

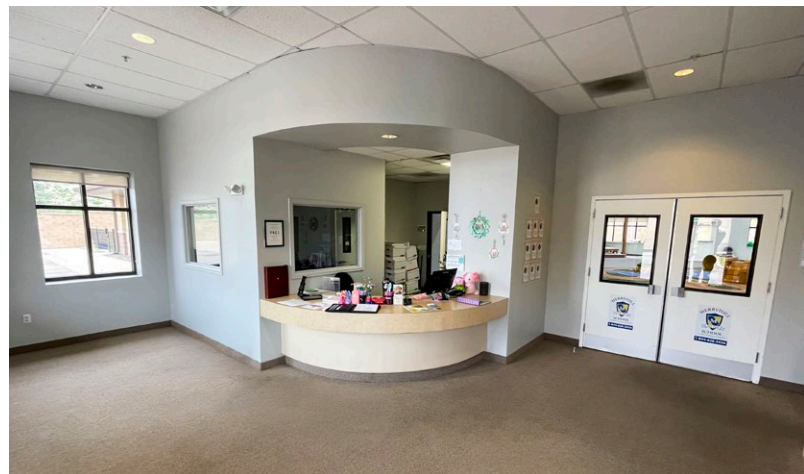


CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

Freestanding Class-A Retail | For Lease

**4250**  
**TRAIL BOSS DR**  
CASTLE ROCK, CO 80104





# 4250 TRAIL BOSS DR CASTLE ROCK, CO 80104

Positioned in the heart of Castle Rock, 4250 Trail Boss Drive offers a rare opportunity to lease a single-tenant freestanding building within one of Colorado's fastest-growing communities. The  $\pm 11,750$  SF standalone building is a fully built-out, turnkey education facility and thoughtfully designed for childcare or early education use, featuring nine classrooms, dedicated administrative areas, and an efficient layout that supports both structured learning and day-to-day operational flow. Existing outdoor play areas with two play structures further enhance the functionality of the space, allowing for immediate occupancy with minimal capital investment. Lease term and tenant improvement allowance are negotiable.

Strategically located between Denver and Colorado Springs, the property provides seamless access to I-25, connecting operators to a deep and expanding population base, strong household growth, and a highly desirable labor pool. The surrounding area is anchored by a mix of residential neighborhoods, retail amenities, and community services, creating a built-in customer base and convenient access for families and staff alike.

With its purpose-built improvements, standalone presence, and location within a high-growth corridor, 4250 Trail Boss Drive presents a compelling opportunity for education users seeking speed to market in a supply-constrained submarket.



SQUARE FEET  
**11,750 SF**



YEAR BUILT  
**2005**



SITE ACRES  
**1.21 AC**



PARKING  
**3.31/1,000 SF**



LEASE TERM  
**NEGOTIABLE**



TENANT  
IMPROVEMENT  
**NEGOTIABLE**

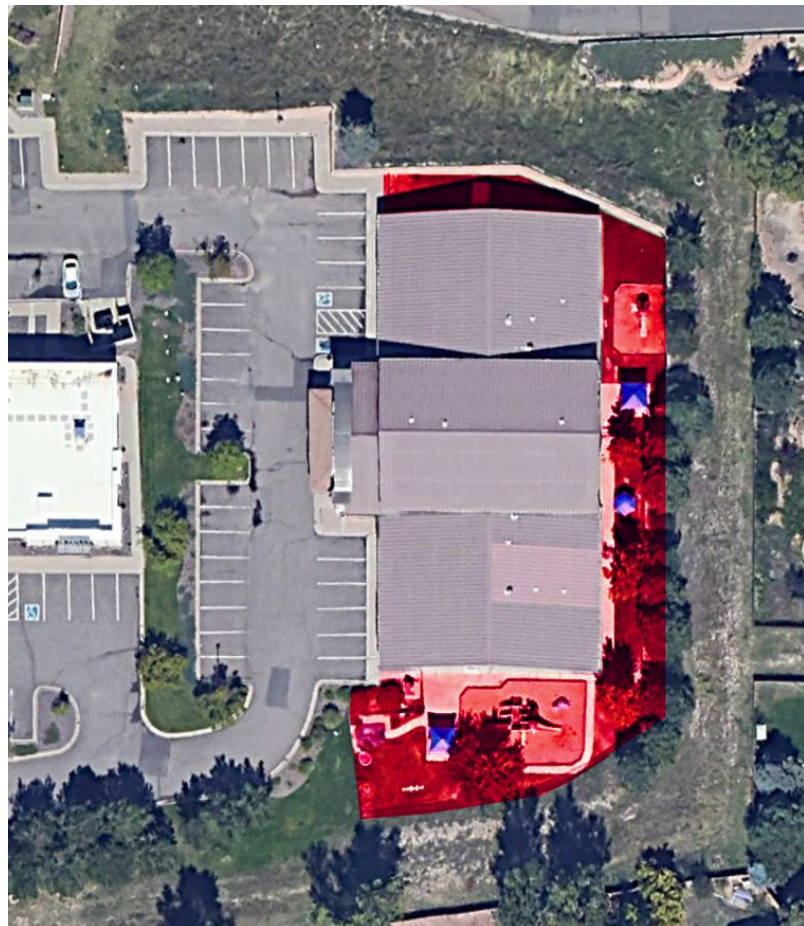
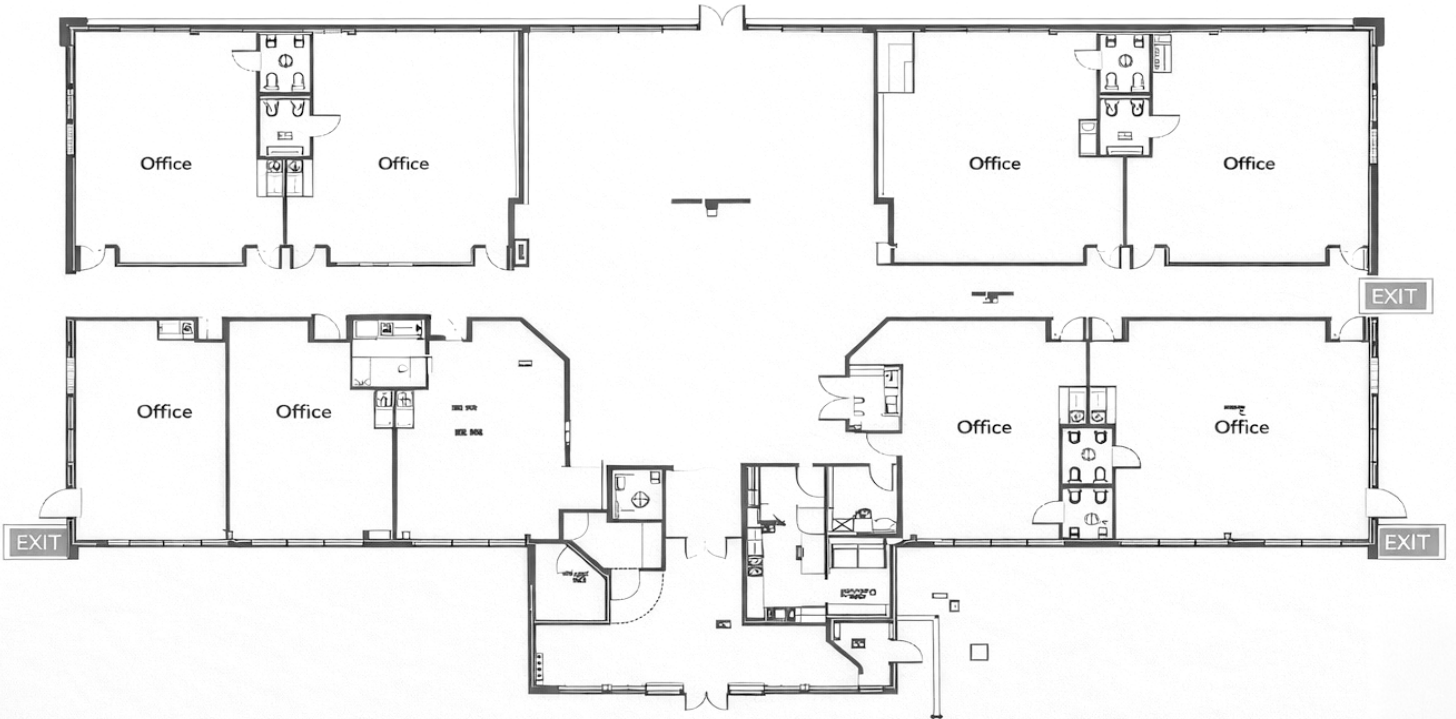


LEASE RATE  
**\$22 per RSF NNN**



EXPENSES  
**\$12 per RSF**  
(2026 Est.)

# FLOORPLAN

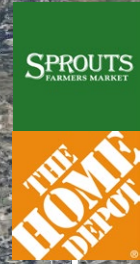


**Outlets At Castle Rock**  
4.5 Million Visitors Annually



**Advent Health**  
Castle Rock

122,243 VPD



**KOHL'S**

**Walmart**  
Save money. Live better.

28,185 VPD



MEADOWS PKWY



**DEMOGRAPHICS**



**HOUSEHOLDS**

1 MILE  
1,798

3 MILES  
18,779

5 MILES  
33,975



**POPULATION**

1 MILE  
4,880

3 MILES  
52,969

5 MILES  
97,310



**AVERAGE HOUSEHOLD INCOME**

1 MILE  
\$160,813

3 MILES  
\$160,539

5 MILES  
\$170,950



**Colorado Springs Commercial**

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