

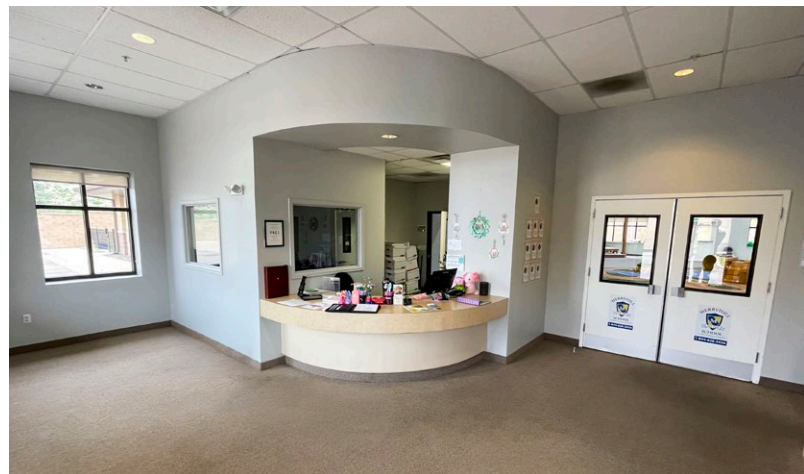


CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

Freestanding Class-A Retail | For Lease

4250
TRAIL BOSS DR
CASTLE ROCK, CO 80104





4250 TRAIL BOSS DR CASTLE ROCK, CO 80104

Positioned in the heart of Castle Rock, 4250 Trail Boss Drive offers a rare opportunity to lease a single-tenant freestanding building within one of Colorado's fastest-growing communities. The $\pm 11,750$ SF standalone building is a fully built-out, turnkey education facility and thoughtfully designed for childcare or early education use, featuring nine classrooms, dedicated administrative areas, and an efficient layout that supports both structured learning and day-to-day operational flow. Existing outdoor play areas with two play structures further enhance the functionality of the space, allowing for immediate occupancy with minimal capital investment. Lease term and tenant improvement allowance are negotiable.

Strategically located between Denver and Colorado Springs, the property provides seamless access to I-25, connecting operators to a deep and expanding population base, strong household growth, and a highly desirable labor pool. The surrounding area is anchored by a mix of residential neighborhoods, retail amenities, and community services, creating a built-in customer base and convenient access for families and staff alike.

With its purpose-built improvements, standalone presence, and location within a high-growth corridor, 4250 Trail Boss Drive presents a compelling opportunity for education users seeking speed to market in a supply-constrained submarket.



SQUARE FEET
11,750 SF



YEAR BUILT
2005



SITE ACRES
1.21 AC



PARKING
3.31/1,000 SF



LEASE TERM
NEGOTIABLE



TENANT
IMPROVEMENT
NEGOTIABLE



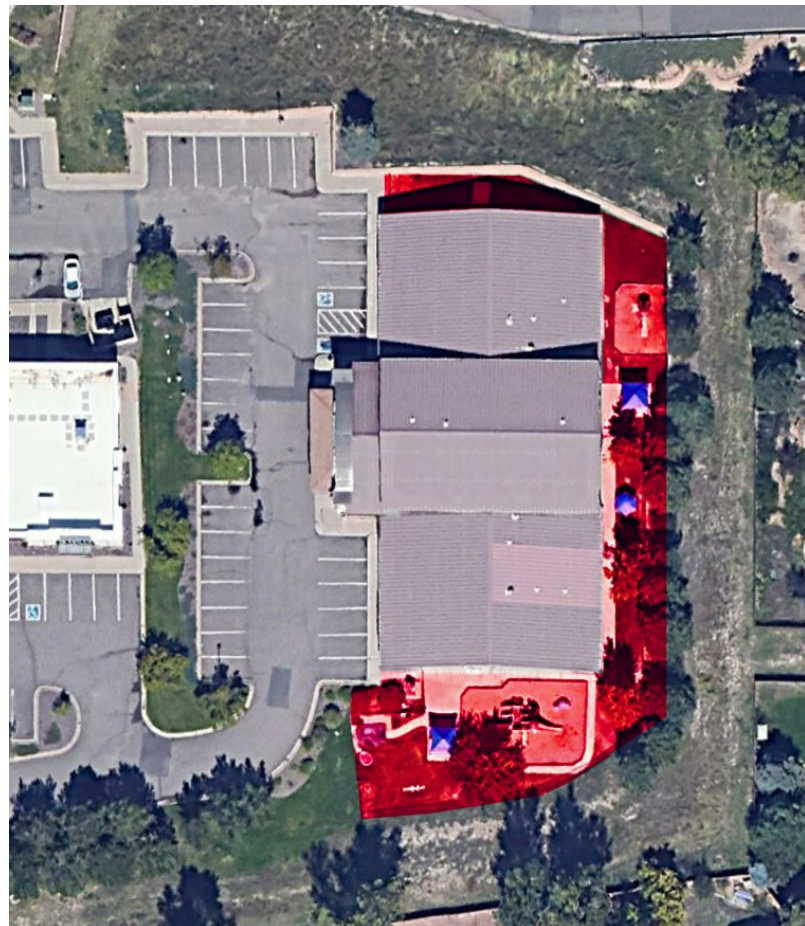
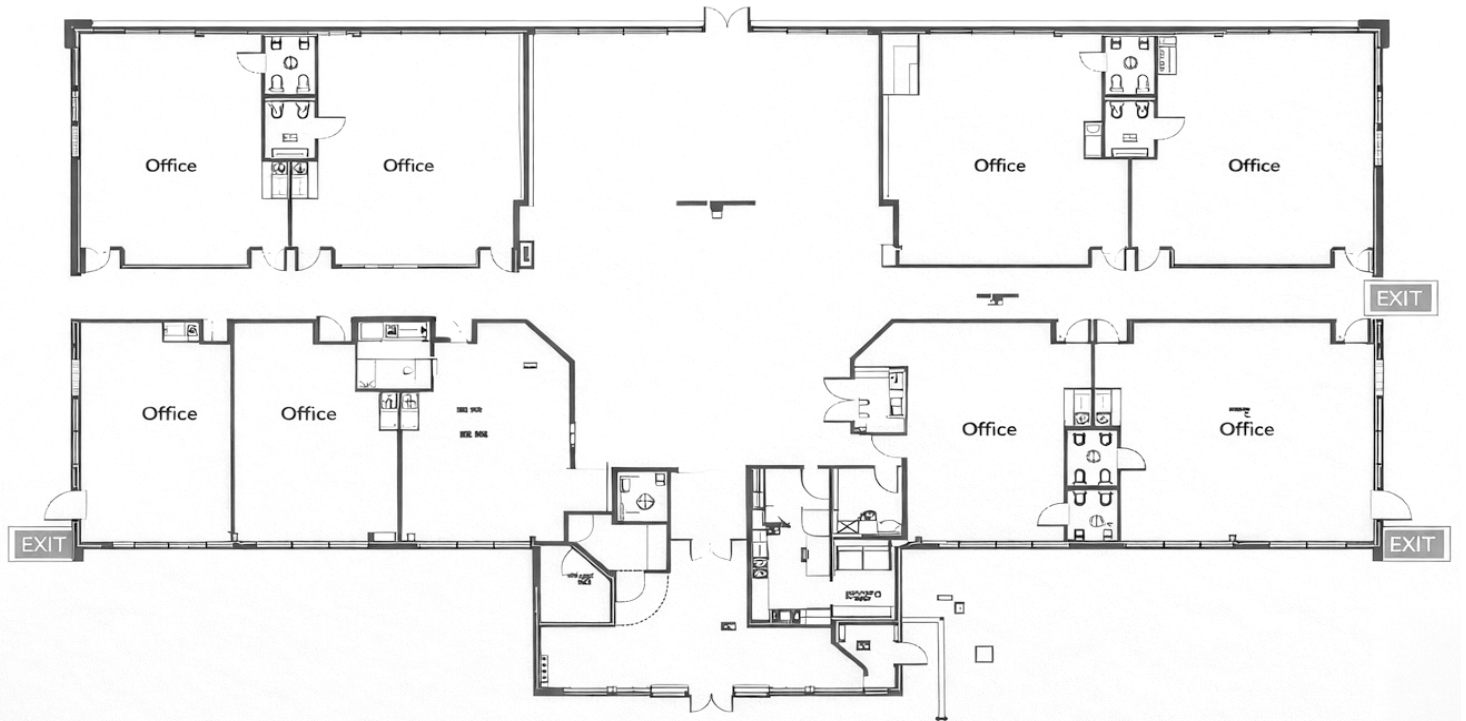
LEASE RATE
\$22 per RSF NNN



EXPENSES
\$12 per RSF
(2026 Est.)

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

FLOORPLAN



Outlets At Castle Rock
4.5 Million Visitors Annually

Advent Health
Castle Rock

SPROUTS
FARMERS MARKET

THE HOME DEPOT

122,243 VPD

KOHL'S

Walmart
Save money. Live better.

28,185 VPD

TARGET

MEADOWS PKWY



DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,798	18,779	33,975



POPULATION

1 MILE	3 MILES	5 MILES
4,880	52,969	97,310



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$160,813	\$160,539	\$170,950



Colorado Springs Commercial

DAVID SCHROEDER
Managing Director
719 418 4066
dschroeder@coscommercial.com

90 S Cascade Avenue, Suite 1150 • Colorado Springs, CO 80903 • +1 719 634 1500 • coscommercial.com

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