

FOR SALE

HIGH VISIBILITY RETAIL/SHOWROOM/
LIGHT MANUFACTURING

4760 CASTLETON WAY

CASTLE ROCK · CO

SALE PRICE:
\$6,500,000

Outlets
at Castle Rock >>
EXIT: 184

MOTIVATED SELLER!



118,776
VEHICLES
PER DAY



MATT CALL
Founding Principal
303.956.5781
matt.call@navpointre.com

JEFF BRANDON, SIOR
Principal
303.870.4091
jeff.brandon@navpointre.com

navpoint
REAL ESTATE GROUP

PROPERTY OVERVIEW



ADDRESS

4760 CASTLETON WAY, CASTLE
ROCK, CO, USA



PROPERTY TYPE

RETAIL/SHOWROOM/LIGHT MANUFACTURING/LAB



PROPERTY SIZE

20,962 SF



PARCEL NUMBER

2351-263-05-007



YEAR BUILT/RENOVATED

2004/2020



SALE PRICE

\$6,500,000



PARKING RATIO

2.97/1,000 SF



ZONING

[PD LINK](#)



GRADE LEVEL DOORS

1



CLEAR HEIGHT

14'-18.5'

PROPERTY HIGHLIGHTS

Power & Infrastructure

- Full-building diesel backup generator
- Heavy power capacity
- Well-maintained brick building
- It is ideal for light manufacturing with plenty of office space, as a call center, software development, electrical or plumbing parts store.

Security

- Interior and exterior security cameras
- Key fob access at exterior doors and restricted interior areas

Parking & Access

- Covered parking for 8 vehicles

Employee Amenities

- Large break room with kitchen, oven, hot water dispenser, and personal lunch storage
- Covered outdoor eating area with Front Range views
- On-site laundry with washer and dryer

IT & Storage

- Secure server room with restricted access
- Supports coax, fiber, and phone systems
- Separate ventilation for temperature control
- Space for computer parts and supply storage
- Large secure storage room with shelving

Meeting & Training Space

- Conference room with table, chairs, large screen, computer, and audio for presentations and Zoom
- Large upstairs meeting/training room for 50+ people

Retail/Showroom

- Showroom Space
- Low tax area surrounded by extensive national retail

Specialized Space

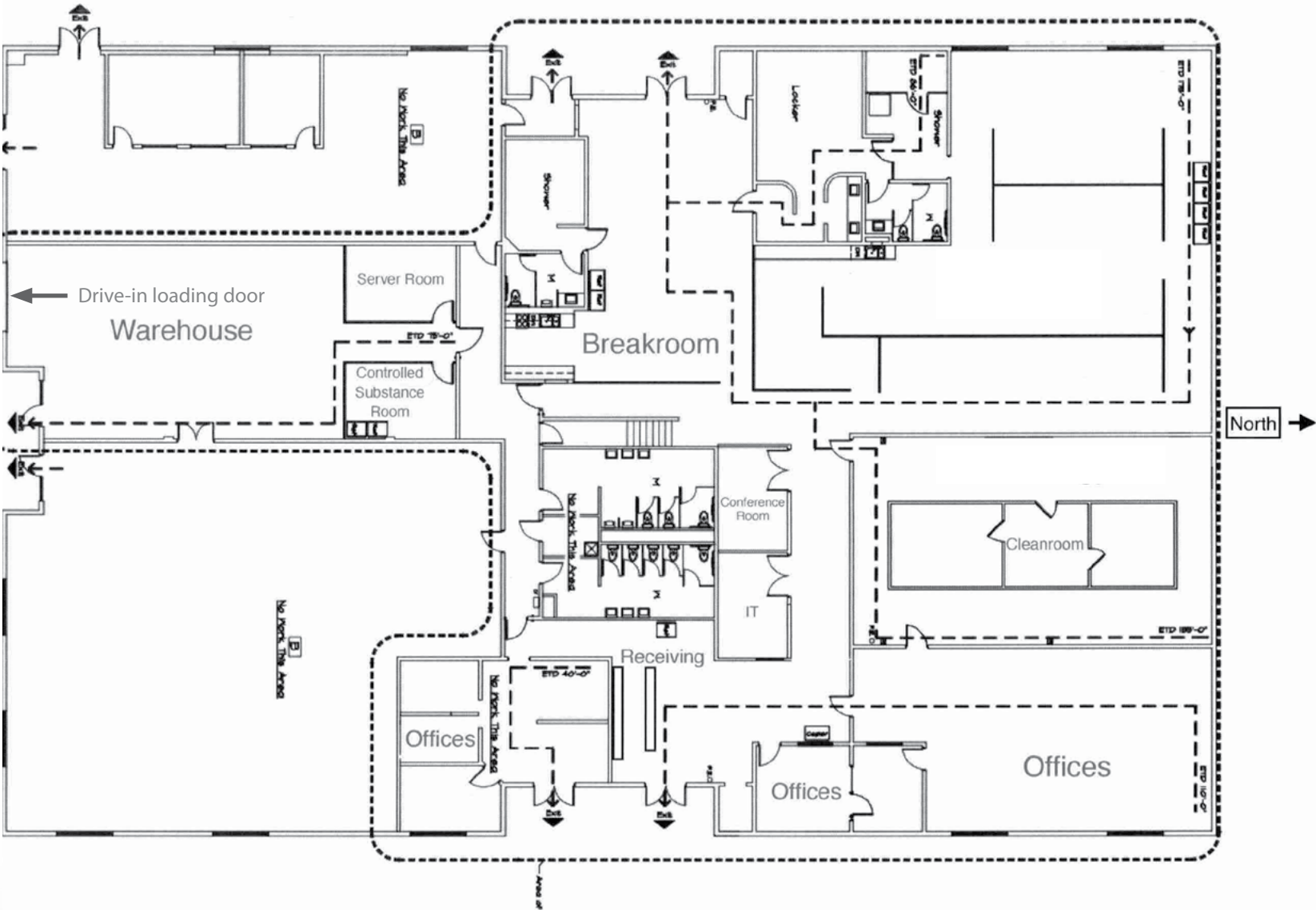
- HEPA-filtered clean room for sterile production, testing, and assembly
- FDA-certified lab space

Location Perks

- Near 5 hotels, restaurants, and a major outlet mall
- Convenient for visitors, client meetings, and employee lunches



FLOORPLAN



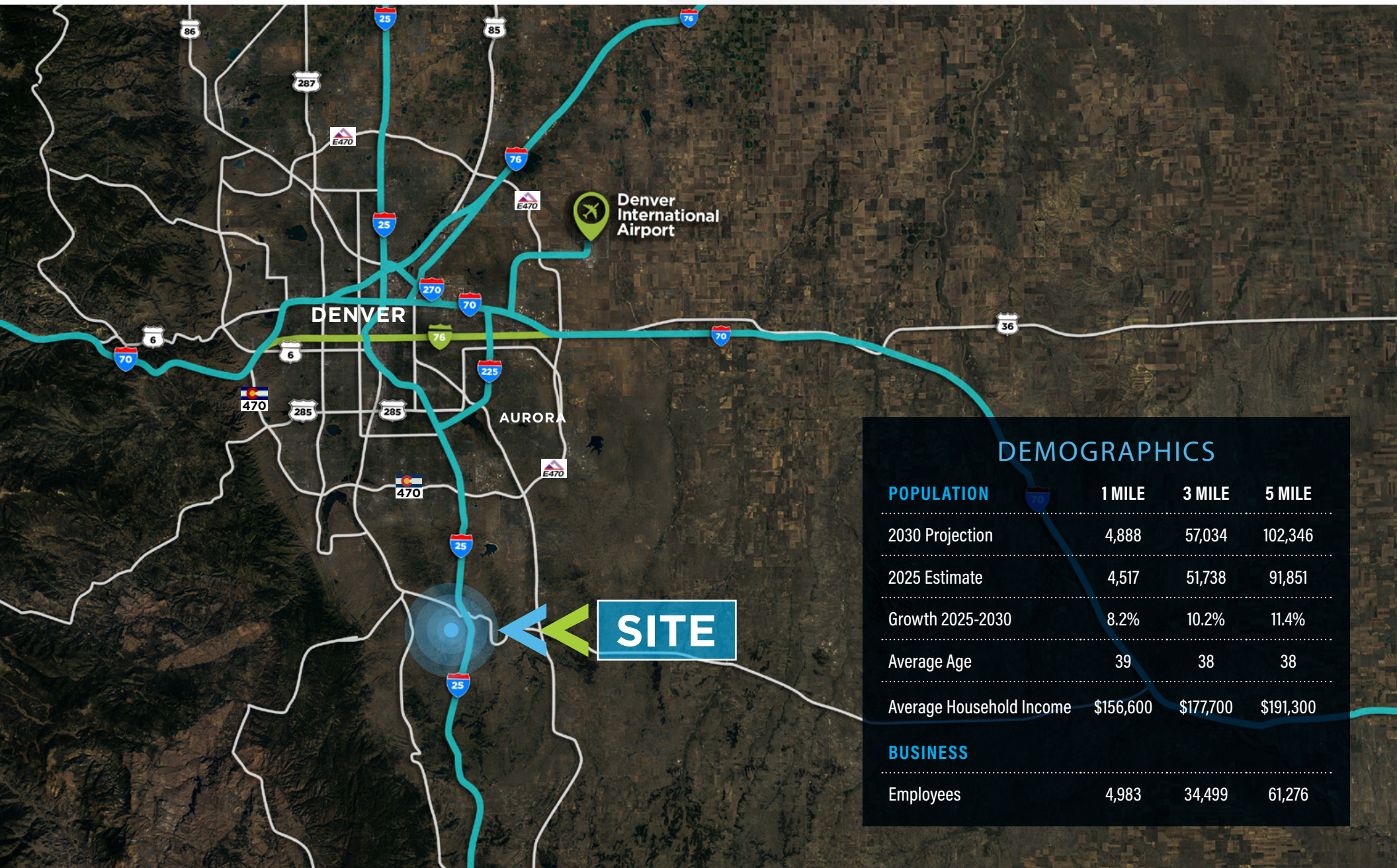
NEARBY RETAIL



PROPERTY PHOTOS



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2030 Projection	4,888	57,034	102,346
2025 Estimate	4,517	51,738	91,851
Growth 2025-2030	8.2%	10.2%	11.4%
Average Age	39	38	38
Average Household Income	\$156,600	\$177,700	\$191,300

BUSINESS

Employees	4,983	34,499	61,276
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