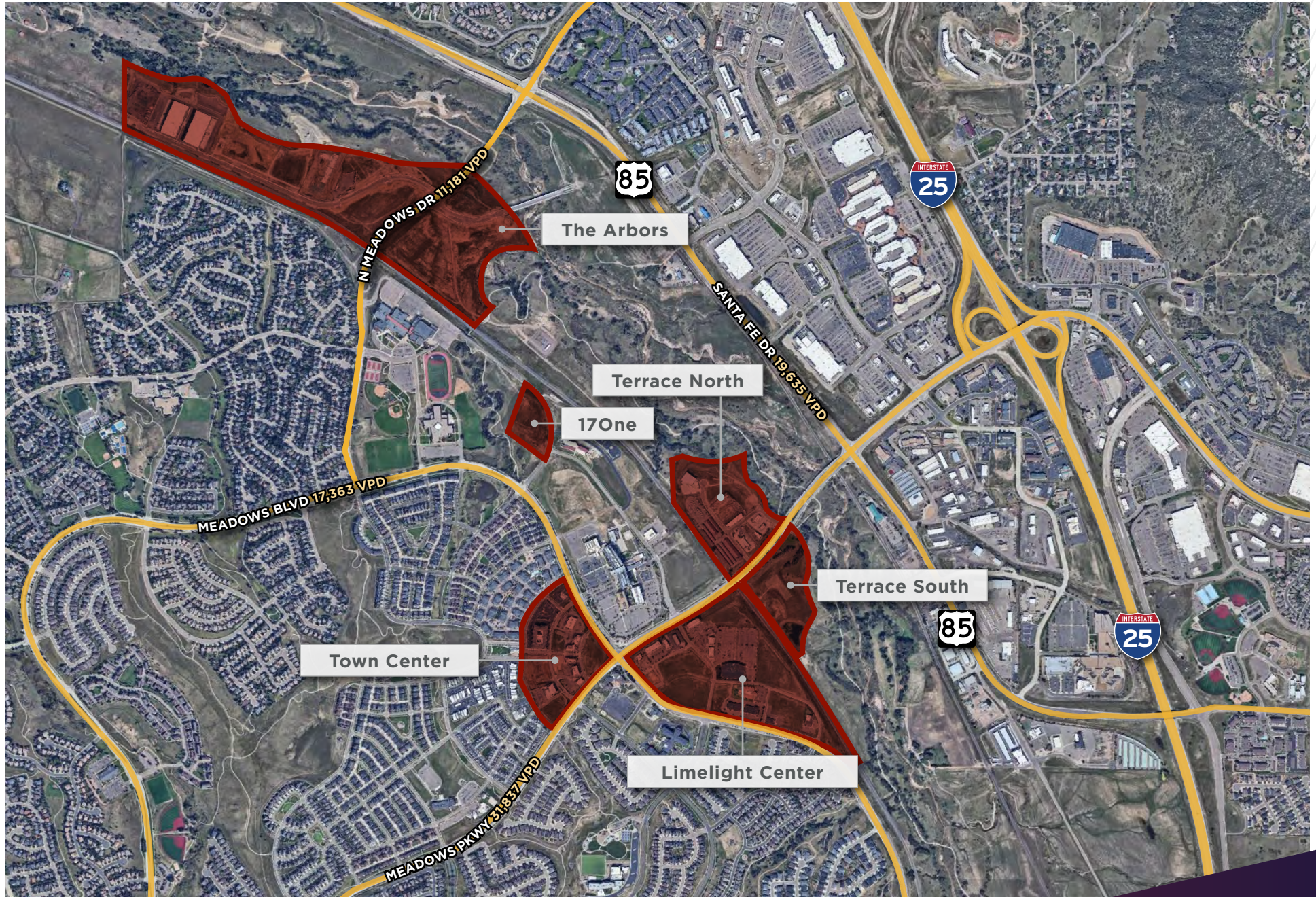
ABOUT THE MEADOWS

- Over 8,000 units of single family, townhome, and multifamily product.
- 2 high schools, 3 middle schools, 3 elementary schools, and 4 preschools/daycares.
- Access to US-85 via two arterials and I-25 via three arterials.
- Home to AdventHealth Castle Rock, an 89-bed hospital campus with 580 employees.
- The Sturm Collaboration Campus at Castle Rock opened in 2019 it is Arapahoe Community College's southernmost campus.

ABOUT CASTLE ROCK

Castle Rock, Colorado, is a thriving home-rule town in Douglas County (9th wealthiest county in America) located between Denver and Colorado Springs. Founded in 1874 and named for its distinctive castle-shaped butte, the town began as a quarrying and ranching community supported by the railroad. Today, it serves as the county seat and is one of the fastest-growing towns in the state, offering a blend of small-town charm and modern amenities. Surrounded by scenic foothills, trails, and open spaces, Castle Rock provides residents with a high quality of life that balances suburban convenience and access to Colorado's natural beauty.

AERIAL OVERVIEW



TOWN CENTER

NEC MEADOWS PARKWAY & BILBERRY STREET | CASTLE ROCK, CO 80109

LOT 1

2.349 Acres
Call for Price

ABOUT TOWN CENTER

- Lot 1: The last remaining hard corner lot at the Meadows. Trophy real estate primed for retail, commercial, or mixed-use development.
- Flexible commercial & retail zoning under the Meadows PD (Town Ctr. PA) allows for a wide variety of uses.
- All utilities in place.

[\(CLICK HERE\)](#)

THE MEADOWS AT CASTLE ROCK

FUTURE
HOSPITAL
EXPANSION



SOLD -
RESTAURANT

LOT 1
2.349 AC

MEADOWS BLVD 17,363 VPD

MEADOWS PKWY 31,637 VPD

PRAIRIE HAWK DRIVE

LIMELIGHT CENTER

MEADOWS PARKWAY | CASTLE ROCK, CO 80109



LOT 6E-3B

0.954 Acres
\$15/SF

LOT 6-A-1D-2A

1.061 Acres
\$14/SF

LOT 6-A-1D-1A

7.843 Acres
Call For Price

LOT 6G-3A-2

1.239 Acres
\$18/SF

LOT 6G-3B

1.656 Acres
\$18/SF

ABOUT LIMELIGHT CENTER

- All lots are rough-graded with all regional access, drainage and utilities in place.
- Join a diverse area of entertainment, retail, restaurant, and medical office uses.
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses.

[\(CLICK HERE\)](#)

TERRACE NORTH

MEADOWS PARKWAY | CASTLE ROCK, CO 80109

LOT 6-B1

0.5 - 3.861 Acres

\$16/SF (\$348,480 - \$2,690,962)

ZONING

Meadows PD, C-O-I Area

ABOUT TERRACE NORTH

- Commercial-Office-Industrial zoning allows for a wide range of industrial and light industrial uses, including accessory outdoor storage yards. ([CLICK HERE](#))
- Land can be subdivided to buyer's requirements.
- Last remaining acreage in the Meadows Parkway North district.
- Full-movement signalized intersection on Meadows Parkway is completed, allowing for ease of access to I-25 and US-85.



TERRACE SOUTH

MEADOWS PARKWAY | CASTLE ROCK, CO 80109



AVAILABLE

0.5-14 Acres M/L

PRICE

Call for Price

ZONING

Meadows PD COI Area

ABOUT THE PROPERTY

- Entire parcel for sale.
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses. ([CLICK HERE](#))

17ONE

MEADOWS PARKWAY | CASTLE ROCK, CO 80109



AVAILABLE

Under Contract

PRICE

Call For Price

ZONING

Meadows PD COI Area

ABOUT THE PROPERTY

- 5.716 acres adjacent to Castle Rock Middle and High School, Arapahoe Community College, and AdventHealth Castle Rock.
- Perfect corporate campus location in the heart of the Meadows.
- Land features incredible views and backs up to scenic creek with trail system.
- Walkable to Town Center with numerous retail amenities.
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses. ([CLICK HERE](#))

THE ARBORS

MEADOWS PARKWAY | CASTLE ROCK, CO 80109



LOT 3A

6.333 Acres

PRICE

Call For Price

FUTURE PHASE

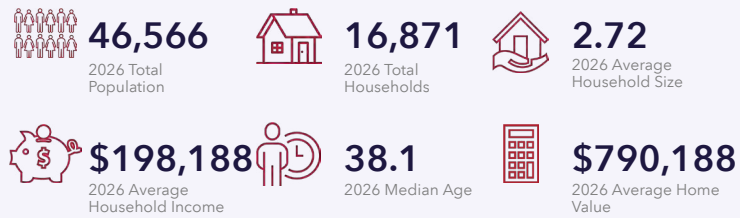
Call for information

ABOUT THE PROPERTY

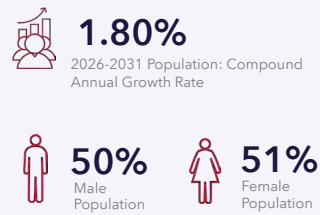
- Castle Rock's next major retail intersection. Pad sites and anchor locations available for sale and ground lease.
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses: zoned for light and medium industrial, office, commercial, senior multifamily. ([CLICK HERE](#))
- Lot 3A is largest industrial zoned acreage allowing for outdoor storage in Castle Rock.
- Wet and dry utilities have been installed within the public right-of-way.

DEMOGRAPHICS (3 MILES)

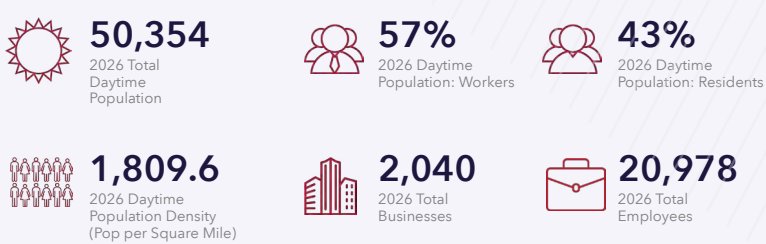
HOUSEHOLDS



POPULATION



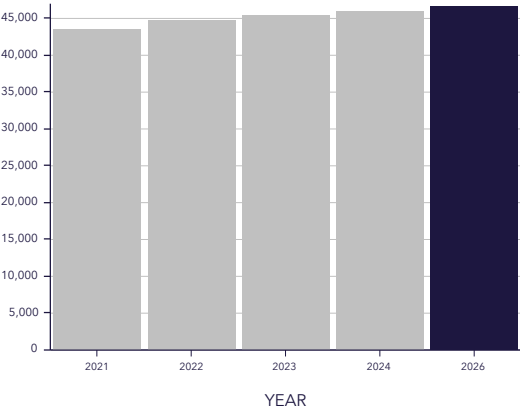
EMPLOYMENT



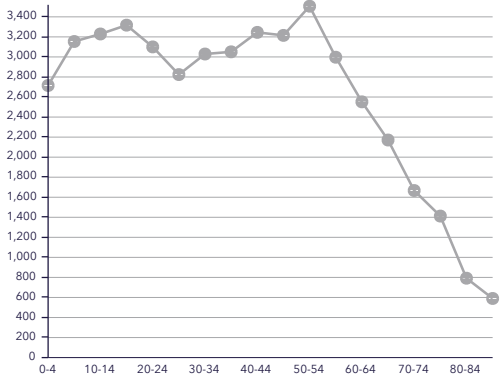
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2021-2026



POPULATION BY AGE GROUP



THE MEADOWS AT CASTLE ROCK

Castle Rock, CO 80109

ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's **Denver** office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.

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