

PROPERTY FOR SALE (5.27% Cap over term) 4721 N Industrial Way, Castle Rock, Colorado 80109

Located in Castle Rock, Colorado, a thriving world-class community



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Asking Price: \$3,850,000.00
Absolute NNN Lease



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

Lev Cohen

720-880-2925 direct | 720-232-4118 cell

Sheldon Hayutin

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Incredible Opportunity

A remarkable investment opportunity to own a fully 100% leased *Absolute NNN Lease* has become available in the swiftly growing populations within the Castle Rock area in Douglas County, Colorado.

Ever since 2010, this area, according to the most recent census, has shown an influx of population growth rising from 48,586 from the same year to a 2020 count of 78,936, and from statistical projections, this growth is not about to slow.

4721CSTL- 051622

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Castle Rock, Colorado is one of the seven fastest growing cities in America according to May 2017 U.S. Census Data



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INVESTMENT SUMMARY OVERVIEW

Asking Price	\$3,850,000.00
Lease Type	Absolute NNN Lease
Square Footage	8,619 sf
Land Size	1 Acre
Built	2003
Zoning	Meadows Parkway PD
Average NOI	\$200,195.33
Cap Rate	5.27%



PROPERTY HIGHLIGHTS

- ▶ Entire facility leased 100% to HighPointe Academy
- ▶ Premier Early Childcare is a strong national daycare brand
- ▶ Premier is leasing property for 9 more years plus three 5-year options
- ▶ Strong financials showing growth of this daycare center
- ▶ Located on the going-to-work side of Meadows Drive

HighPointe Academy, empowers and nurtures children six weeks to thirteen years to reach their potential through educational programs, social activities, and parental involvement, providing them with quality early education and care. HighPointe has three facilities, the one here located in Castle Rock as well as the other two in Castle Pines and Saddle Rock, Colorado.
For further information on HighPointe Academy: highpointeacademyco.com

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Castle Rock, Colorado boasts an average annual current household income of \$130,856



Disclaimer: Perimeter boundaries drawn only as an interpretation and in extreme approximation (they may not be accurate); however, all other data and figures are based solely on the most current U.S. Census Bureau release (the 2019 American Community Survey)

Residential: The Meadows

4721 N Industrial Way is surrounded by large numbers of residential communities, the largest of which is called The Meadows which encompasses 24,554 residents. There are 8,013 housing units in The Meadows. The median value of a home with a mortgage is \$463,900 in this community.

Outlets at Castle Rock

4721 N Industrial Way is a short distance to the well-known Outlet stores in Castle Rock, adding value to this property. Here are a few of the 100 top brands (in alphabetical order):

Adidas Outlet Store
American Eagle Outfitters
Ann Taylor Factory Store
Banana Republic Factory Store
Calvin Klein

Coleman Factory Outlet
Eddie Bauer Outlet
Fjällräven
H&M
Nike Factory Store
Polo Ralph Lauren Factory Store
Puma Outlet
Restoration Hardware (RH) Outlet
Rocky Mountain Chocolate Factory Cafe
Samsonite Company Store
Under Armour Company Store



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According to the Castle Rock Economic Development Council, the town has one of the best educated populations in the U.S.



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The Colo Economic Development Council named Castle Rock the Best Large Community for Economic Development in the state



Castle Rock Overview

For nearly two decades, Castle Rock, Colorado, has ranked as one of the nation's best places to live. Its small-town charm, close proximity to big city amenities, good jobs, and abundant outdoor recreational opportunities attracts a population of well-educated, skilled workers. The town's strong appeal makes it a top location for starting a business in Colorado.

The Colorado Economic Development Council named Castle Rock the Best Large Community for Economic Development in the state. In fact, Castle Rock itself is one of the seven fastest growing cities in the nation, according to 2017 U.S. Census data. Further, according to the Colorado Economic Development Council, the town has one of the best educated populations in the United States.

According to the Castle Rock 2021 EDC Annual Report, it is apparent that the pandemic had played havoc during shutdowns, but later in 2020 and through 2021 and forward, a rapid growth pace has increased in size and scope. Originally, the Castle Rock community had grown from 9,000 residents in the 1990s to its current population of nearly 80,000. With such continued growth comes prosperity, jobs, and more growth, a cyclical engine of sorts that has much more room to expand.

The property at **4721 N Industrial Way** is a part of this engine. It comes to life as an investment opportunity waiting to take place...

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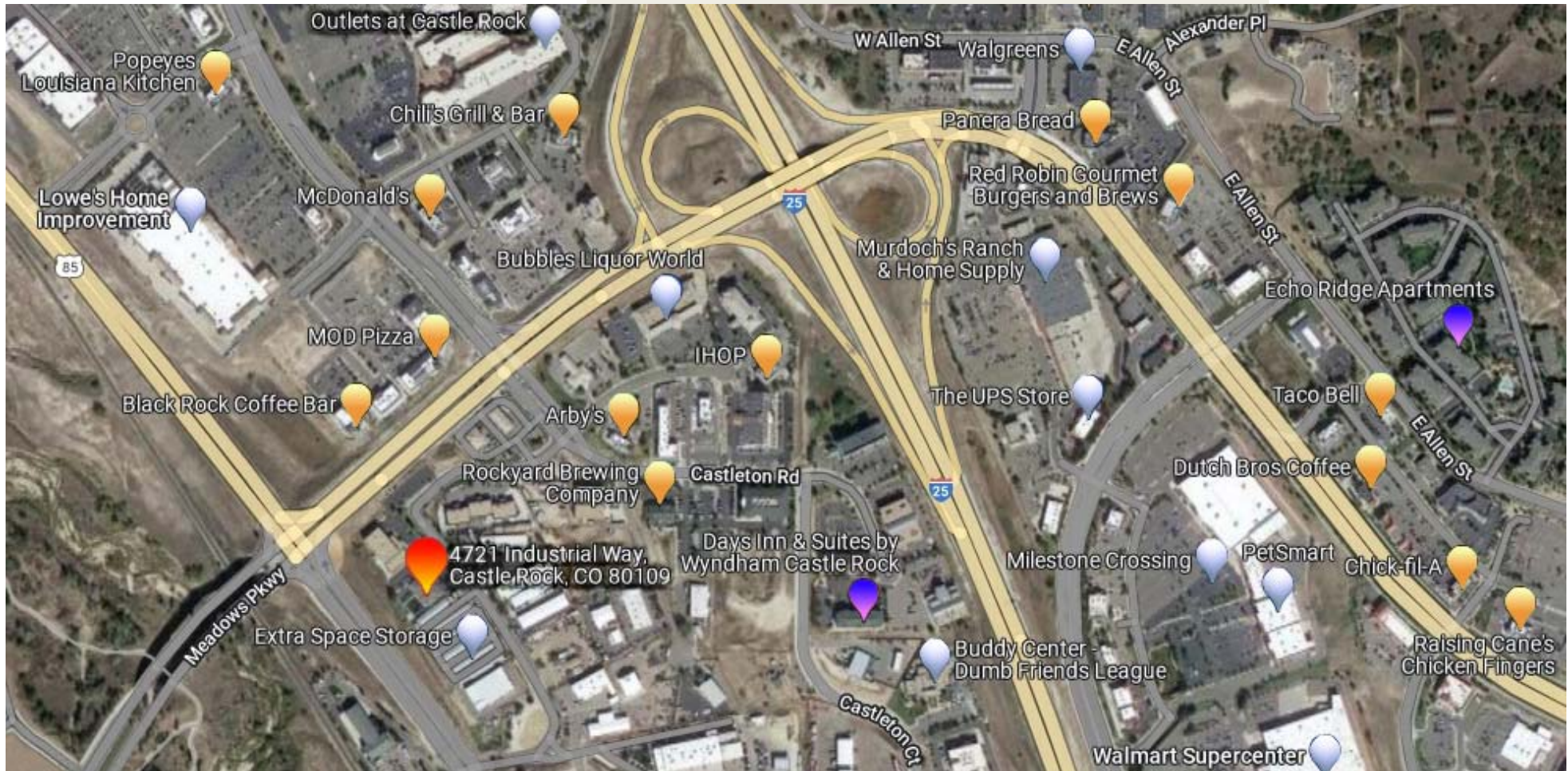
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For more information, please don't hesitate to give one of our brokers a call



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The only thing missing from Castle Rock is you; no time like the present to look into becoming an owner of this property

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