

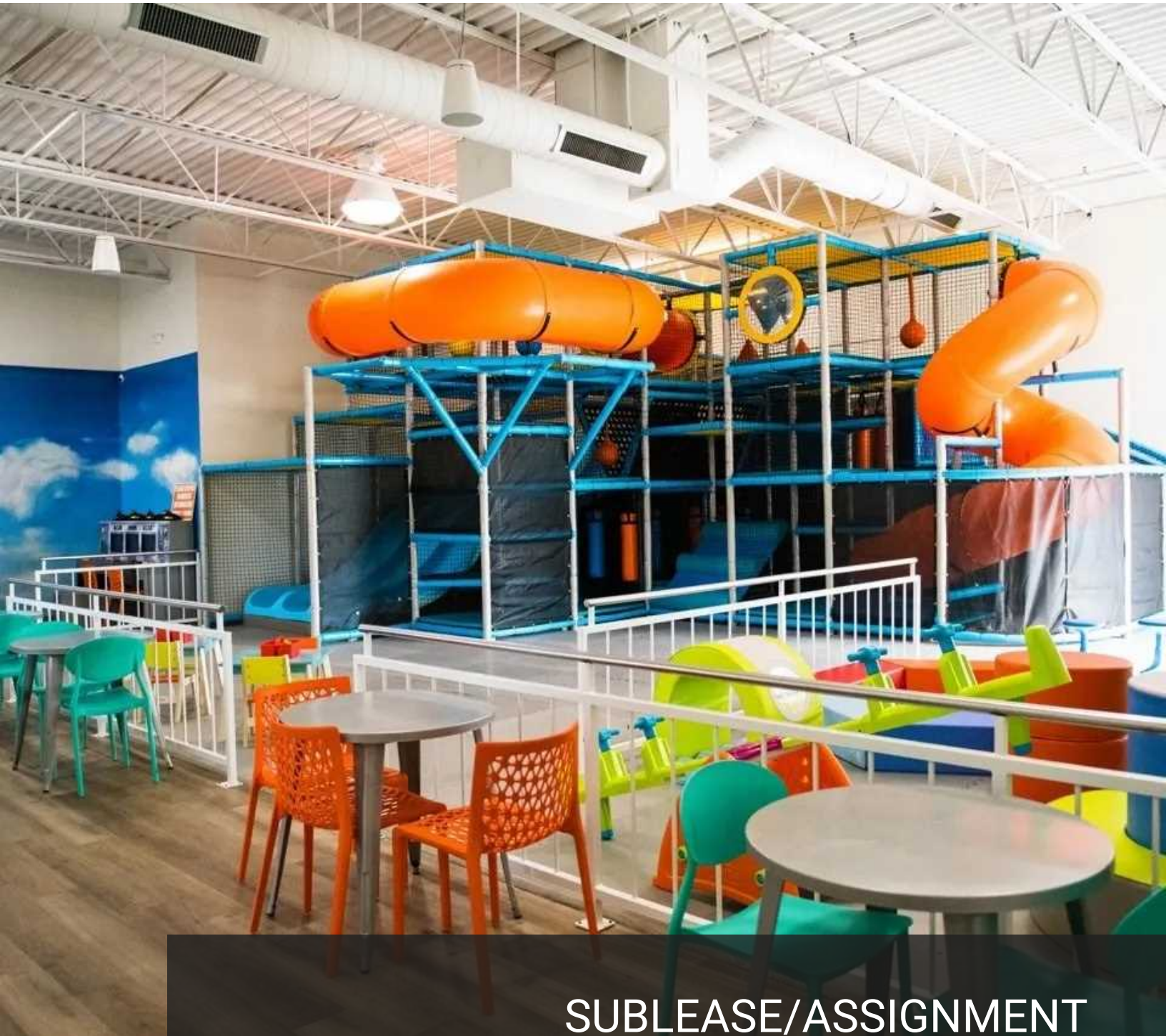
RETAIL SUBLEASE OPPORTUNITY

3,350 SF MODERN RETAIL SPACE | PRIME LOCATION WITH HIGH VISIBILITY

729 BARRANCA DRIVE, CASTLE ROCK, CO 80104



TRANSWORLD®
Commercial Real Estate



SUBLEASE/ASSIGNMENT

Suite 250, 5261 S Quebec St
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
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PROPERTY SUMMARY

Suite 101A- Sublease/Assignment
729 Barranca Drive | Castle Rock, CO 80104



Design Highlights

Property Type:	Retail
Tenancy:	Sublease or Assignment
Lease Rate:	\$28.61/sf/year
Rentable SF:	3,350 SF
Bumps:	2%
Term:	Ends November 30, 2027
Zoning:	Planned Development

Property Overview

729 Barranca Dr in Castle Rock, CO, is a retail building situated in a well-trafficked commercial area. The property features a modern, ground-floor layout with open interior spaces ideal for retail, service, or small business use. It offers large storefront windows that enhance visibility and natural light, along with ample parking to accommodate customers and staff.

Location Overview

The property is near Castle Rock Parkway and Front Street, providing convenient access to nearby neighborhoods, shopping centers, and amenities. It is also in close proximity to Santa Fe Drive and I-25, offering excellent connectivity to Denver, Colorado Springs, and other regional destinations. Its strategic location along these major roads makes it an ideal spot for retail businesses seeking high visibility and easy access in a vibrant, growing community.

PROPERTY PHOTOS

Suite 101A- Sublease/Assignment
729 Barranca Drive | Castle Rock, CO 80104



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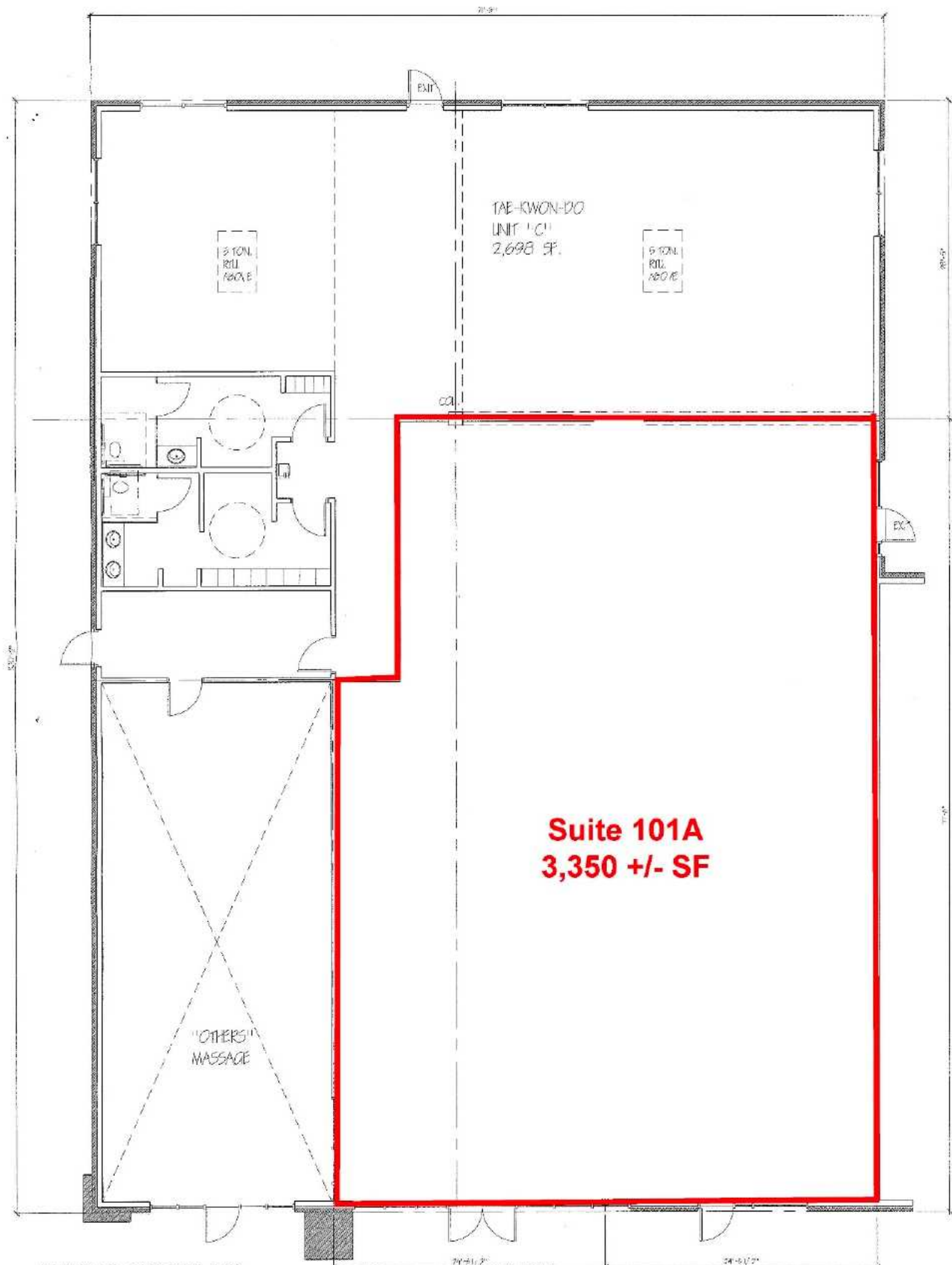
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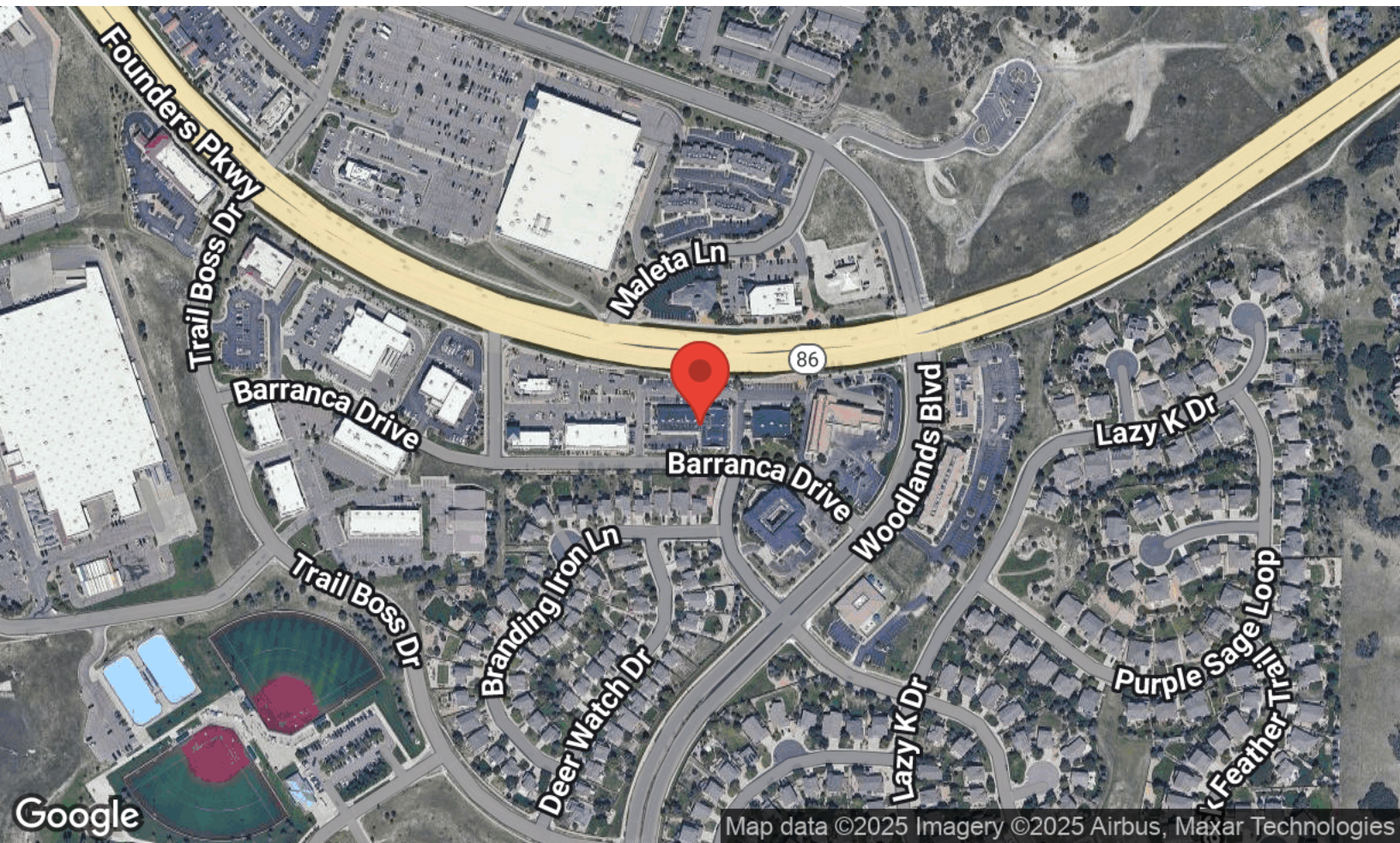
NEW FLOOR PLAN

NTS.

729 Barranca Dr. Castle Rock, CO 80104

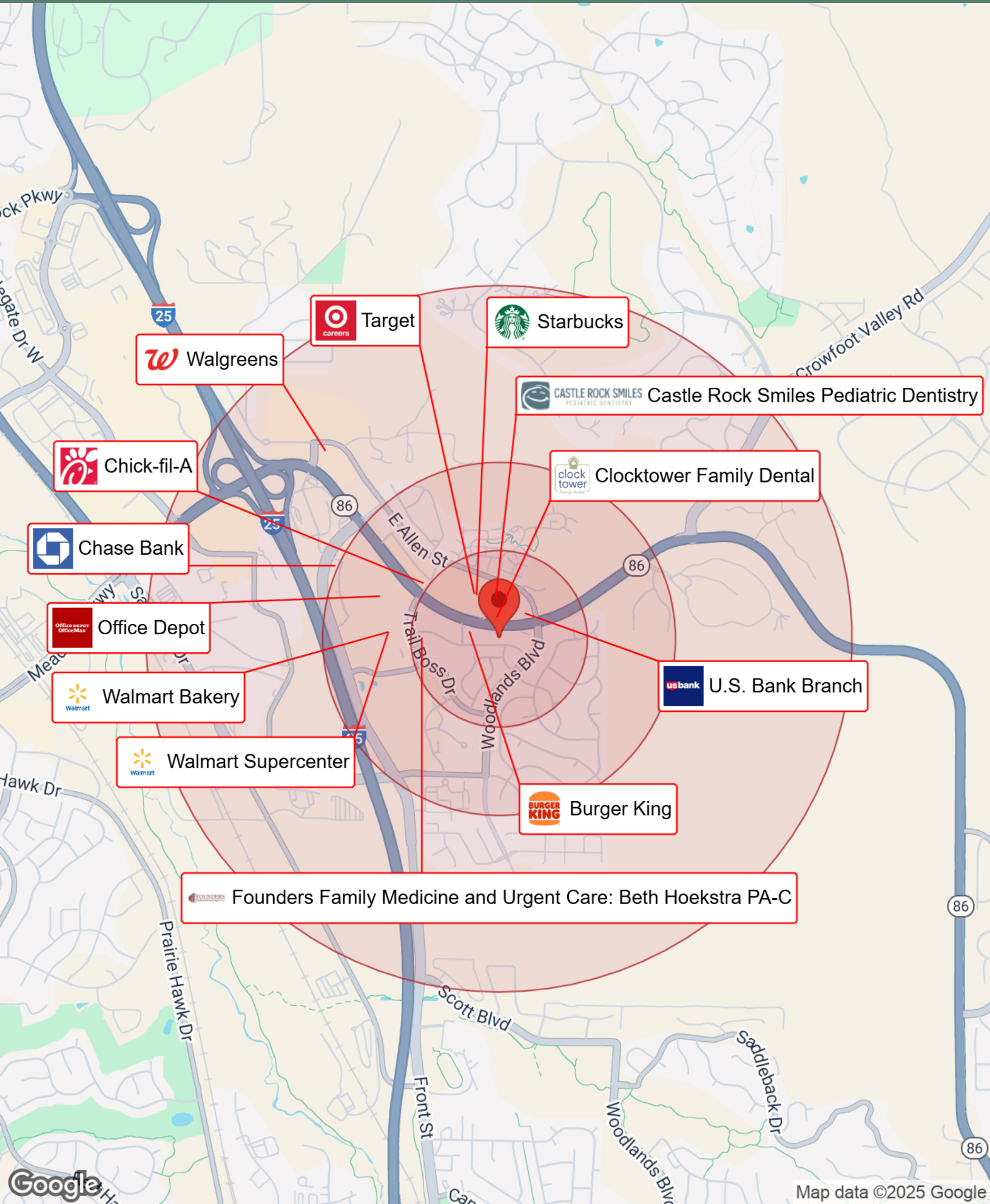
LOCATION MAPS

Suite 101A- Sublease/Assignment
729 Barranca Drive | Castle Rock, CO 80104



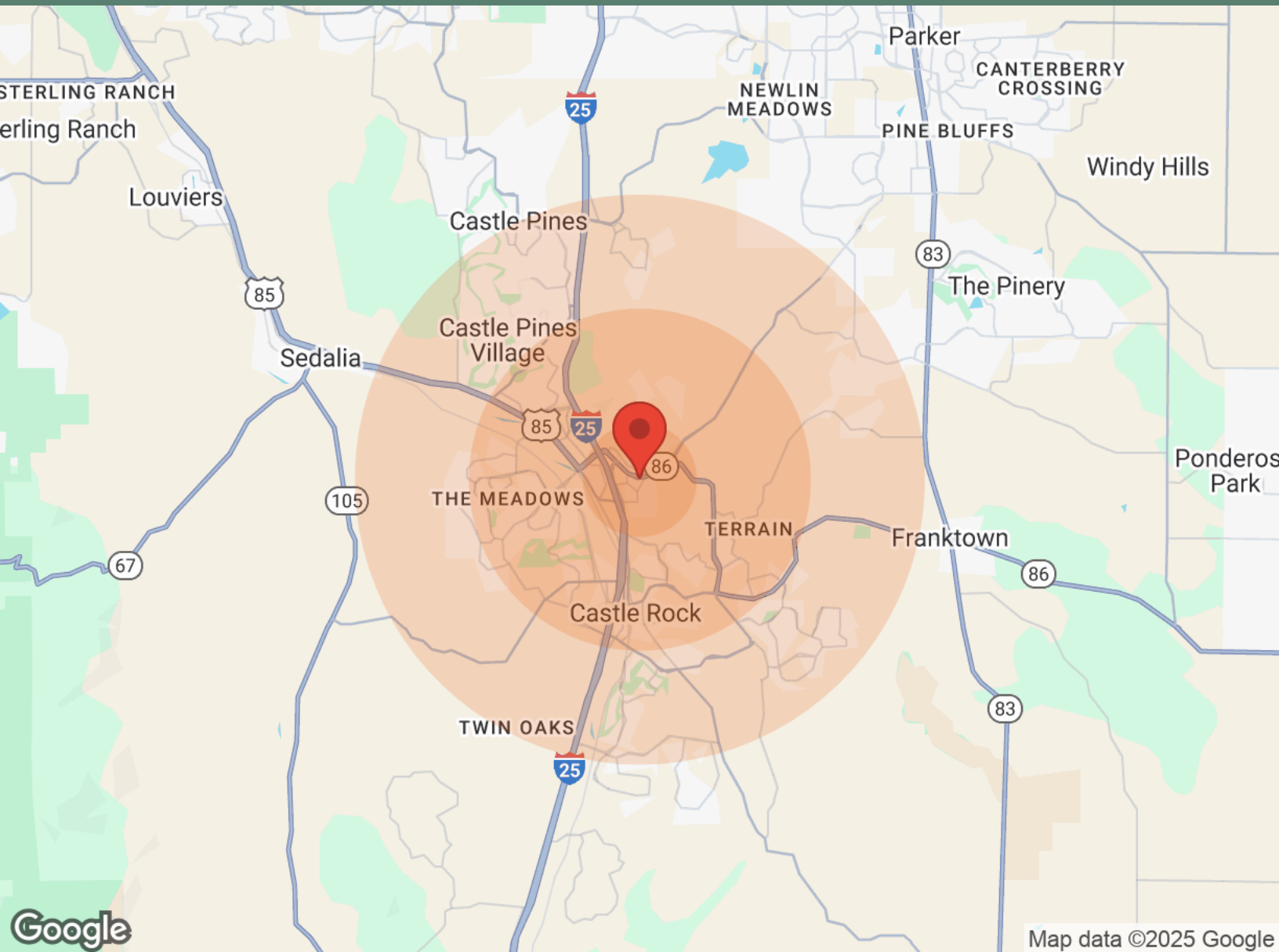
BUSINESS MAP

Suite 101A- Sublease/Assignment
729 Barranca Drive | Castle Rock, CO 80104



DEMOGRAPHICS

Suite 101A- Sublease/Assignment
729 Barranca Drive | Castle Rock, CO 80104



Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	1,090	17,599	34,220
Female	1,158	17,501	34,566
Total Population	2,248	35,100	68,786
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	509	7,850	15,893
Ages 15-24	296	5,230	10,524
Ages 25-54	346	11,017	21,444
Ages 55-64	337	4,354	8,352
Ages 65+	760	6,649	12,573
Race	1 Mile	3 Miles	5 Miles
White	2,060	32,648	64,907
Black	N/A	151	348
Am In/AK Nat	5	40	50
Hawaiian	N/A	N/A	N/A
Hispanic	139	3,052	4,764
Multi-Racial	244	3,932	5,758

Income	1 Mile	3 Miles	5 Miles
Median	\$98,919	\$96,944	\$101,367
< \$15,000	6	598	883
\$15,000-\$24,999	N/A	460	773
\$25,000-\$34,999	45	817	1,292
\$35,000-\$49,999	115	1,094	1,885
\$50,000-\$74,999	150	2,154	3,775
\$75,000-\$99,999	110	2,000	3,877
\$100,000-\$149,999	229	2,957	5,538
\$150,000-\$199,999	112	1,208	2,846
> \$200,000	10	1,169	3,014

Housing	1 Mile	3 Miles	5 Miles
Total Units	777	12,492	23,980
Occupied	743	11,832	22,635
Owner Occupied	612	8,585	17,681
Renter Occupied	131	3,247	4,954
Vacant	34	660	1,345

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY,
BUYER AGENCY OR TRANSACTION-BROKERAGE.**

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

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

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

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

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

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

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 ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

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

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker