

FOR LEASE

Restaurant/Retail Space Available

Year Built: 2007

Center Size: 14,280 SF

Space Available: 2,800 SF

Minumum Divisible: 1,300 SF

Asking Lease Rate: \$29.00 /SF NNN*

3980 & 3982 Limelight Ave
Castle Rock | Colorado

*NNN's: CAM	\$2.02/SF
Insurance	\$0.41/SF
Property Tax	\$5.70/SF
Total:	\$8.13/SF + pro-rata share of Water/Sewer/Trash



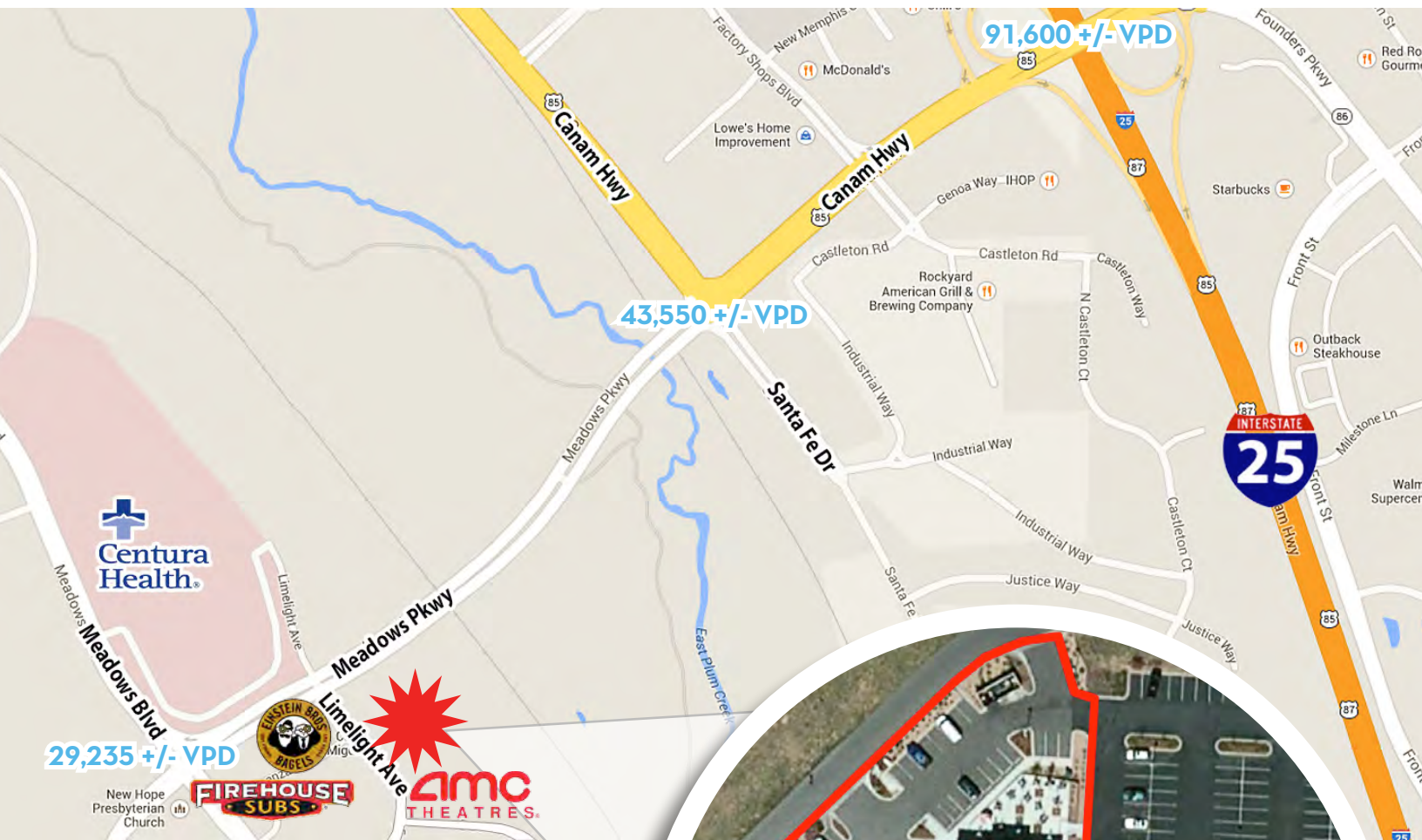
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Restaurant/Retail Space Available

3980 & 3982 Limelight Avenue | Castle Rock | Colorado



PROPERTY HIGHLIGHTS:

- Adjacent to AMC Theatres (12 Screen) and various restaurants/retail
- High income demographics
- Booming population growth!
- Prominent end-cap position
- Large, south-facing outdoor patio
- Only 30 minutes from downtown Denver and downtown Colorado Springs



NavPoint Real Estate Group

3740 Dacoro Lane - Suite 200 | Castle Rock, CO 80109 | 720.420.7530 | Fax 720.240.0762 | www.navpointre.com

Castle Rock Restaurant/Retail Space

3980 & 3982
Limelight Avenue



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Restaurant/Retail Space Available

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3980 Limelight Ave

Available:

2,800 SF

Divisible to 1,300 SF

Prominent end-cap position on Limelight with large, south-facing outdoor patio



3982 Limelight Ave

Adjacent to AMC Theatres
(12 Screen)



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CASTLE ROCK, COLORADO



The Town of Castle Rock has completed over \$100 million in infrastructure improvements since 2003 these include the following projects which have made living and conducting commerce in Castle Rock even better:

- Road Arterial
- Plum Creek Interchange
- Hwy 86 Widening
- Front Street Overpass



Castle Rock, located between the two largest cities in Colorado, Denver and Colorado Springs, is the county seat of Douglas County, CO.

The United States Census Bureau estimated the Douglas County population at 285,465 as of the 2010 census, a 62.4% increase since the 2000 census, making Douglas County one of the fastest growing counties in the United States. The population of the Town of Castle Rock was estimated at 48,231 for the 2010 Census, up from 20,224 in 2000. This is a total growth rate of 138%, or nearly 14% per year.

COMMUNITY INFORMATION

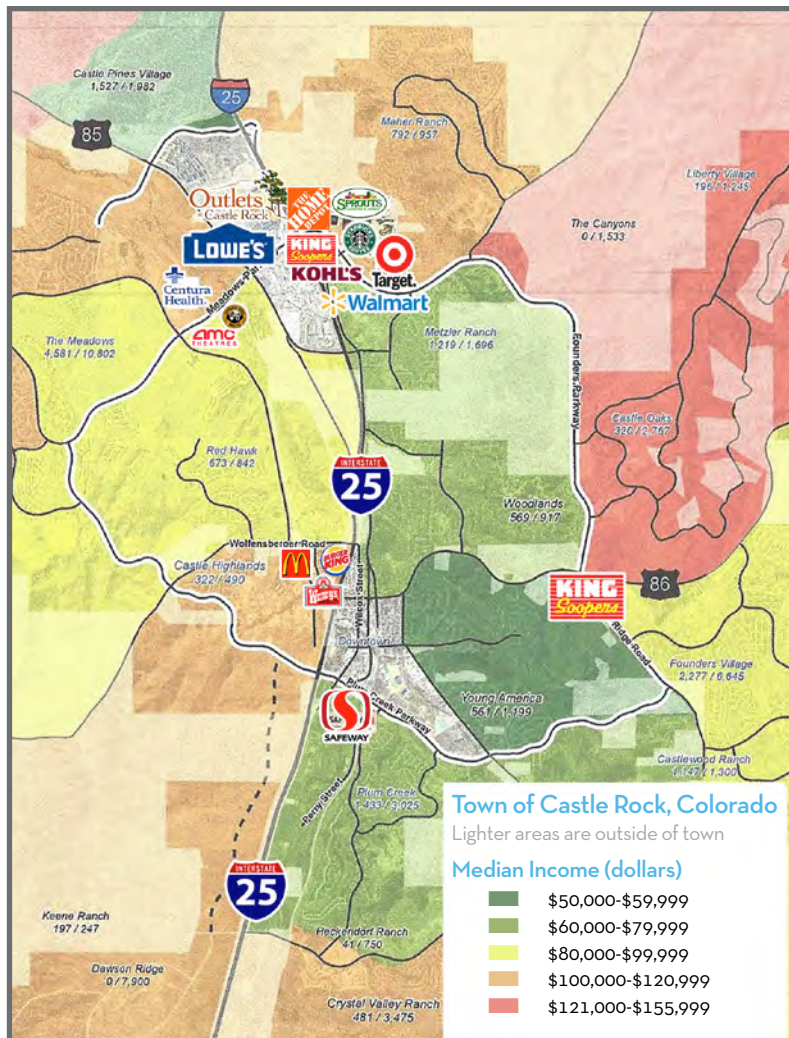
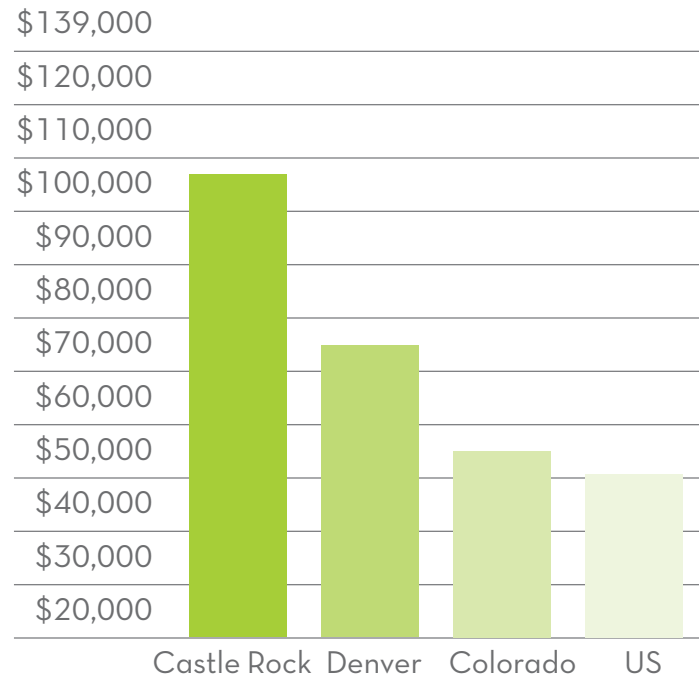
Quick Facts

Castle Rock Population	50,758
5-Mile Trade Area	54,975
Greater Castle Rock Trade Area	100,000
Average Household Income	\$100,186
Workforce Education Levels	
High School Diploma	99%
Some College/Technical	81%
College Degree	58%
Post-graduate Degree	18%

Traffic Counts:

Meadows Pkwy. at I-25:	91,600 +/- VPD
Wolfensberger. at I-25:	68,100 +/- VPD
Plum Creek at I-25:	55,500 +/- VPD
Meadows Pkwy. at Meadows Blvd:	29,235 +/- VPD
Meadows Pkwy. at Santa Fe Dr.:	43,550 +/- VPD

Average Household Income:



Castle Rock Adventist Health Campus

Centura Health

Shared by the community of Castle Rock and Centura Health, Colorado's largest healthcare network; how to work together to build a healthcare campus to serve the residents of this rapidly growing Douglas County community.

Land was purchased off Meadows Blvd. in The Meadows subdivision in 2007 and construction began in summer 2010 on Castle Rock Adventist Health Campus. Development of the campus was divided into two phases.

Phase 1, a full-service ER and Outpatient Imaging Center, was completed and opened in September 2011. Phase 2 includes a licensed 50 bed hospital and was opened last year. The four-story 212,240 square-foot Castle Rock Adventist Hospital offers a full complement of medical/surgical services including intensive care, obstetrics, orthopedics and cardiology. Also included in Phase 2 is a 60,000 square-foot medical office building and extensive site development.

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AREA ADVANTAGES



Castle Rock: In the Middle of Everything

Castle Rock is ideally situated between Colorado's two largest metropolitan areas: Denver and Colorado Springs.

Being within a 30-minute drive of both destinations is just one of many reasons Castle Rock is an excellent location for retail, both national and independent operations.

Your next customer in Castle Rock:

Average net worth:	\$695,169
Homeowner Population:	75%
Average Household Income:	\$100,186

The average Castle Rock household spends more money than the national average in every retail goods/service category. Castle Rock daily draws customers from its immediate neighbors (Parker and Highlands Ranch), which have 150,000 in population and also boast a household income of more than \$100,000.

Castle Rock offers growth potential:

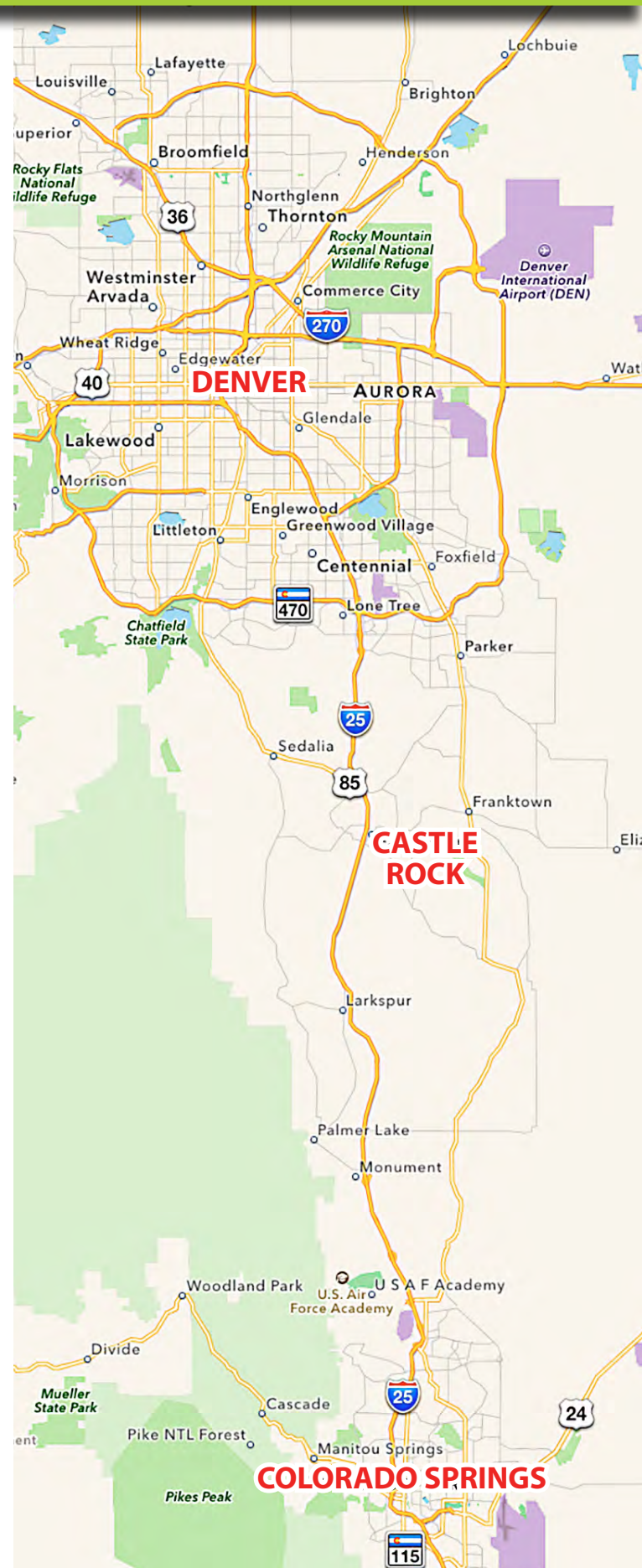
Castle Rock continues to offer tremendous growth potential for retailers, but don't take our word for it. Here is what others have to say about Castle Rock:

- **Economic Development Council of Colorado** - Best Large Community for Economic Development (2012)
- **Money Magazine** - 100 Best Places to Live in America (2012) Castle Rock ranked 16th
- **Livability.com** - No. 4 Best Golf Community in the United States (2010)
- **Gadbury Research Group** - No 6 Fastest-growing Suburb in the United States (2009)
- **Relocate America** - Top 100 Places to Live in the United States (2009)

Castle Rock's EDC, Chamber of Commerce, Downtown Alliance and Town government work collectively to maintain a business-friendly environment. This Alliance has helped make possible these key announcements:

- Digital Globe Services (Globe Headquarter Relocation)
- Mywedding.com (Corporate Headquarter Expansion)
- Centura Adventist Health Campus
- 117 new jobs 1st quarter 2013

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.



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