

# MILESTONE SHOPPING CENTER

CASTLE ROCK, COLORADO 80104



**DEPAUL**  
Real Estate Advisors

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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

<b>LOCATION</b>	4765 & 4833 Front Street 62 & 188 Founders Parkway 4535 Milestone Lane Castle Rock, Colorado 80104		
<b>PROPERTY TYPE</b>	Anchored Community Center		
<b>AVAILABLE SPACE</b>	62 Founders Pkwy	G   1,316 SF	
		J   3,990 SF	
	188 Founders Pkwy	A   3,285 SF	
<b>LEASE RATE</b>	Contact broker		
<b>LEASE TYPE</b>	NNN		
<b>NNN EXPENSES</b>	4535 Milestone Lane		\$17.38/SF
	4765 Front Street		\$17.19/SF
	4833 Front Street		\$17.86/SF
	62 & 188 Founders Pkwy		\$14.05/SF

- Located opposite of Castle Rock Factory Shops, ranked as one of the most successful factory outlet centers in the U.S., generating over 5 million visitors annually.
- Strong income demographic with a household income of \$123,977 within a 1-mile radius.
- Freeway Exposure

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2023 EST. POPULATION</b>	3,318	31,226	58,079
<b>AVERAGE HH INCOME</b>	\$123,977	\$138,198	\$145,131
<b>DAYTIME EMPLOYEES</b>	7,869	19,169	26,112
<b>BUSINESSES</b>	735	2,081	3,107

## TRAFFIC COUNTS



<b>I-25 SOUTH OF SUBJECT PROPERTY</b>	99,063 VPD
<b>FRONT STREET SOUTH OF FOUNDERS PARKWAY</b>	7,953 VPD
<b>FOUNDERS PARKWAY WEST OF FRONT STREET</b>	28,038 VPD
<b>FOUNDERS PARKWAY EAST OF FRONT STREET</b>	12,404 VPD

MATTHEW WATSON

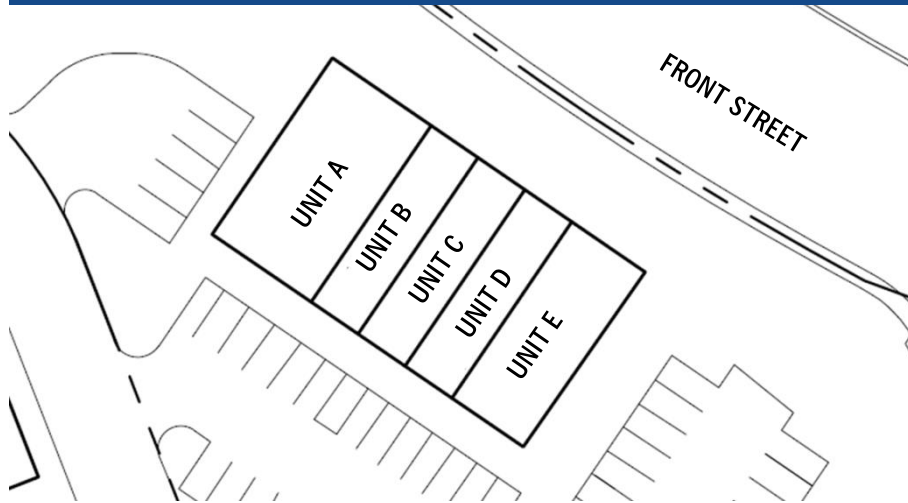
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# TENANT DIRECTORY

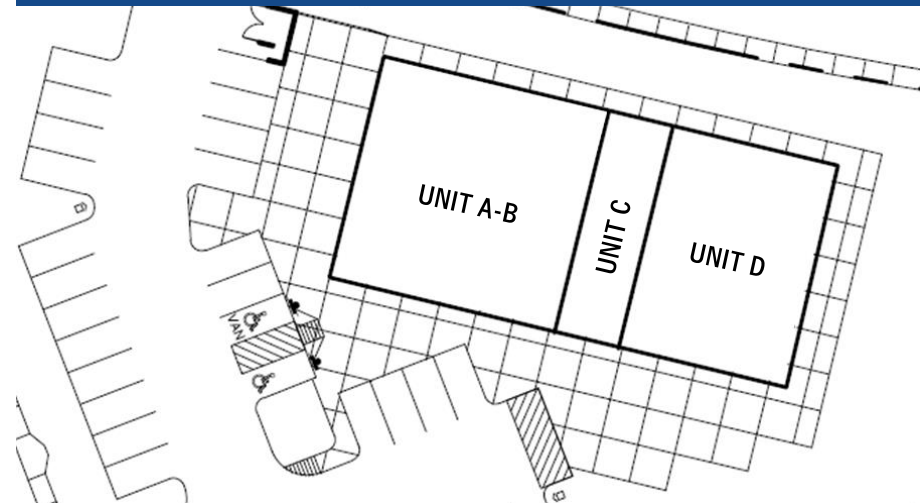
## 4833 FRONT STREET



### 4833 Front Street

<u>UNIT</u>	<u>TENANT</u>
A	SOUTH GARDEN II
B	THE UPS STORE
C	EL KORITA
D	NAIL SALON
E	H&R BLOCK

## 4765 FRONT STREET

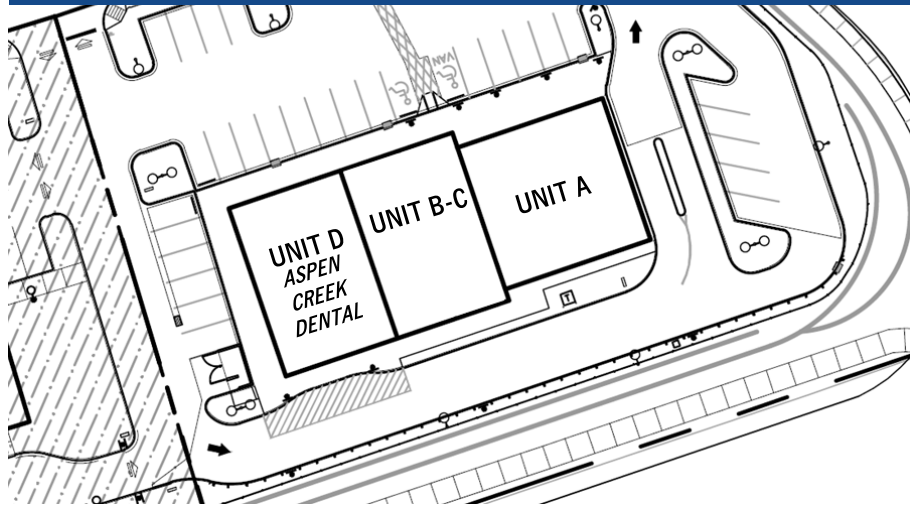


### 4765 Front Street

<u>UNIT</u>	<u>TENANT</u>
A-B	CHUCK & DON'S
C	STATE FARM INSURANCE
D	VISIONWORKS

# TENANT DIRECTORY

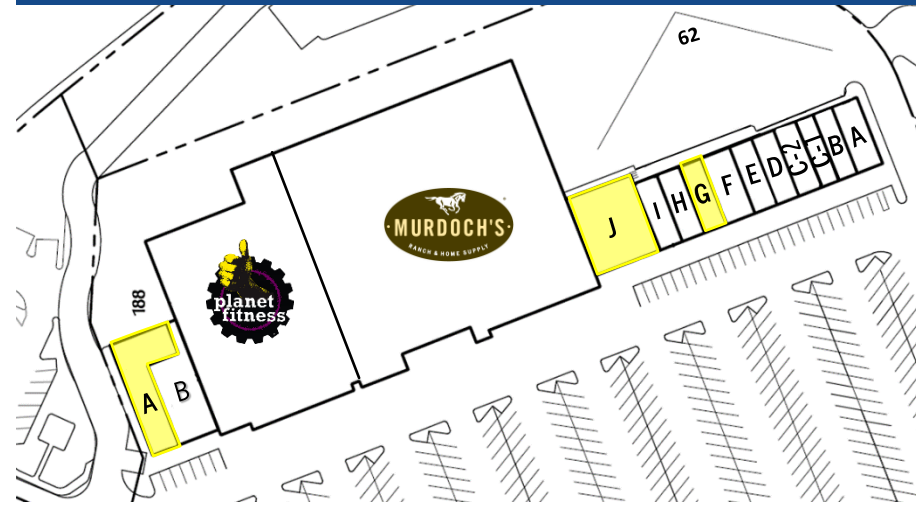
## 4535 MILESTONE LANE



### 4535 Milestone Lane

UNIT	TENANT
A	KEYBANK
B-C	ASPIRE ALLERGY
D	ASPEN CREEK DENTAL

## 62 & 188 FOUNDERS PARKWAY



### 62 Founders Parkway

UNIT	TENANT
A	Pure Barre
B	UNITED PARTNERS (MARTIAL ARTS)
C-1	PARKER CENTER FOR ADIOLOGY
C-2	CHIROPRACTOR
D	GNC
E	HARDWOOD FLOORING SPECIALISTS
F	PAPA MURPHY'S
G	AVAILABLE

### 62 Founders Parkway

UNIT	TENANT
H	ONE CLEAR CHOICE
I	DEPENDABLE CLEANERS
J	AVAILABLE

### 188 Founders Parkway

A	AVAILABLE
B	OPULENCE SKIN SOLUTIONS

# AERIAL



Castle Rock  
Factory  
Outlets

WHOLE  
FOODS  
MARKET DEL TACO 7-ELEVEN verizon  
Chick-fil-A STARBUCKS COFFEE SIERRA  
TRADING POST  
maurices HomeGoods TJ-MAXX

KING  
Scopers Bank of America ZOË'S  
KITCHEN  
SUPERCUTS MOD PIZZA Freddy's  
STRAKBURGER  
MAD greens ROSS  
DRESS FOR LESS  
LOWE'S 24 HOUR FITNESS  
Christian Brothers  
smashburger POPEYES

THE HOME DEPOT Red Robin DICKEY'S  
BARBECUE PIT TACO BELL  
Firestone KFC Panera  
COLDSTONE CREAMERY DISCOUNT  
TIRE  
CHIPOTLE MEXICAN GRILL  
DOLLAR TREE QDOBA  
MEXICAN EATS SPROUTS  
Applebees usbank Walgreens

Castle Rock  
Middle School  
&  
Castle View  
High School

Castle Rock  
Adventist  
Hospital

Days Inn IHOP  
RESTAURANT  
Holiday Inn Express ROCKY ROAD  
WELLS FARGO Bubbles  
LIQUOR WORLD  
Arbis ExtraSpace  
Storage  
Loaf N Jug

Douglas  
County  
Courthouse

Renaissance  
Learning  
Centers

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**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO TENANT**

### **DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

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

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

**Transaction-Broker:** A transaction-broker assists the tenant or landlord 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 tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant 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.

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### **RELATIONSHIP BETWEEN BROKER AND TENANT**

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

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or real estate which substantially meets the following requirements:

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

#### **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  landlord's agent  landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks:  Show the premises  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

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

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

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

**THIS IS NOT A CONTRACT.**

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 Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

**TENANT ACKNOWLEDGMENT:**

Tenant acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Tenant) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: \_\_\_\_\_



\_\_\_\_\_  
Broker