IMPACT COMMERCIAL REAL ESTATE

The Meadows - Castle Rock

Retail Space for Lease

2291 Mercantile Street
Castle Rock, CO 80109

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2,082 – 4,508 SF | $27.00/SF + NNN | +/- $15.00/SF NNN

Available Spaces:
Retail 2: 2,426 SF
Retail 3: 2,082 SF
Retail 2 and 3 can be combined for 4,508 SF

Lease Rate is subject to tenant's financial strength, credit, TI contribution, and final deal terms

NNN Expenses: Approximately $15.00/SF

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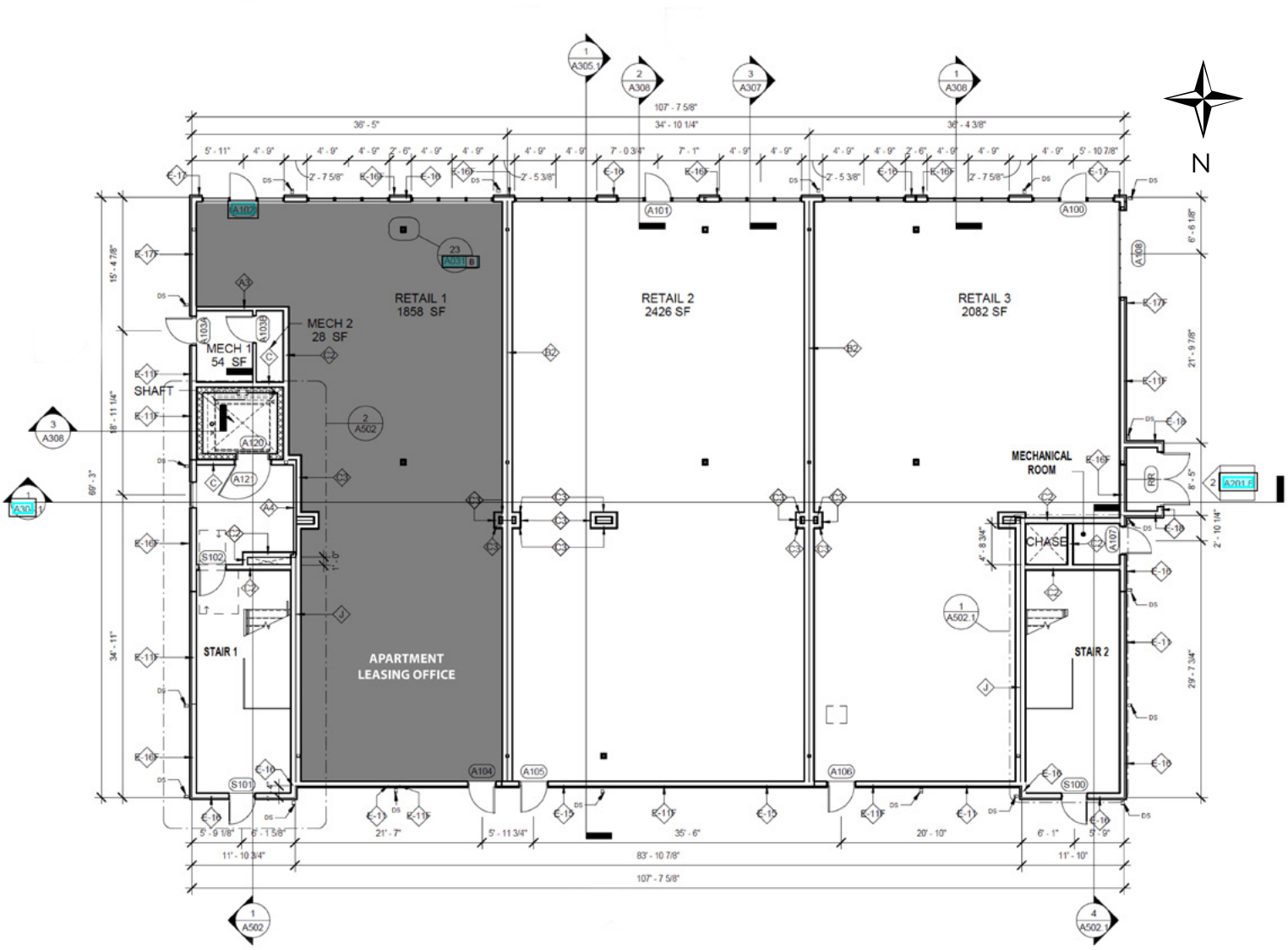
Available Floorplans



This new-construction building is designed for modern retail. The spaces feature open layouts and ample natural light, providing a clean canvas for a variety of business concepts. The interiors are flexible and can be configured to meet a tenant's specific needs.

County :	Douglas
Year Built:	2025
Zoning:	PD
Building Class:	A

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RETAIL 2

2,426 SF
This efficient and well-configured space offers strong frontage facing the main parking area and community pathways. It is perfectly suited for businesses such as a medical office, fitness studio, or specialty retail that complements the needs of the surrounding family-centric community.

- **EFFICIENT SPACE WITH STRONG STREET FRONTAGE**
- **OPEN FLOOR PLAN, READY FOR TENANT CUSTOMIZATION**
- **POSITIONED FOR MAXIMUM EXPOSURE WITHIN THE PROJECT**
- **400 AMPS**

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2291 Mercantile St

RETAIL 3

2,082 SF
This highly visible corner unit features dual street frontage, offering maximum exposure to both vehicular and pedestrian traffic. This an ideal space for a food-service concept like a fast-casual restaurant or high-end coffee shop.

- **CORNER VISIBILITY WITH EXCELLENT FRONTAGE**
- **OPEN FLOOR PLAN, READY FOR TENANT CUSTOMIZATION**
- **GREASE INTERCEPTOR IN PLACE**
- **ROLL UP GARAGE DOOR WITH OUTDOOR PATIO**
- **600 AMPS**

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Location Information

Castle Rock, Colorado

Castle Rock, Colorado is a fast-growing, affluent community in Douglas County, situated between Denver and Colorado Springs. The area is characterized by high household incomes, and highly educated population, strong family orientation, and robust consumer spending power.

Key Demographic Highlights

Population Growth: The population within a 5-minute drive of 2291 Mercantile St is about 19,600 in 2025, projected to reach 21,255 by 2030. Within 15 minutes, the population is nearly 96,000, demonstrating rapid expansion.

Income: The median household income in 2025 is exceptionally high – $154,174 (5-minute), $137,877 (10-minute), and $148,139 (15-minute). Nearly one-third of households earn $200,000+ per year, and over 50% earn at least $150,000.

Household Composition: Most households are families, with average sizes of about 2.7–2.9 persons. Homeownership dominates, with owner-occupied housing rates above 70% across all radii.

Age and Education: The median age is mid- to late-30s. There is a substantial proportion of children and young families. Educational attainment is high: over 60% hold at least a bachelor's degree in many submarkets.

Consumer Spending: Spending indices for apparel, food, healthcare, and entertainment are well above national averages. The median home value is $646,000–$709,000 across the local area

Growth: Both population and household counts are expected to increase at rates above state and national averages through at least 2030.

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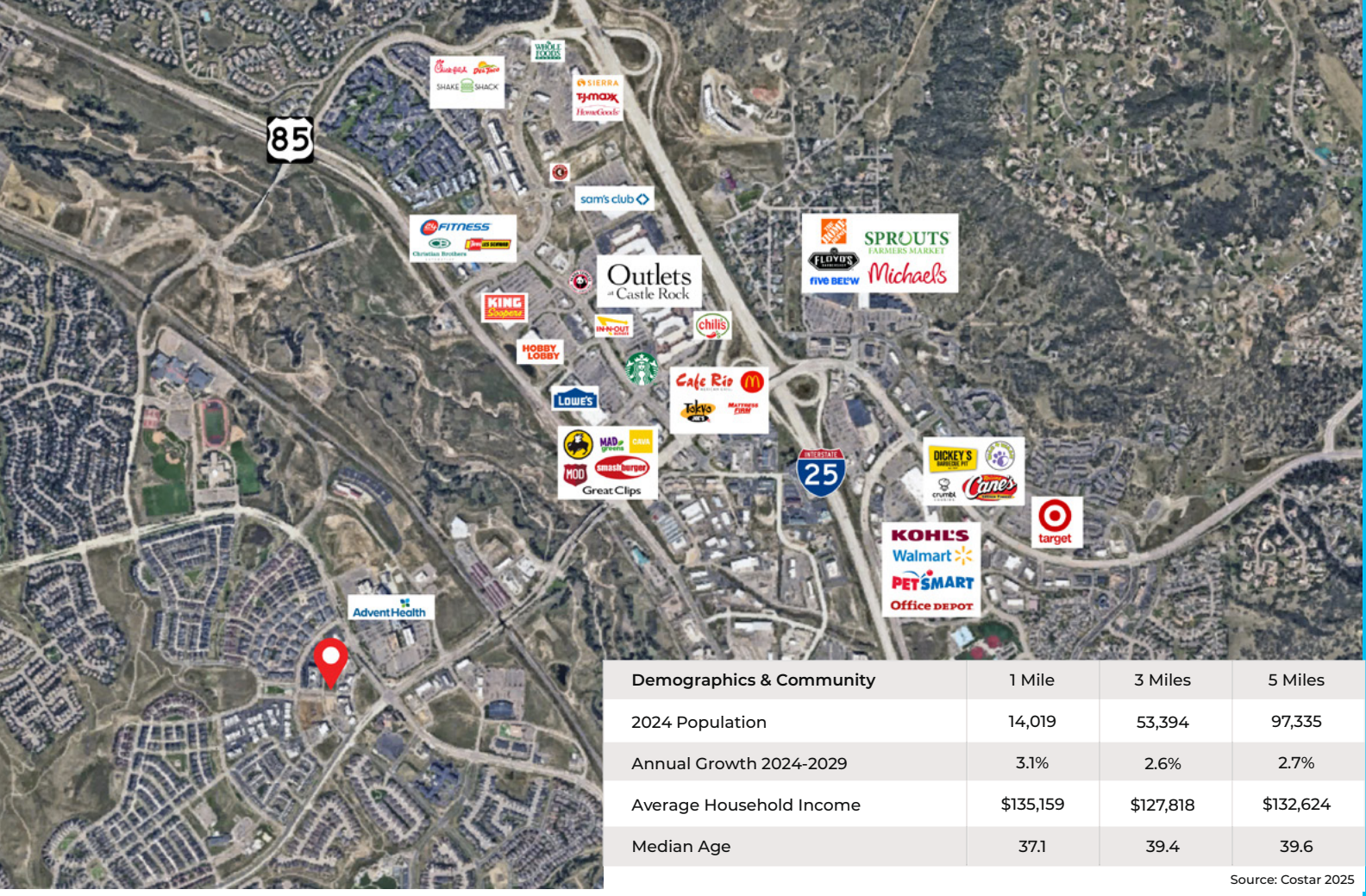

Demographics & Community	1 Mile	3 Miles	5 Miles
2024 Population	14,019	53,394	97,335
Annual Growth 2024-2029	3.1%	2.6%	2.7%
Average Household Income	$135,159	$127,818	$132,624
Median Age	37.1	39.4	39.6

Source: Costar 2025

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Follow along as we make an Impact.