



4625

TRAIL BOSS DRIVE | CASTLE ROCK, CO 80104



FOR LEASE

RETAIL SPACE
AVAILABLE

1,063 SF

JASON F. KINSEY
303 283 4598
jason.kinsey@colliers.com

BRADY KINSEY
720 833 4618
brady.kinsey@colliers.com



COLLIERS INTERNATIONAL
DENVER
4643 South Ulster Street | Suite 1000
Denver, CO 80237
www.colliers.com/denver

BUILDING INFO

Available: 1,063 SF
Lease Rate: Contact Broker
NNN: Contact Broker

HIGHLIGHTS

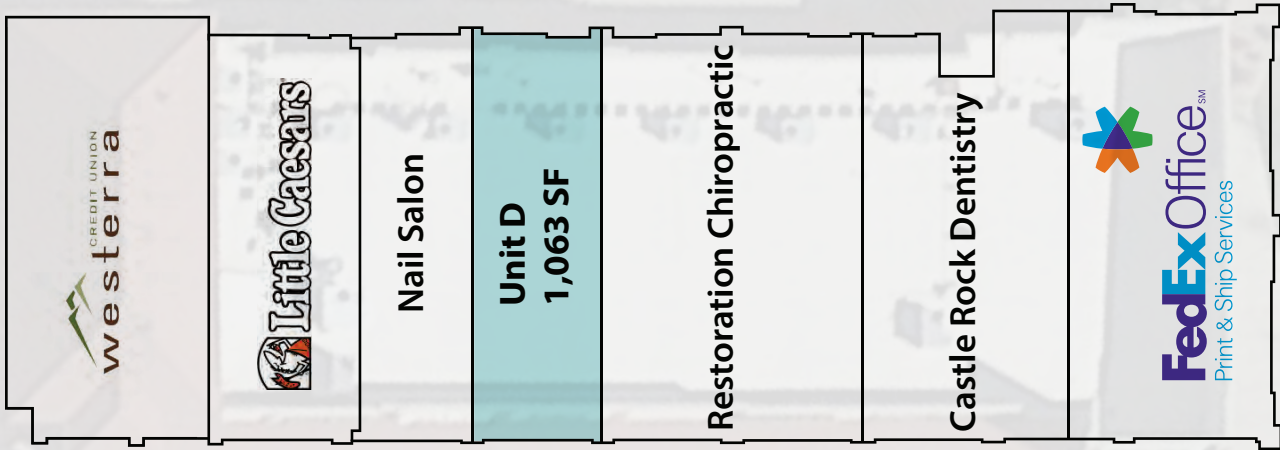
- Direct visibility to Founders Parkway
- Centrally located within a Walmart and Kohl's anchored center
- Less than a mile from Promenade at Castle Rock and the Outlets at Castle Rock

TRAFFIC COUNTS

- Founders Pkwy. West of Trail Boss Dr.: 19,993 VPD
- Source: MPSI 2018 Estimates*



SITE PLAN



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	4,453	45,336	79,463
Avg. HH Income:	\$119,901	\$124,432	\$131,241
Daytime Population:	7,960	44,256	65,939

Source: ESRI 2019 Estimates

JASON F. KINSEY
303 283 4598
jason.kinsey@colliers.com

BRADY KINSEY
720 833 4618
brady.kinsey@colliers.com