

422 ELBERT ST

CASTLE ROCK • COLORADO



OFFICE | RETAIL CONDOS

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

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

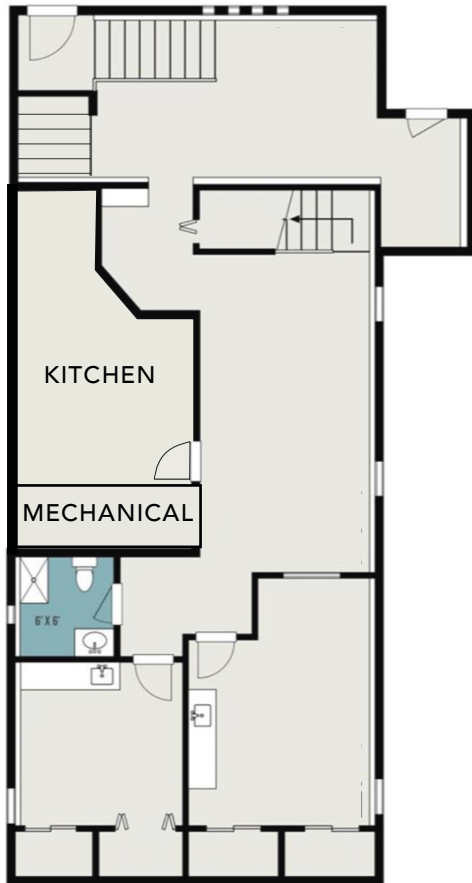


422 ELBERT ST • FLOOR PLANS

LOWER LEVEL*

1,352 SF

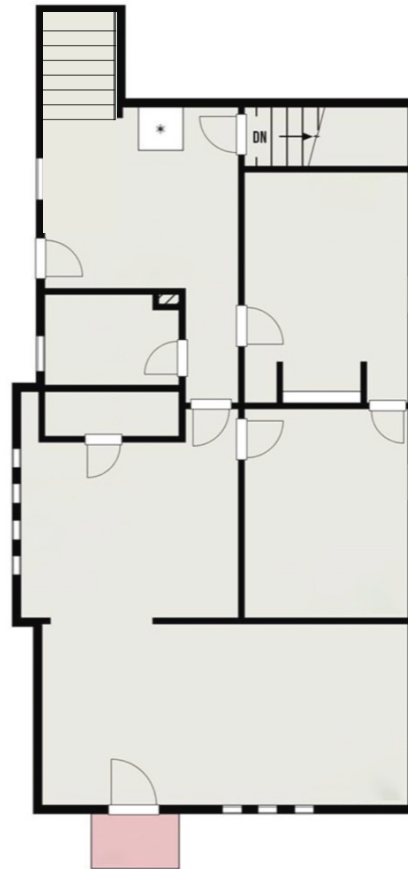
\$574,500



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

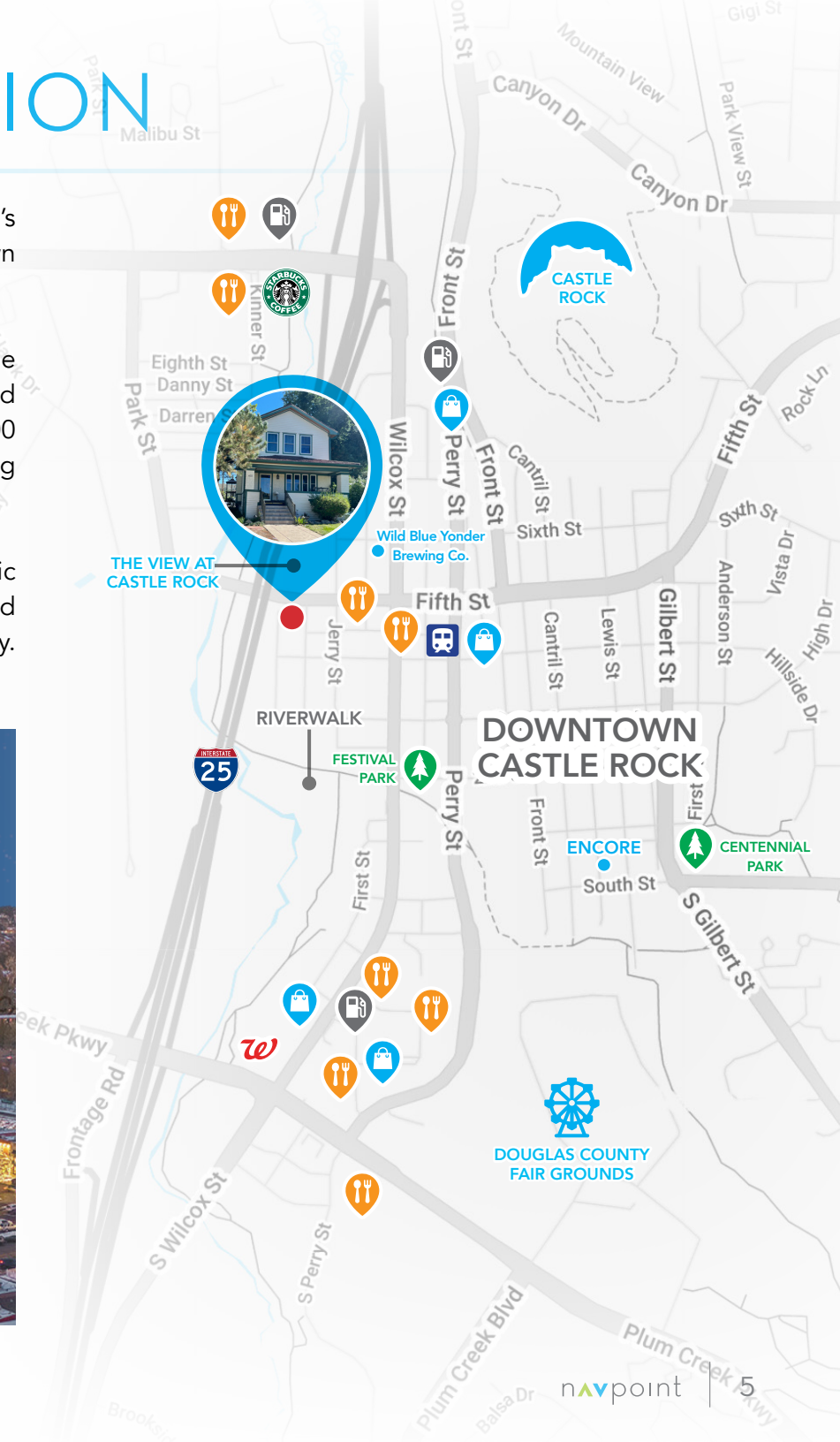
- Prime location in Downtown Castle Rock
- Condos suitable for office, retail, medical, and more
- Excellent visibility and curb appeal
- Remodeled in 2010 with high-end finishes throughout
- Very close proximity to I-25

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



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