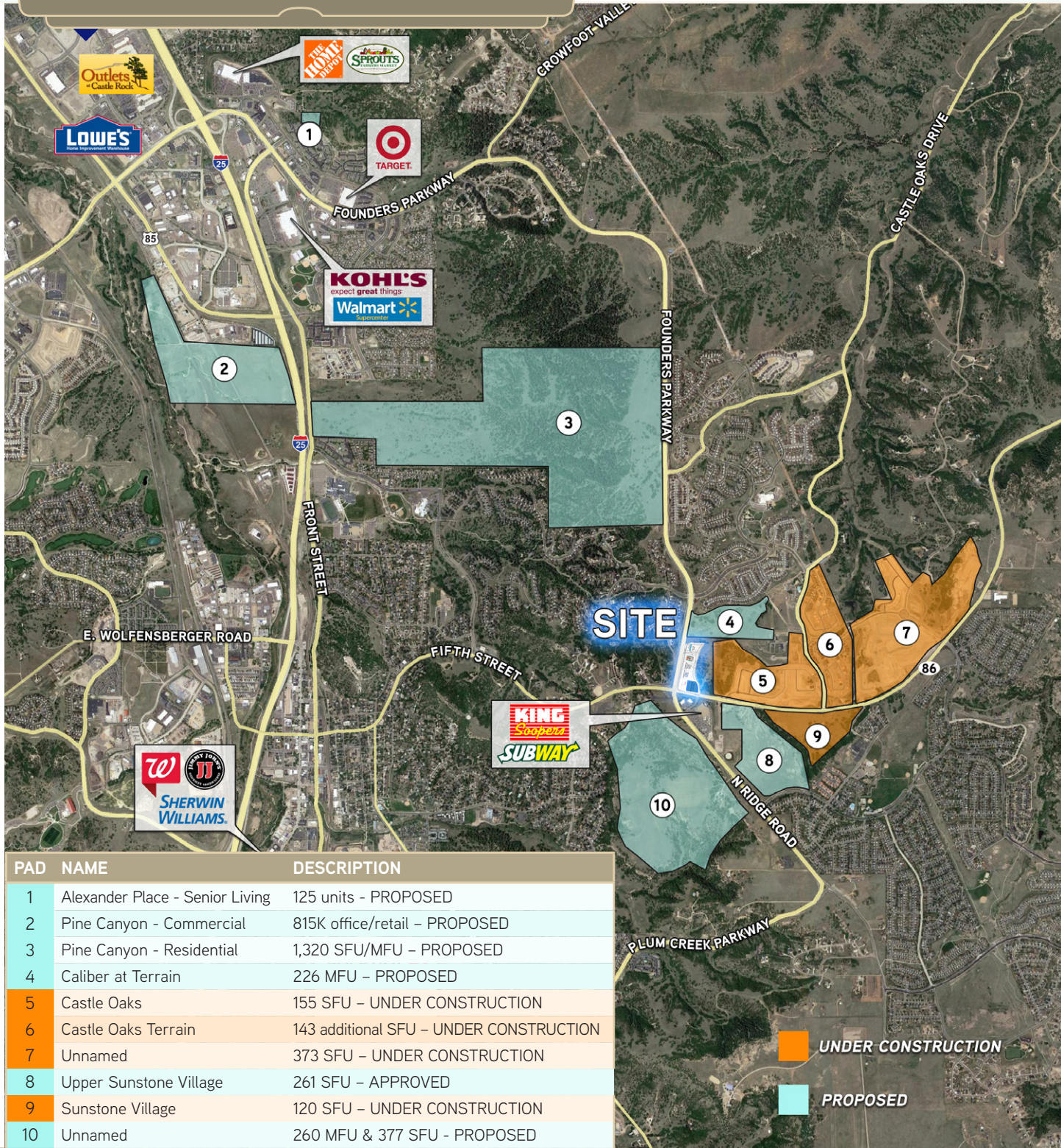


FOUNDERS CROSSING

1031 Aloha Street, Castle Rock, CO 80104



PAD	NAME	DESCRIPTION
1	Alexander Place - Senior Living	125 units - PROPOSED
2	Pine Canyon - Commercial	815K office/retail - PROPOSED
3	Pine Canyon - Residential	1,320 SFU/MFU - PROPOSED
4	Caliber at Terrain	226 MFU - PROPOSED
5	Castle Oaks	155 SFU - UNDER CONSTRUCTION
6	Castle Oaks Terrain	143 additional SFU - UNDER CONSTRUCTION
7	Unnamed	373 SFU - UNDER CONSTRUCTION
8	Upper Sunstone Village	261 SFU - APPROVED
9	Sunstone Village	120 SFU - UNDER CONSTRUCTION
10	Unnamed	260 MFU & 377 SFU - PROPOSED

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FOUNDERS CROSSING

RETAIL PAD SITE FOR SALE

Castle Rock, CO 80104



FOR SALE: 1.382 AC  
\$1,324,398.00

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PROPERTY INFO

Total Available: 1.382 AC  
Price: \$1,324,398.00

HIGHLIGHTS

- Retail pad available in new retail development
  - Tenants include Canvas Credit Union, 7-Eleven, Liberty Car Wash & Portercare Adventist Medical
  - Site is across the street from King Soopers center
  - Rapidly growing area – over 3,200\* residential units planned/under construction in the immediate area.
  - Zoned PD
  - Monument signage available
- \*Includes multi-family units*

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,745	38,712	73,727
Daytime Population	4,225	35,744	60,764
Average HH. Income	\$121,695	\$117,329	\$130,956

Source: ESRI, 2019 Estimates

TRAFFIC COUNTS

- Founders Parkway North of Fifth Street (86): 14,395 VPD
- Founders Parkway South of Fifth Street (86): 12,550 VPD
- Fifth Street East of Founders Parkway: 14,058 VPD
- Fifth Street (86) West of Founders Parkway: 12,226 VPD

Source: MPSI, 2018 Estimates

DEVELOPMENT AT A GLANCE



SITE PLAN

