

MIXED USE OFFICE/RETAIL  
FOR SALE

**\$2,825,000.00**

SUITE 200  
OFFICE/MEDICAL  
FOR LEASE

**Prominent Building  
Signage!**

**YOUR NAME**



## HAVEN BUSINESS PARK

734 Wilcox Street  
Castle Rock, CO 80104

### HIGHLIGHTS

- This attractive, modern and busy building has a fantastic location on Wilcox Street at the north end of Town.
- Join popular Crowfoot Coffee, American Family Insurance, Envision Clinic, Kat Pro Studio and the new Michoacán Ice Cream Shop.
- Easy on street parking and a private parking lot too.
- Quick access to I-25
- Blocks from **The View**, a new, \$70M, 201,000-square-foot, mixed use development with public parking structure.

**2,559 Square Feet**  
**\$22.00 / NNN**

**Rent \$4,691.50/month**  
**CAM \$3,097.00/month**  
**Total \$7,788.50/month**

### PROPERTY STATISTICS

BUILDING		SITE	
SIZE	8,969 SF	SITE SIZE	.48 Acres
YOC	2007	PARKING	Surface
MATERIALS	Brick Veneer	ZONING	Commercial
CAM (2025)	\$14.52	TAXES (2024)	\$45,772

**FOR MORE INFORMATION, PLEASE CALL:**

**John V. Propp, CCIM — 303-692-1816**  
6565 S. Dayton St., Suite 3000  
Greenwood Village, CO 80111

learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)



**734 Wilcox Street  
Castle Rock, CO 80104**



**Suite Amenities**

- ⇒ Entrance off elevator
- ⇒ In suite restroom
- ⇒ Kitchen with sink
- ⇒ West facing windows
- ⇒ Rear exit to stairwell

No warranty or representation is made as to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.

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**INCOME**

<b><u>Tenants</u></b>	<b><u>Lease Expiration</u></b>	<b><u>Sq. Ft.</u></b>	
Insurance	12/31/2028	873	
Ice Cream	8/31/2028	1,181	
Coffee	9/30/2030	1,093	
Salon	7/31/2028	865	
Proposed New Tenant	@22.00 nnn	2,559	
Clinic	11/30/2029	<u>2,398</u>	
		8,969	
<b>GROSS INCOME</b>			<b>\$327,385.00</b>
<b>EXPENSES</b> (2025 Budget)		\$14.52	<b><u>\$130,240.00</u></b>
<b>NET OPERATING INCOME</b>			<b>\$197,145.00</b>

**\$2,825,000.00**

**CAP RATE = 7.00%**

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