

## MEDICAL/HEALTH CARE/SENIOR LIVING PROPERTY



**Price**  
Contact Broker



**Building Size**  
30,391 RSF



**Site Size**  
1.36 Acres



## OFFERING MEMORANDUM

864 Barranca Drive, Castle Rock, CO 80104



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# PROPERTY SUMMARY

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864 Barranca Drive, Castle Rock, CO 80104



## Property Summary





# Executive Summary

NavPoint Real Estate Group is pleased to offer the opportunity to acquire 864 Barranca Drive, a senior living facility consisting of 30,391 SF, equipped to offer both assisted living and memory care. Located on the northern end of Castle Rock, the property features an attractive interior with spacious common areas, beautifully landscaped, fenced yard, and quality living quarters. This property's ideal location is further enhanced by its proximity to a variety of medical offices, as well as a myriad of retail and restaurant options.



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30,391 RSF



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1.36 Acres









# Property Description

Address	Rentable Area	Number of Rooms	Year of Construction
864 Barranca Drive Castle Rock, CO 80104	30,391 RSF	48	2010
Price	Site Size	Number of Stories	Parcel Number
Contact Broker	1.36 Acres	2	2351-351-16-001

- ◇ Excellent Castle Rock location
- ◇ Attractive, well-finished physical asset
- ◇ 48 rooms currently equipped to offer assisted living or memory care
- ◇ Variety of common areas throughout the building
- ◇ Commercial kitchen and elevator
- ◇ Well-landscaped, fenced courtyard



## Zoning

### Metzler Ranch PPD 4th Amendment

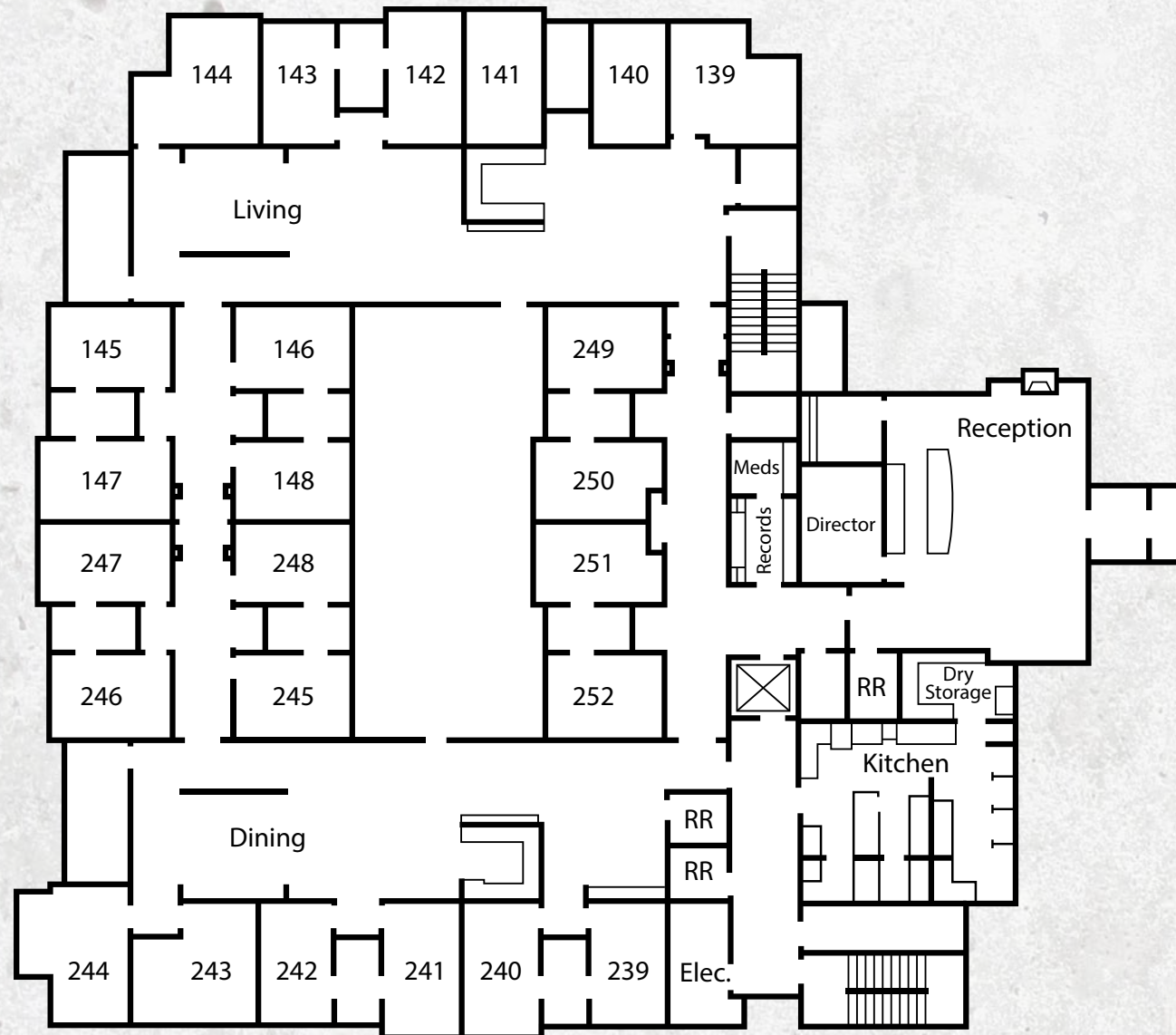
Uses Include: Single/Multifamily Residence, Open Space/Trails, Park/Playground, Recreation Facility, School - Public or Private, Transportation R.O.W., Home Occupations, Churches/Religious Institutions, Day Care Center, Public/Quasi-Public Facilities, Boarding House, Group/Commercial Home, Club/Private Recreational Use (Country Club), Golf Course, Cultural Facility, Higher Education Facility, Hospital, Fire Station, Nursing Home/Elderly Assisted Living Facility

[Click here for detailed zoning information](#)

[Click here for Castle Rock Municipal Code](#)

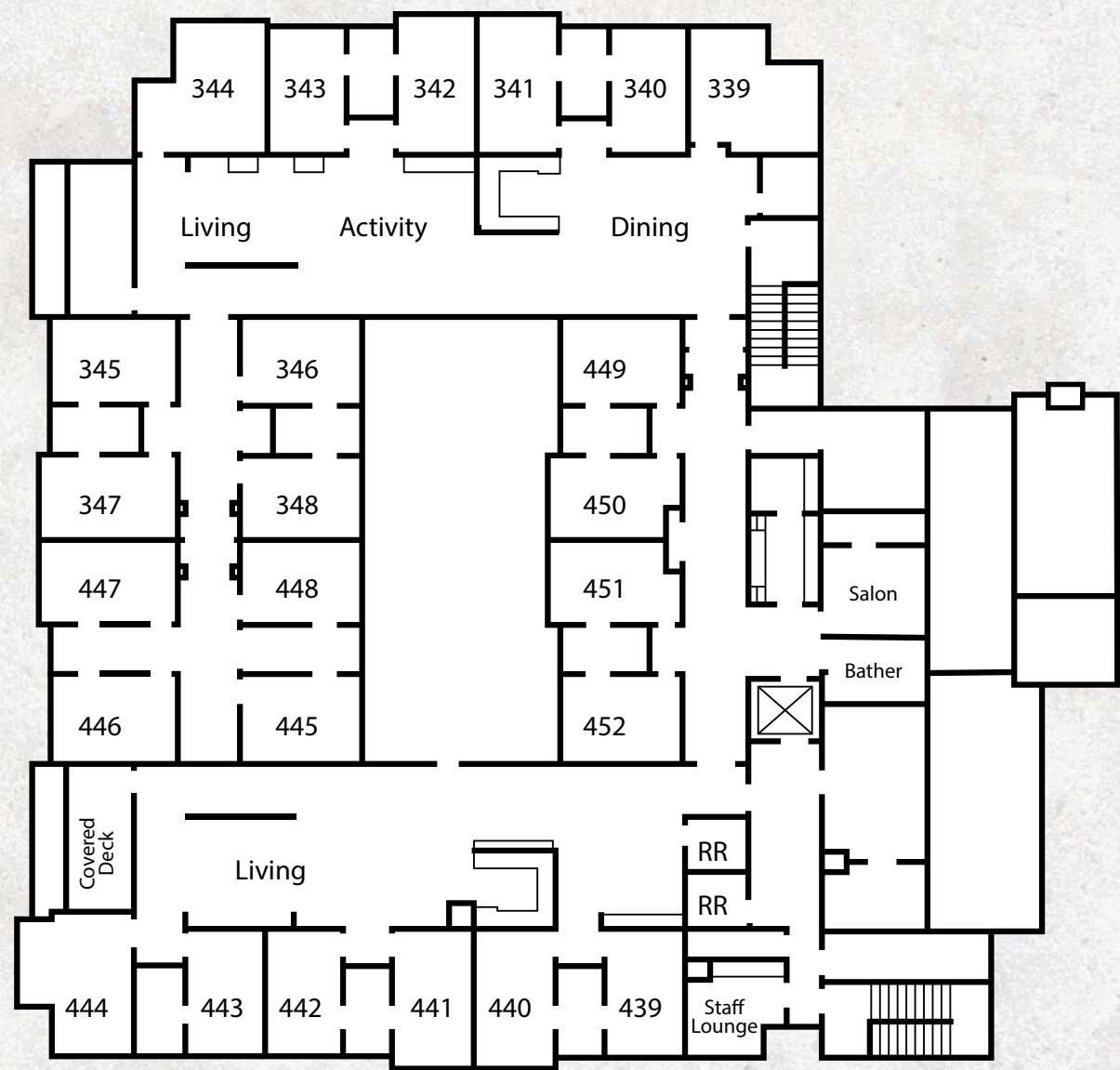


# First Floor Plan





# Second Floor Plan





# Area Amenities

## Dining

1. Black Rock Coffee Bar
2. CAVA
3. Mod Pizza
4. Smash Burger
5. Cafe Rio
6. Kneaders Bakery & Cafe
7. Arby's
8. Culver's
9. Rockyard Brewing Company
10. Applebee's
11. Chipotle
12. Parry's Pizzeria & Taphouse
13. Starbucks
14. Jimmy John's
15. Panera Bread
16. Sonic Drive In
17. Smart Cow Yogurt Bar
18. Five Guys
19. Red Robin Gourmet Burgers
20. Zaika Indian Cuisine
21. Papa Murphy's Pizza
22. South Garden II
23. Outback Steakhouse
24. Mt. Fuji
25. KFC
26. A&W Restaurant
27. Taco Bell
28. Dutch Bros Coffee
29. Cold Stone Creamery
30. Dickies Barbeque

31. Crumbl Cookies
32. Pho 777
33. Sawara Sushi
34. Little Caesars Pizza
35. Nekter Juice Bar
36. Subway
37. Chick-fil-A
38. Raising Cane's
39. Burger King
40. Sushi Castle

## Retail

41. Loaf 'N Jug
42. Wells Fargo Bank
43. Bubbles Liquor World
44. Best Western
45. Holiday Inn Express & Suites
46. Hampton Inn
47. Comfort Suites
48. Days Inn & Suites
49. Sprouts Farmers Market
50. Michaels Craft Store
51. Big 5
52. Dollar Tree
53. Phillips 66
54. Walgreens Pharmacy
55. Circle K
56. Murdoch's Ranch & Home Supply
57. Firestone Complete Auto Care
58. Grease Monkey
59. FirstBank

60. Good Year Tires
61. Discount Tire
62. Chuck & Don's Pet Food & Supplies
63. Chase Bank
64. Kohl's
65. Key Bank
66. PetSmart
67. Office Depot
68. Walmart
69. Natural Grocers
70. Goodwill Store
71. Target
72. Advance Auto Parts & Brakes Plus
73. Pep Boys
74. O'Reilly Auto Parts

## Medical

75. Founders Family Medicine & Urgent Care
76. Fresenius Kidney Care Castle Rock
77. Kaiser Permanente Medical Offices
78. Optimal Health Chiropractic
79. UCHealth Primary Care
80. Clocktower Family Dental
81. Veterinary Specialists of the Rockies
82. DaVita Red Hawk Dialysis
83. Castle Rock Ear Associates
84. Centura Medical Group Primary Care
85. Endodontics of Castle Rock











# LOCATION OVERVIEW

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864 Barranca Drive, Castle Rock, CO 80104





**76% 50K+**  
Household  
Income



**2.8%**  
Unemployment  
Rate



**52%**  
Bachelors Degree  
or Higher



**\$372,000**  
Median Home  
Value

## Castle Rock, Colorado

Located 25 minutes from Denver and 40 miles from Colorado Springs, Castle Rock sits in the Crowfoot Valley. The town was settled in the 1870s and incorporated in 1881, and its rich history is still felt in the downtown area, which serves as the center of several planned developments. A 2017 population estimate put the Castle Rock residents at 62,276. Castle Rock's low crime rate, historic downtown shopping district, 400 acres of parks, community recreation center, and municipal golf course with spectacular mountain scenery contribute to its small-town atmosphere.

Source: Castle Rock Economic Development

### Castle Rock Rankings

**1 of 7** Fastest Growing Towns in  
America US Census Bureau

**#1** Healthiest County in Colorado  
US News & World Report

**6** th Wealthiest County in the US  
US News & World Report

**7** th Best Place to Raise a Family  
in Colorado Elite Personal Finance

**20** th Best Small City in US  
Westword.com



# Castle Rock, Colorado

Once a bedroom community of fewer than 10,000 people, Castle Rock has grown into a vibrant town of more than 63,000 residents - and is still growing! In fact, the U.S. Census ranks Castle Rock as the 10th fastest growing community in America. The town is preparing for the population growth by green lighting projects that will add to the housing mix, spur job growth in the high-paying tech sector and strengthening the community's quality-of-life amenities.

One of the best examples of the town's commitment to smart growth is the \$60 million mixed-use Riverwalk project, which when completed will include 10,000 square feet of retail space, 21,000 square feet of commercial space and 228 luxury apartment units and a 328-space parking garage right in the middle of downtown. Golden, Colorado based Confluence Companies broke ground on the property in early 2017. Developers and local officials expect the Riverwalk will attract young professionals looking for an urban setting where residents can live, work and play.

The Riverwalk property borders Festival Park. The Castle Rock Town Council approved a \$6.9 million park expansion, which features a climbing wall, a water splash pad, a fire pit and covered pavilions.

Castle Rock, which is home to many current and planned master planned communities, will benefit from continued investment in the area. Existing platted single family housing is 61% built out and multi-family housing is 14%. In addition, there are over 4,000 shovel ready lots in Castle Rock.



Source: Castle Rock Economic Development



# Castle Rock Development





# Business Climate

A quartet of economic development organizations, which together make up the Castle Rock Economic Development Partnership, are helping to manage growth in Castle Rock. The Economic Development Council provides information and services to businesses relocating or expanding in Castle Rock; the Castle Rock Chamber of Commerce provides small-business development programming, promotes the community and produces events designed to boost local economy; the Downtown Alliance is a partnership between the Downtown Merchants Association and Downtown Development Authority that unifies both organizations under one roof; and the Town of Castle Rock focuses on quality development practices.



## **Transportation**

Castle Rock also benefits from its enviable transportation assets. Located approximately 30 miles south of Denver and 40 miles north of Colorado Springs, Castle Rock is close to both Denver International Airport and Colorado Springs Airport. Of course, Interstate 25 runs through town north-south en route to the above-named cities, while SR86 allows for approach from the east. Both BNSF and Union Pacific operate freight rail lines that allow trains to roll past Castle Rock on the way to Denver or Colorado Springs.

## **Manufacturing**

Castle Rock also has a solid base in manufacturing, home to Sunset Stone, Acme Brick, Pure Water Solutions, the corporate headquarters of Master Magnetics and the U.S. headquarters of Aluwind, a “global suppliers to the wind industry.”

## **Recreation**

Castle Rock offers outdoor recreation opportunities galore; the largest employers in the recreation space include the Castle Rock Recreation Center and golf clubs like Plum Creek Golf Club and Red Hawk Ridge Golf.

## **Government**

The Douglas County School District employs 7,700 people and serves 67,000 students. Other major government employers include: Douglas County Government, Douglas County Libraries and the Town of Castle Rock.

## **Technology**

Technology is another portion of the local economy experiencing rapid growth. Castle Rock is the home base for companies like IMI Global (“the leader in third-party verification services for the livestock industry”) and Digital Globe Services.

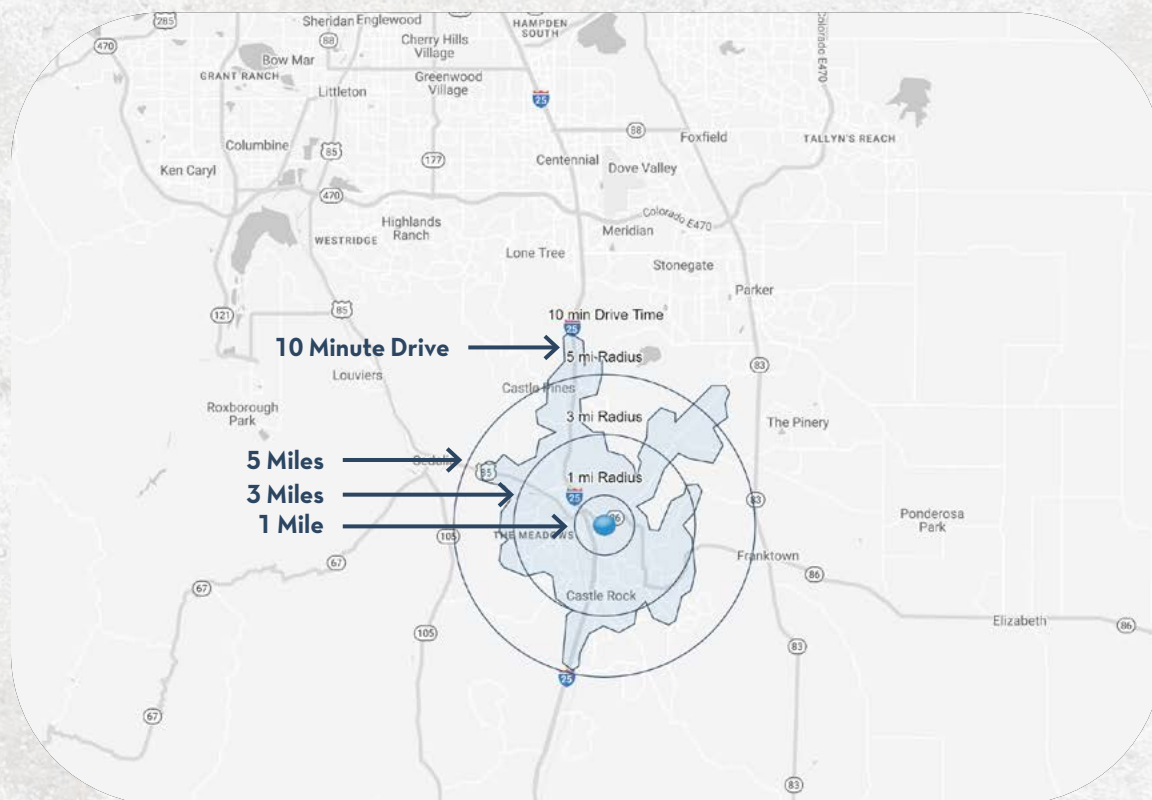
## **Other Major Employers**

Other notable employers in Castle Rock include the Brookside Inn, Castle Rock CareCenter, Kolbe Striping, T. Lowell Construction and the VCA Douglas County Animal Hospital.



# Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2026 Projection	5,302	53,854	97,806
2021 Estimate	4,847	45,339	84,335
Growth 2021-2026	1.9%	3.8%	3.2%
Growth 2010-2021	2.1%	5.8%	4.2%
Average Household Size	2.6	2.8	2.8
Median Age	38.2	36.7	37.3
<b>HOUSEHOLD INCOME</b>			
2021 Average	\$112,697	\$120,644	\$150,604
<b>HOUSING</b>			
Median Home Value	\$457,292	\$464,527	\$501,823
Median Year Built	2005	2004	2004
<b>EMPLOYMENT</b>			
Businesses	556	2,381	3,588
Employees	4,768	17,227	23,380



**Employees**  
23,380



**Businesses**  
3,588



**Income**  
\$150,604



**College Degree**  
54.4%



**5 Year Growth**  
3.2%



**Population**  
84,335

5 Mile Radius

Source: Sites USA





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