

FOR LEASE

Former Safeway

SWC I-25 & Castle Pines Pkwy | Castle Rock, CO



Overview

AVAILABLE 58,580 SF

RATE Contact Broker for Pricing

Description

- Former Safeway building
- Rare box opportunity
- Large 100,000 SF neighborhood shopping center
- Visibility from I-25
- Strong demographics with high average household incomes



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	1,719	16,350	66,766
Household Estimate	702	5,603	23,219
Average HH Income	\$126,810	\$196,352	\$153,575
Daytime Population	1,194	3,302	25,426

Year: 2016 | Source: Esri

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Traffic Counts

Castle Pines Pkwy: West of I-25	27,190 VPD
I-25: South of Castle Pines Pkwy	101,489 VPD

Year: 2011 - 2015 | Source: CDOT

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Executive Summary

SWC I-25 & Castle Pines Pkwy | Castle Rock, CO



	1 mile	3 miles	5 miles
Population			
2000 Population	497	6,530	22,820
2010 Population	1,646	15,462	57,640
2016 Population	1,719	16,350	66,766
2021 Population	1,896	18,051	82,086
2000-2010 Annual Rate	12.72%	9.00%	9.71%
2010-2016 Annual Rate	0.70%	0.90%	2.38%
2016-2021 Annual Rate	1.98%	2.00%	4.22%
2016 Male Population	49.3%	49.6%	49.6%
2016 Female Population	50.7%	50.4%	50.4%
2016 Median Age	37.8	43.3	36.7
Households			
2000 Households	165	2,209	7,808
2010 Households	671	5,325	20,052
2016 Total Households	702	5,603	23,219
2021 Total Households	773	6,176	28,304
2000-2010 Annual Rate	15.06%	9.20%	9.89%
2010-2016 Annual Rate	0.73%	0.82%	2.37%
2016-2021 Annual Rate	1.95%	1.97%	4.04%
2016 Average Household Size	2.45	2.91	2.86
Housing Units			
2016 Total Housing Units	729	5,903	24,179
2016 Owner Occupied Housing Units	312	4,782	17,676
2016 Renter Occupied Housing Units	390	822	5,543
2016 Vacant Housing Units	27	300	960
Race and Ethnicity			
2016 White Alone	87.4%	91.3%	86.7%
2016 Black Alone	1.9%	1.4%	1.6%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2016 Asian Alone	4.5%	3.5%	6.6%
2016 Pacific Islander Alone	0.2%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	8.3%	5.9%	8.2%
Income			
2016 Median Household Income	\$85,539	\$149,928	\$118,981
2016 Average	\$126,810	\$196,352	\$153,575
Per Capita Income	\$51,503	\$68,534	\$53,464
2016 Population 25+ by Educational Attainment			
Total	1,126	10,669	41,716
High School Graduate	12.1%	7.8%	8.6%
GED/Alternative Credential	0.4%	0.4%	1.4%
Some College, No Degree	15.0%	15.8%	17.1%
Associate Degree	11.5%	8.0%	7.2%
Bachelor's Degree	35.3%	43.2%	41.0%
Graduate/Professional Degree	23.3%	22.8%	22.5%
Data for all businesses in area			
Total Businesses:	168	431	2,038
Total Employees:	1,194	3,302	25,426
Total Residential Population:	1,719	16,350	66,766
Employee/Residential Population Ratio:	0.69:1	0.2:1	0.38:1