

2280 MANATT COURT D02

Castle Rock, CO 80104

navpoint
REAL ESTATE GROUP
720.420.7530




Price Reduced!
~~\$629,000~~
\$577,000


Lease Rate
\$27.00/SF MG*

*Tenant pays gas and electric


Condo Size
1,625 SF


Drive-In Doors
1-10' x 10'


Building & Monument Signage


Year Built
2016

INDUSTRIAL CONDO FOR SALE

Jeff Brandon | 303.870.4091 | jeff.brandon@navpointre.com



Property Address

2280 Manatt Ct, Unit D02
 Castle Rock, CO 80104

Property Type

Industrial/Retail Store

Condo Size

1,625 SF

Year Built

2016

Clear Height

17'

Drive-In Doors

1-10'x10'

Power

250 Amps/208 Volt/3 Phase

Parking

138 Spaces (2.92/1,000 SF)

HVAC

Throughout, Natural Gas

Signage

Retail Storefront, Western-facing

Account Number

R0496133

Zoning

Planned Development (PD)

Interchange

Future Crystal Valley Interchange

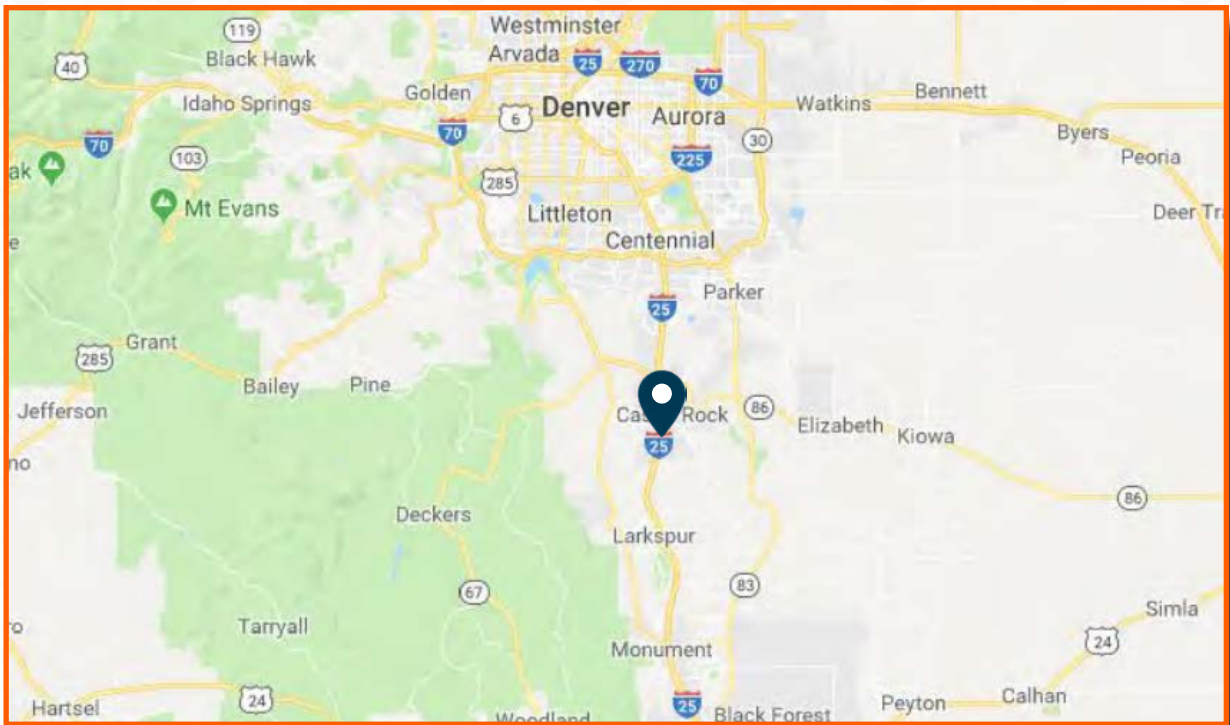
SALE PRICE

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POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 Population	2,466	28,964	74,884
2028 Population Projection	2,627	31,278	81,044
Growth 2010-2020	2.4%	3.9%	4.2%
Growth 2023-2028	1.3%	1.6%	1.6%
Median Age	50.2	41	38.9
HOUSEHOLD INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 Median Household Income	\$122,595	\$105,476	\$117,642
2023 Average Household Income	\$142,488	\$125,557	\$136,477
HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2023 Households	1,037	11,228	26,829
2023 Average Household Size	2.3	2.6	2.8

