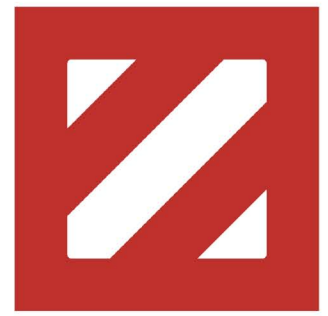


# King Soopers Anchored Retail

7280 - 7298 Lagae Road  
Castle Rock, CO 80108



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## Property DETAILS

### ADDRESS

7280 - 7298 Lagae Road  
Castle Rock, CO 80108

### CENTER TYPE

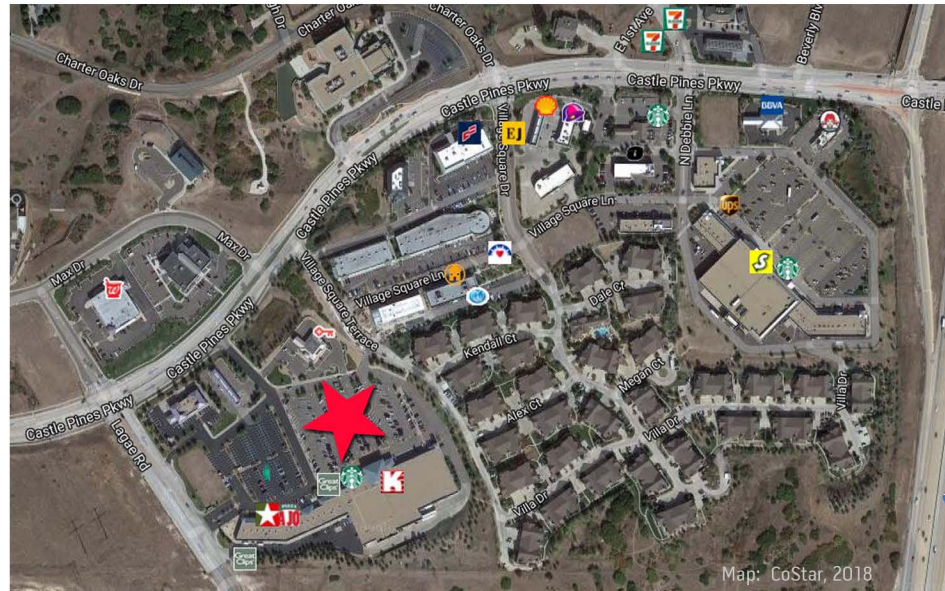
Grocery Center

### AVAILABLE SF

1,200 - 5,000 SF

## Property HIGHLIGHTS

- Inline space available
- King Soopers anchored center - only grocery store in trade area
- Excellent parking and visibility in center
- 3,200 new housing units under construction or planned



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## Area DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
AVG. HH INCOME	\$167,457	\$183,579	\$163,107
POPULATION	4,640	22,926	68,633
DAYTIME POP.	1,490	6,560	20,324
HOUSEHOLDS	1,775	8,508	24,234

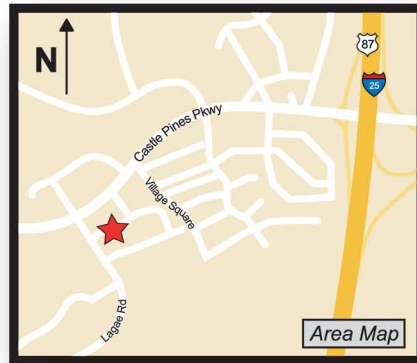
## Daily TRAFFIC COUNTS

- East Castle Pines Parkway: 8,000 vpd
- SB/NB I-25: 127,000 vpd

## Area TENANTS



Suite	Tenant	GLA SF
A100	Liquor Store	4,200
A101	Canyon Ridge Chiropractic	1,200
A102	Expo Nails LLC	1,200
A103	Great Clips	1,200
A104	Available	2,400
A105	Available	1,200
A106	Available	1,400
A108	Urgent Care	3,645
A110	Future Availability	6,558
B111	Dazbog Coffee	1,696
B112	Omega Learning Center	1,904
B113	Bank of America	1,500



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■ Available ■ Future Availability ■ Leased ■ NAP (not a part)