

422 ELBERT ST

CASTLE ROCK • COLORADO



Rare Opportunity for Office/Retail Condo
Ownership in Downtown Castle Rock

OFFICE | RETAIL CONDOS

navpoint

422 ELBERT ST • HIGHLIGHTS

PROPERTY ADDRESS 422 Elbert St • Castle Rock, CO 80104

PROPERTY TYPE Commercial • Office • Medical • Retail

SIZE SF 498 SF - 2,347 SF

ACRES .161 Acres

BUILDINGS 2

BUILT / REMODELED 1925 / 2010

FLOORS 3

¹Lease expires January 31, 2026; contact broker for details

²Available within 60-days for owner-user

\$
INCOME IN PLACE
ON LOWER LEVEL
& FIRST FLOOR

\$
LOWER LEVEL¹
\$574,500
1,352 SF

\$
FIRST FLOOR¹
\$434,500
995 SF

\$
STAND ALONE²
\$325,000
498 SF



422 ELBERT ST • FLOOR PLANS

LOWER LEVEL*

1,352 SF

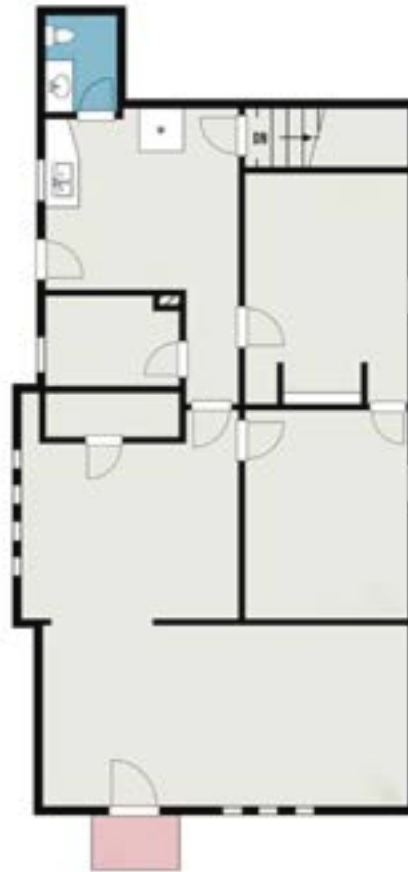
\$574,500



FIRST FLOOR*

995 SF

\$434,500



*Current income in place, lease expires Jan 31, 2026. Contact broker for details.

422 ELBERT ST • FLOOR PLANS

STAND ALONE BUILDING

498 SF

\$325,000



PROPERTY HIGHLIGHTS

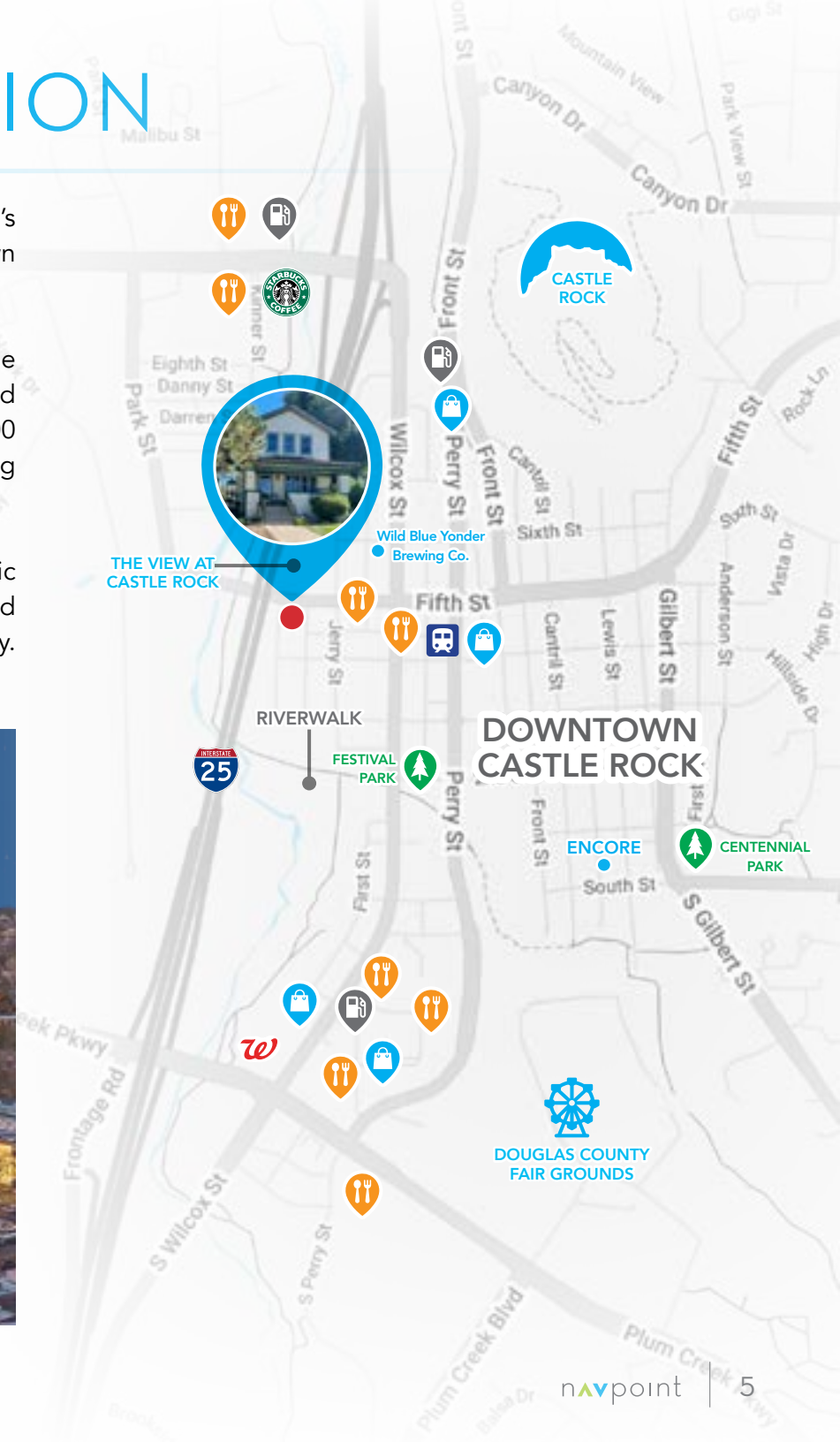
- Prime location in Downtown Castle Rock
- Condos suitable for office, retail, medical, and more
- Excellent visibility and curb appeal
- Remodeled in 2010 with high-end finishes throughout
- Very close proximity to I-25

422 ELBERT ST • LOCATION

Castle Rock, Colorado is a world-class community nestled just south of Colorado's capital city. With more than 70,000 residents, Castle Rock values its small-Town character, its traditional Downtown core and its regular community events.

Castle Rock is a full-service municipality. It employs about 566 full-time employees to provide police, fire, emergency medical, parks, recreation, water and transportation services. Community growth slated to grow to 130,000-150,000 residents, the Town will continue to provide high-quality services while preserving the community's history and heritage.

The Town's identity stems not only from the namesake Rock, but also from a scenic natural landscape that surrounds it. There are 87 miles of trails, 50 well-planned parks and more than 6,000 acres of open space for residents and visitors to enjoy.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Projection	7,277	51,794	81,724
2021 Estimate	6,688	46,650	73,959
Growth 2021 - 2026	1.8%	2.2%	2.1%
Median Age	38.9	37.4	37.7
Avg. Household Income	\$97,038	\$128,744	\$138,647
BUSINESS			
Total Businesses	975	2,282	2,580
Employees	9,638	21,454	23,856



422

ELBERT ST

CASTLE ROCK • COLORADO

navpoint
REAL ESTATE GROUP



MATT CALL
PRINCIPAL
O: 720.420.7530
C: 303.956.5781
matt.call@navpointre.com



JORDAN BURGESS
BROKERAGE SERVICES
O: 720.420.7530
C: 970.371.4428
jordan.burgess@navpointre.com

CONFIDENTIALITY & DISCLAIMER The property described herein is being offered for sale in an "as-is, where-is" condition and Seller and NavPoint Real Estate Group make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. Information within this Confidential Offering Memorandum was obtained from sources we believe to be reliable; however, we have not verified its accuracy and make no guarantee, warranty or representation about it. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

It is submitted subject to the possibility of errors, omissions, change of price or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. This Confidential Investment Summary is subject to the terms of the property transaction. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. Reproduction, disclosure, or distribution of this document and its contents is strictly prohibited without the expressed written consent of NavPoint Real Estate Group. ©2024, NavPoint Real Estate Group.

📍 20 N WILCOX STREET, SUITE 118B • CASTLE ROCK, CO 80104

📞 720.420.7530

✉ infonavpointre.com

