

Prime Retail & Office Space FOR LEASE



RIVERWALK

CASTLE ROCK



A Mixed-Use Redevelopment
Project in Downtown Castle Rock
Featuring Retail, Restaurant,
Office and Residential

113-215 WILCOX STREET DOWNTOWN CASTLE ROCK

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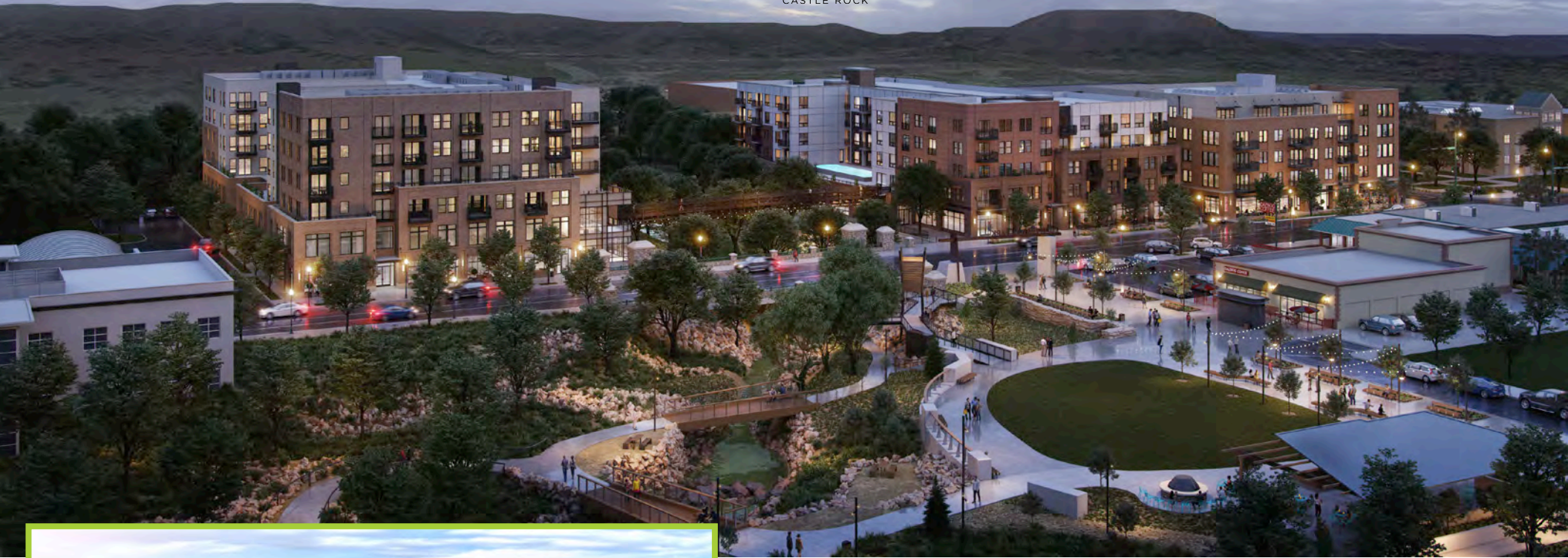
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REAL ESTATE GROUP



RIVERWALK

CASTLE ROCK



**Festival Park is
undergoing a
\$6,000,000
Remodel**

- » Located in the Heart of downtown Castle Rock
- » Across the street from the western entrance to Festival Park
- » Modern mixed-use building with many upgrades
- » 228 High-end residential units provide built-in clientele for retail tenants
- » Ample parking with 310 spaces (228 dedicated to residents, 43 for retail and 39 available to retail, office and residents)
- » Convenient access to I-25

NavPoint Real Estate Group | 720.420.7530

RIVERWALK NORTH

215 Wilcox Street | Castle Rock | Colorado
5 Story Class A Building
plus underground parking

Building Size: 168,120 SF +/-

Residential Units: 114

Parking Spaces: 157 Total

(43 spaces dedicated to Retail/Restaurant)

(114 spaces dedicated to Residents)

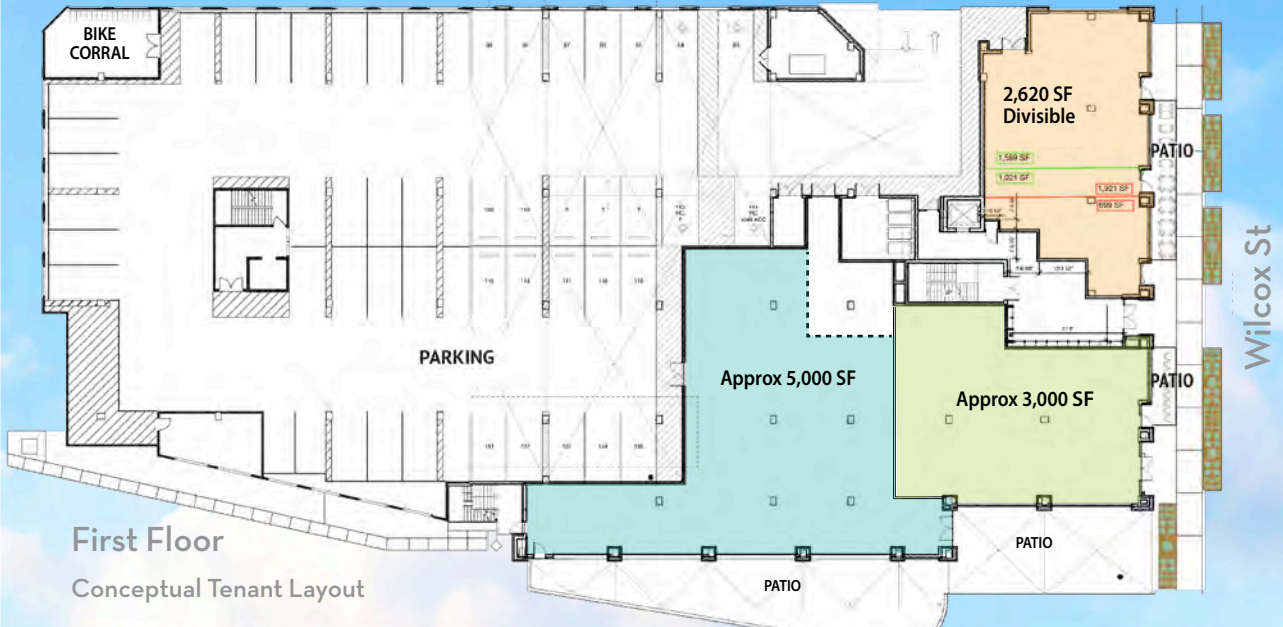
SPACE AVAILABLE

Retail/Restaurant: 10,620 RSF +/-

Minimum Divisible: 699 SF

Patios: 2,923 SF +/-

LEASE RATE: \$30-\$32/SF NNN



RIVERWALK SOUTH

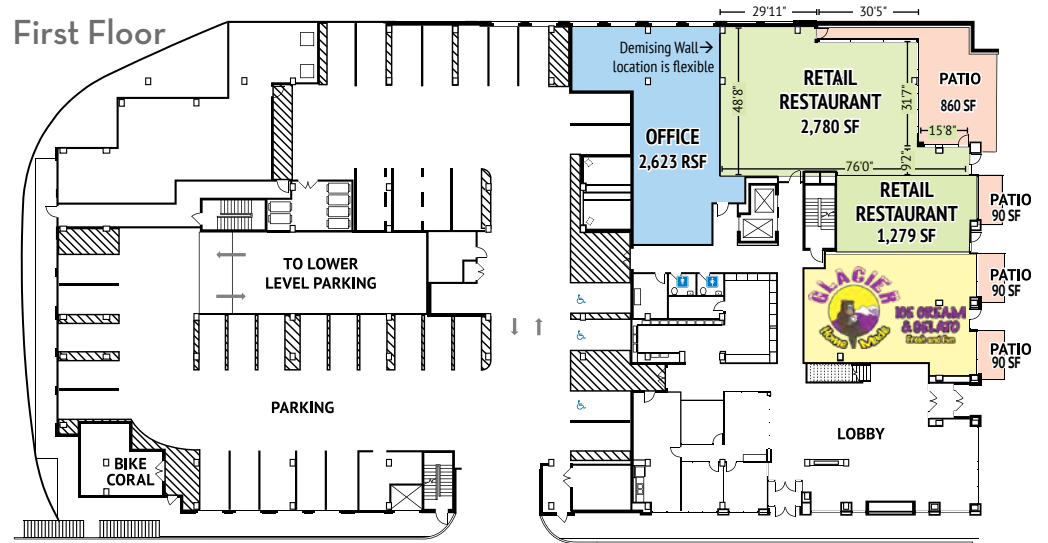
113 Wilcox Street | Castle Rock | Colorado
 6 Story Class A Building plus underground parking

Building Size: 196,140 SF +/-
 Residential Units: 114
 Parking Spaces: 153
 (114 spaces dedicated to Residents)
 (39 spaces available for Retail, Office and Residents)

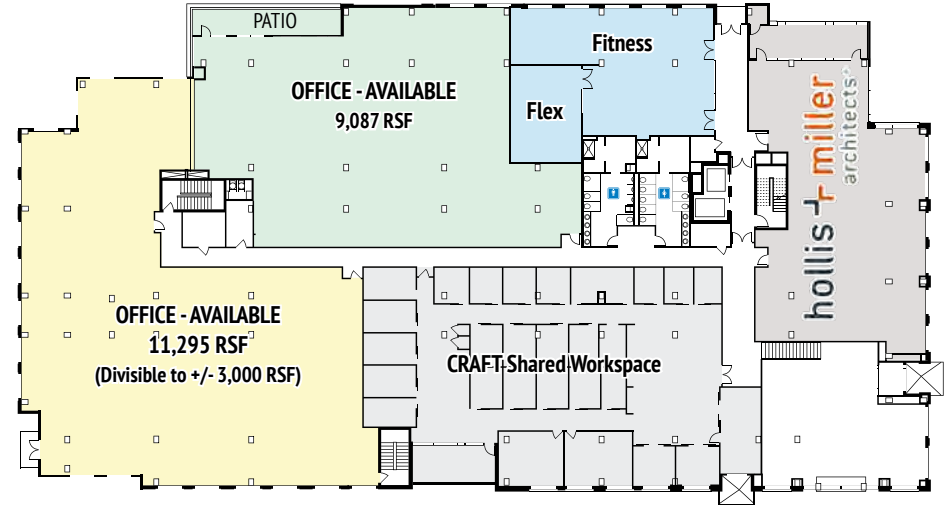
SPACE AVAILABLE

Office: 23,005 RSF
LEASE RATE: \$21-\$22/SF NNN
SALE PRICE: \$265/SF
 (Condo core & shell delivery)
 Retail/Restaurant: 4,059 SF +/-
 Patios: 1,130 SF
LEASE RATE: \$30-\$32/SF NNN

First Floor



Wilcox St



Second Floor

Office tenants will have access to swimming pool and fitness amenities located onsite



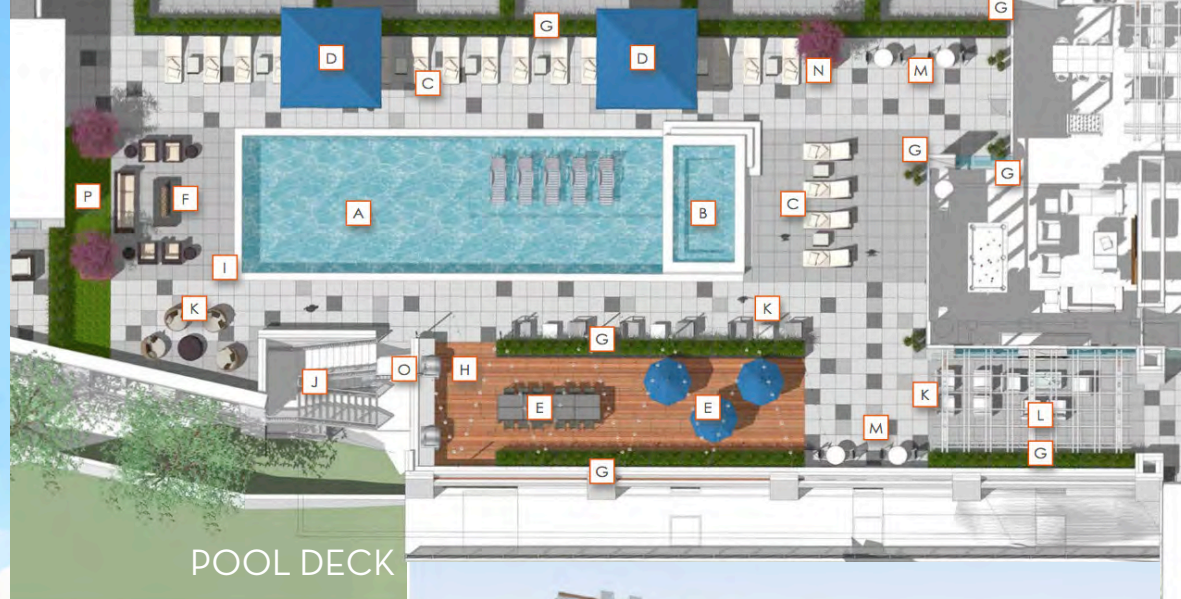
First True Class AA office in Castle Rock

- Office Tenants Have Full Access to ALL Amenities
- Pool
- Fitness Center
- Covered Parking
- Restaurants/Retail In Building



R I V E R W A L K

CASTLE ROCK



POOL DECK

BRIDGE CONNECTION TO POOL DECK



Vine Accent Wall

Fire Pit



POOL DECK CLUB ROOM

POOL DECK



Fire Pit

Furnishings



R

RIVERWALK

CASTLE ROCK



Quick Facts



73%
of Population are Homeowners

\$416,100 MEDIAN COST OF A SINGLE FAMILY HOME

59%

of Population Hold Bachelors Degree or Higher



\$1,039,569
Average Net Worth



Median Household Income

\$136,174

CONSUMER SPENDING



Castle Rock Ranks:

1 **#1 in Employment** Castle Rock is the number one place to find a job in Colorado according to a study done by Nerdwallet (Nov 2013)

4 **Castle Rock 4th Best Place to Live** Money Magazine - 100 Best Places to Live in America (small cities 2014)



Festival Park

The Western Entrance to Festival Park is right across the street from Riverwalk.

Festival Park is undergoing a \$6,000,000 Remodel in 2017.



Central Pavillion Farm Table



Children's Play Area



Water Plaza & Canopy Perch



Fire Pit

Project Timeline 2017-2019



GROUNDBREAKING

1st Quarter 2017



CONSTRUCTION

Q2 2017 - Q4 2018



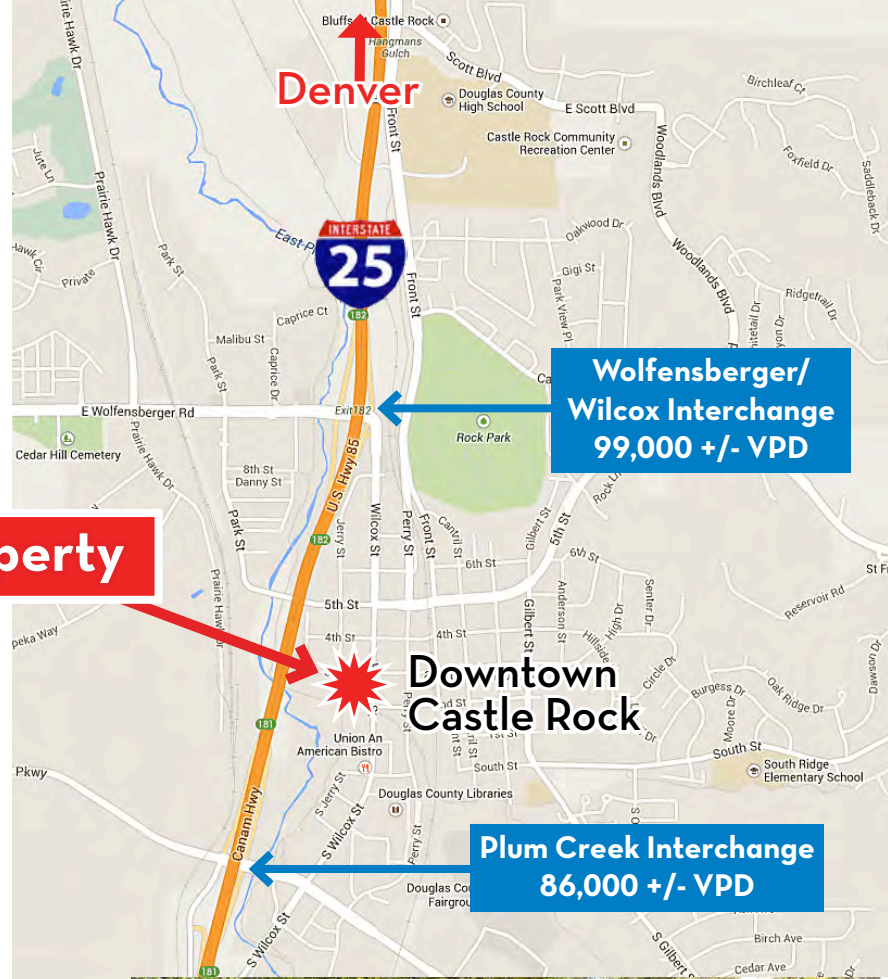
GRAND OPENING

February 2019



Downtown Castle Rock Demographics

Population	1 Mile	3 Miles	5 Miles
2022 Projection	6,649	40,350	68,191
2017 Estimate	5,998	36,061	61,051
Median Age	38.5	37.4	37.1
Households	1 Mile	3 Miles	5 Miles
2022 Projection	2,732	14,665	23,949
2017 Estimate	2,463	13,117	21,447
Average Household Size	2.4	2.7	2.8
Household Income	1 Mile	3 Miles	5 Miles
2017 Average Income	\$86,671	\$111,955	\$120,645
2017 Median Income	\$64,451	\$93,311	\$99,748



Property



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