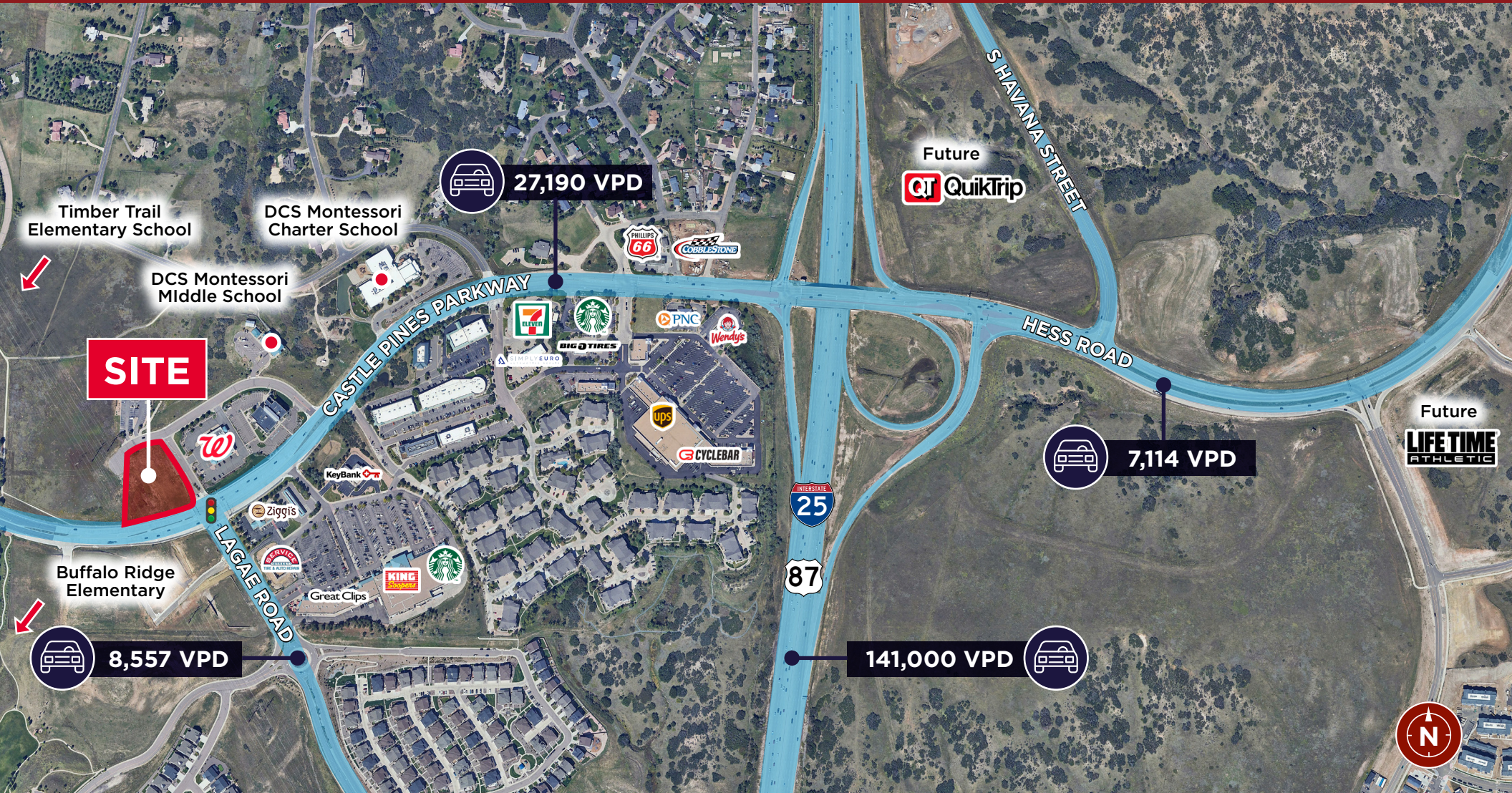


CASTLE PINES AND LAGAE LAND

7369 Lagae Rd., Castle Pines, CO 80108

FOR GROUND LEASE, BUILD-TO-SUIT



Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com
Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com



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PROPERTY HIGHLIGHTS

FOR GROUND LEASE, BUILD-TO-SUIT

AVAILABLE

0.5 - 1.85 Acres (Will Subdivide)

LEASE RATE

Call Broker

ZONING

Castle Pines Business

[Click Here](#)

CITY / COUNTY

Castle Pines/Douglas

ABOUT THE PROPERTY

- Hard corner available for ground lease or build-to-suit only.
- Last remaining signalized intersection hard corner lot on Castle Pines Parkway.
- Intersection provides main access point to the King Soopers center, new Timberline neighborhood to the south, and the bulk of Castle Pines residential to the west.
- Lot is centered between all four schools in Castle Pines (Timber Trail Elementary, Buffalo Ridge Elementary, DCS Montessori, American Academy).



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LOT BREAK DOWN

FOR GROUND LEASE, BUILD-TO-SUIT

TRAFFIC COUNTS

Lagae Road	8,557 VPD
Castle Pines Parkway	27,190 VPD

DEMOGRAPHICS

Year: 2024 | Source: Esri

Mile/s	1	3	5
Population	6,033	20,428	81,976
Estimated Households	2,093	7,194	29,056
Average Household Income	\$237,442	\$254,422	\$204,299
Daytime Population	4,398	15,371	73,944

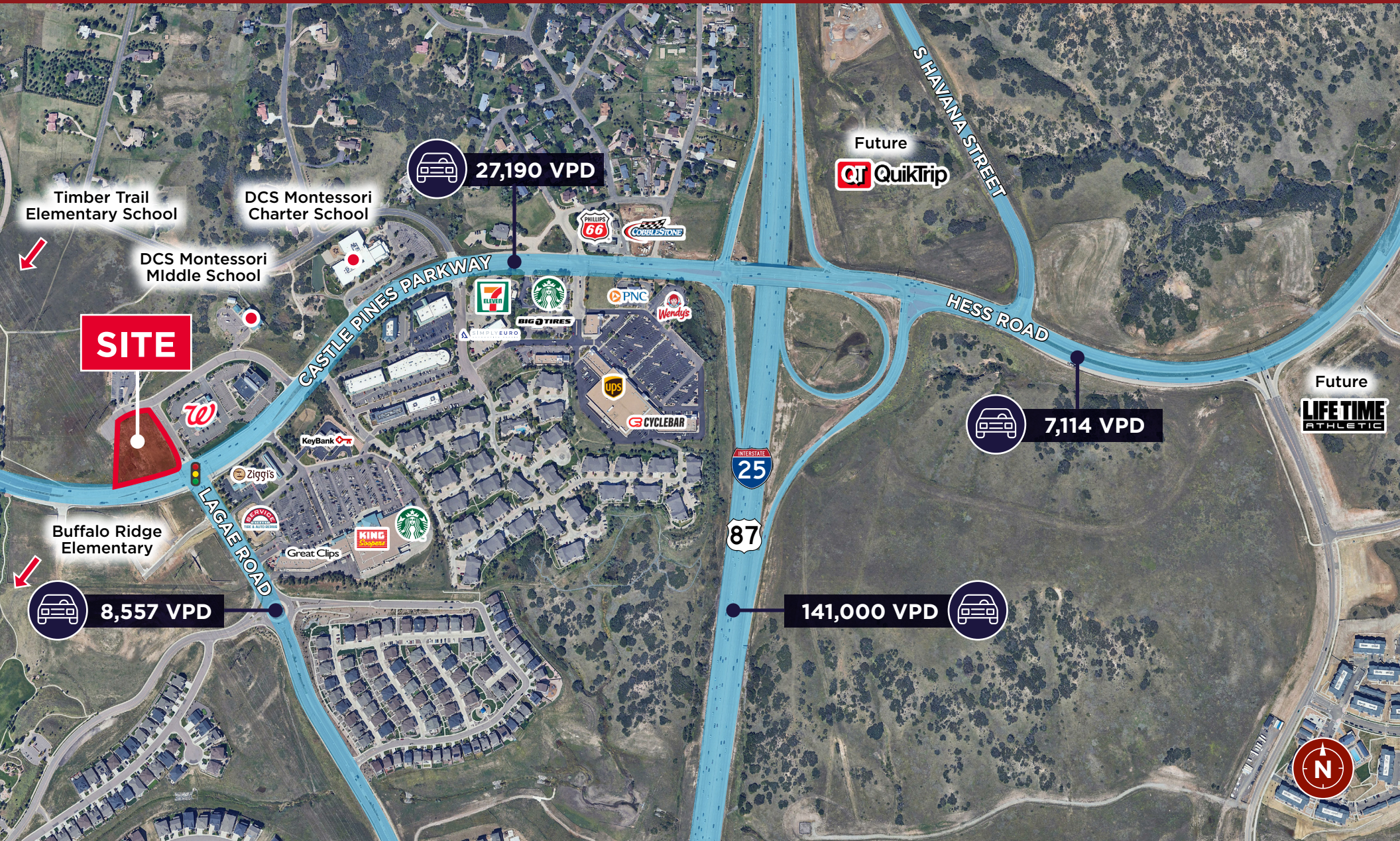


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TRADE MAP

FOR GROUND LEASE, BUILD-TO-SUIT



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.