

550 S. INTERSTATE 25

CASTLE ROCK, CO 80104

LAND AVAILABLE FOR AUTOMOTIVE USE

**CONTACT BROKER
FOR PRICING**



FOR MORE INFORMATION
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550 S. INTERSTATE 25

Located along Castle Rock's established Interstate 25 dealer corridor, the property offers excellent visibility, convenient regional access, and strong exposure to traffic traveling between Denver and Colorado Springs. The surrounding market is supported by continued population growth, high household incomes, and expanding commercial demand, creating a compelling opportunity for vehicle sales, leasing, or a related use.

THE OPPORTUNITY OFFERS:

- ±6.598 acres (287,408 SF) of scarce, auto-zoned land
- Zoned PD — Vehicle Sales & Leasing
- Direct Interstate 25 frontage, exposure and visibility
- Long-term Absolute NNN lease opportunities available.
- Adjacent to an established automotive dealership autoplex.
- Affluent, car-oriented Douglas County trade area

30

MILES TO
DENVER

20

MILES TO
DTC

38

MILES TO
**COLO
SPRINGS**

0

MILES TO
**I-25
FRONTAGE**



CASTLE ROCK SUBMARKET



[Click to View Property Video](#)

DEMOGRAPHIC HIGHLIGHTS



83,268

RESIDENTS

Growing to
90,348 by 2030



\$138,156

MEDIAN HOUSEHOLD INCOME

\$162,329

AVERAGE HOUSEHOLD INCOME



29,126

HOUSEHOLDS

2 VEHICLES
PER HOUSEHOLD

