

# CASTLE PINES PKWY & BEVERLY BLVD

Castle Pines, CO



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

Land or Build-to-Suit / For Sale



**SITE**  
**40,685 SF/0.938 AC**

**PRICE REDUCED!**

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**WE ARE  
THE CENTER  
OF RETAIL**



# CASTLE PINES PKWY & BEVERLY BLVD

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## LOT SIZE

40,685 SF / 0.938 AC

## PARCEL NUMBER

2351-031-08-002

## ZONING

B – Business District

## SALE PRICE REDUCED

~~\$895,000~~ \$795,000



## TAXES (2018)

\$20,495

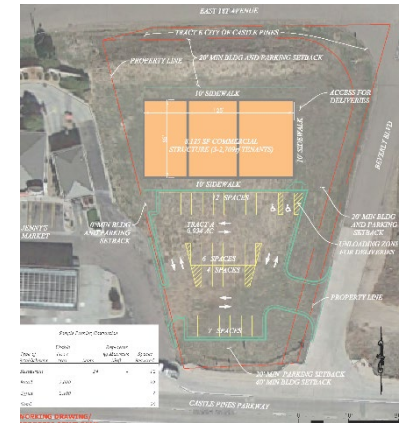
## NEIGHBORING TENANTS

Safeway, Conoco, Wendy's, BBVA, Starbucks, Big O Tires, Taco Bell, Circle K, Duke's Steakhouse, BCS Montessori, and many others!

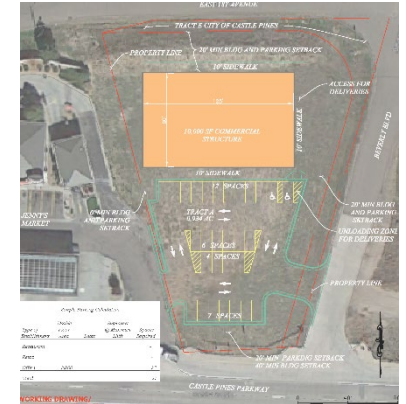
## COMMENTS

- High Visibility
- Excellent Demographics
- High-Growth Retail Area

CONCEPT 1



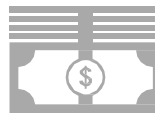
CONCEPT 2



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNT

1 Mile

2,252

\$131,439

3 Miles

15,349

\$184,770

5 Miles

71,520

\$158,005

24,759 v.p.d.

Castle Pines Pkwy

127,000 v.p.d.

I-25 @ Castle Pines

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