

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	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

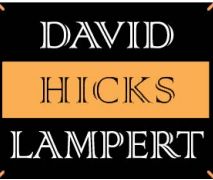
Source: Applied Geographic Solutions, 2025 Estimates

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

Source: Regis 2025



FOR MORE INFORMATION, PLEASE CONTACT



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BROKER DISCLOSURE

PROMENADE AT CASTLE ROCK

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

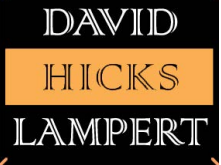


- Regional site with excellent access from I-25, Santa Fe Dr, Meadows Parkway and the new Castle Rock Parkway Interchange.
- **JOIN:** Kings Soopers Marketplace, Sam's Club, Lowe's, 24 Hour Fitness, Sierra Trading Post and more.



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— Promenade at —
CASTLE ROCK

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OUTLETS AT
CASTLE ROCK

Block 1

Block 2

Block 4B

Block 4A

Block 3A

Block 5

Block 8

Venue at the
Promenade
312 Apartments

Alana
Apartments
300 Unit Class A
Community

Pines At
Castle Rock
630 Apartments

Santa Fe Dr

Meadows Pkwy

140,560 CPD

52,830 CPD

19,781 CPD

19,980 CPD

85