

CASTLE ROCK PROMENADE

5949 ALPINE VISTA CIRCLE, CASTLE ROCK, CO



PROPERTY HIGHLIGHTS

- 1.5 AC or up to 9,400 SF (Divisible) Available for Lease.
- Drive-Thru approved.
- This regional site has excellent access from I-25, Santa Fe Dr, Meadows Pkwy, and the new Castle Rock Parkway interchange.
- This center benefits from Outlet at Castle Rock's large regional draw, anchored by 100+ name-brand stores plus Whole Foods, King Soopers, Sam's Club, Lowe's, Hobby Lobby, Ross, and many more.

TRAFFIC COUNTS

On Meadows Parkway west of I-25	52,830 CPD
On Castle Rock Parkway west of I-25	21,511 CPD
On SH-85 north of Meadows Parkway	19,989 CPD
On I-25 north of Meadows Pkwy	141,313 CPD
On I-25 south of Meadows Pkwy	116,483 CPD

Source: CDOT 2025

DEMOGRAPHICS	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

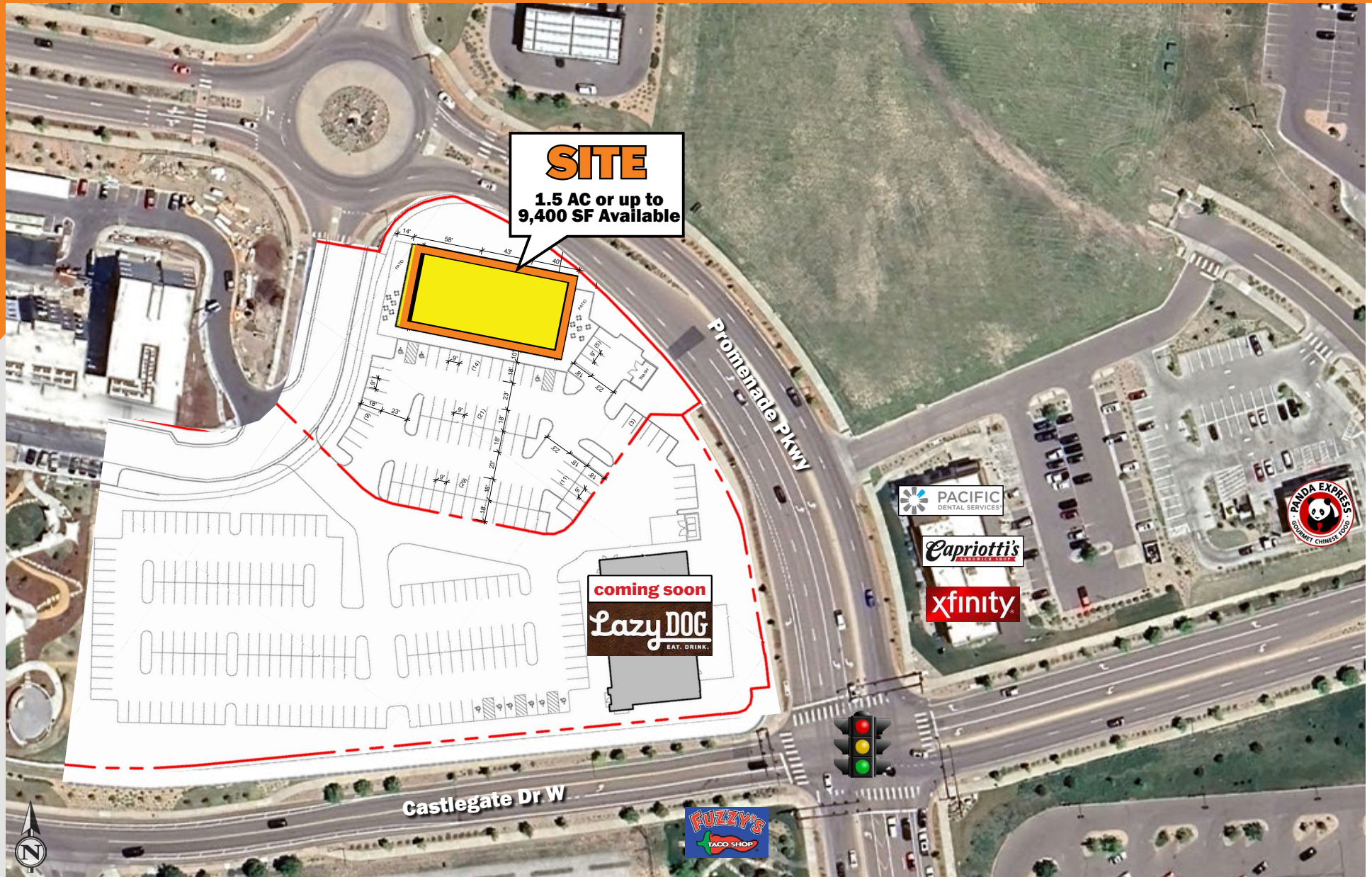
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dhlb
RETAIL BROKERAGE



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