

FOUNDERS MARKETPLACE OUTPARCEL | LOT 5

For Sale/Lease or Pre-Leasing Opportunity

730 N. RIDGE ROAD | Castle Rock, CO 80104



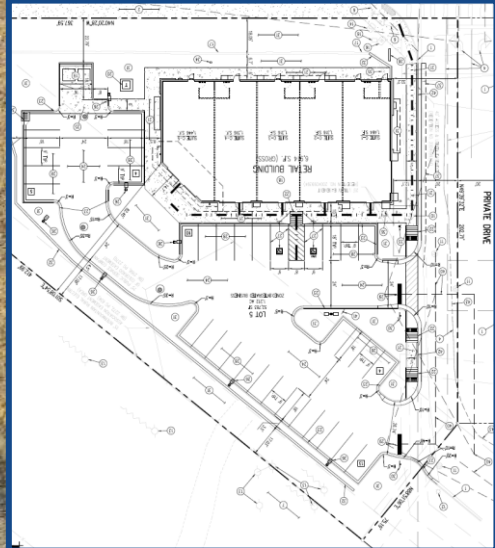
IN DEVELOPMENT:
CALIBER AT TERRAIN
238 DUs
20 AC

TERRAIN
2,129 DUs

TERRAIN
DEVELOPMENT
261 DUs



N. RIDGE ROAD | 11,716 VPD



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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

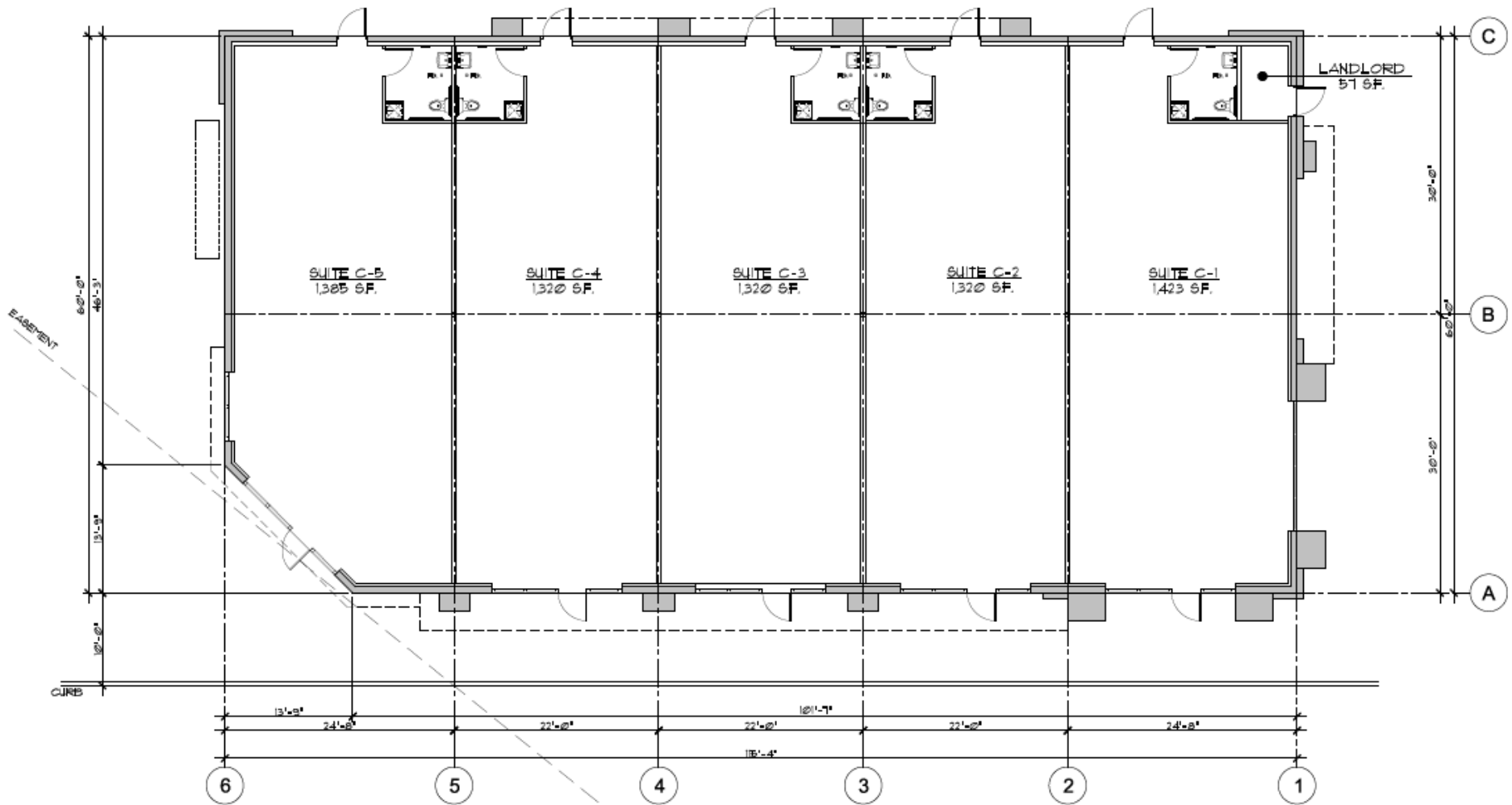
LOCATION	730 N. Ridge Rd. Castle Rock, CO 80104		
PROPERTY TYPE	Pad Site - For Lease, Sale, Ground Lease, Build-to-Suit, or Pre-Lease		
PURCHASE PRICE	\$1,325,000 (\$24.97 PSF)		
GROUND LEASE	\$135,000/Yr.		
PRE-LEASING	SPACE AVAILABLE	1-6,900 SF	Call for pricing
LAND AREA	53,056 SF (1.218 AC)		
ZONING	CTY – Incorporated		
PROPOSED USES	Retail, Medical and Drive-thru		

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 EST. POPULATION	3,676	27,950	43,070
AVERAGE HH INCOME	\$103,132	\$110,455	\$117,126
DAYTIME EMPLOYEES	82	9,460	19,266
BUSINESSES	26	1,083	2,060



CONCEPTUAL FLOOR PLAN



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
GROSS SF - 6825

NORTH →



KING
Scoopers

N. RIDGE ROAD | 11,716 VPD

86


canvas
credit union

LIBERTY CAR
WASH

PORTERCARE
ADVENTIST
HEALTH

MEDICAL
OFFICE
BUILDING
UNDER
CONSTRUCTION


7
ELEVEN

FOUNDERS CROSSING

ALOHA DRIVE

CASTLE ROCK, COLORADO



Castle Rock, Colorado
ROCKYARD
ESTABLISHED 1978

MOD
super fast
PIZZA

chili's

KING
Soprena

IHOP
RESTAURANT

ZOË'S
KITCHEN

Bubbles
LIQUOR WORLD

LOWE'S

ExtraSpace
Storage

smashburger

POPEYES

24 HOUR FITNESS

Christian Brothers

CB

Outlets
at Castle Rock

usbank

KFC

TARGET

Red Robin
BOUNDED BURGERS AND BEERS

THE HOME DEPOT

GREASE MONKEY

GOODTIMES
Burgers & Fresh Sides

Panera
BREAD

Chick-fil-A

CHIPOTLE
MEXICAN GRILL

Castle Rock
Adventist Hospital
Centura Health

AMC
THEATRES

crave
REAL BURGERS

Walmart

O'Reilly
AUTO PARTS

SONIC

PETSMART

KOHL'S

KeyBank

Great Clips

OUTBACK
STEAKHOUSE

KAISER PERMANENTE

NATURAL GROCERS

BURLY
BREWING COMPANY

Wendy's

McDonald's

NAPA

BURGER KING

JACK IN THE BOX

Village Inn

LAQUINTA
INNS & SUITES

DOUGLAS COUNTY FAIRGROUNDS

DQ

SAFeway

T BANK

TSC TRACTOR SUPPLY CO

Papa Murphy's
TAKE 'N BAKE PIZZA

Douglas County Libraries

MEDVED
AUTOPLEX

Walgreens

WELLS FARGO

JIMMY JOHN'S
HANDMADE SANDWICHES

STARBUCKS
COFFEE

AutoZone

The Donut House

TACO BELL

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.


Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____



Broker