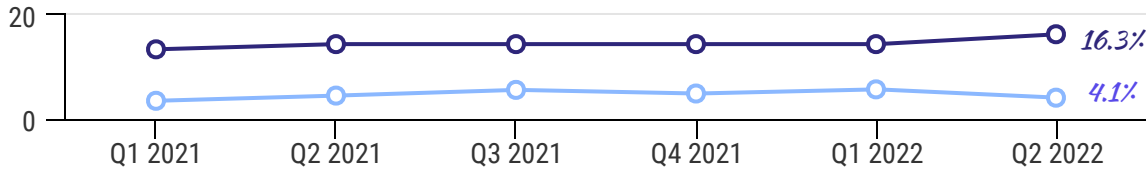
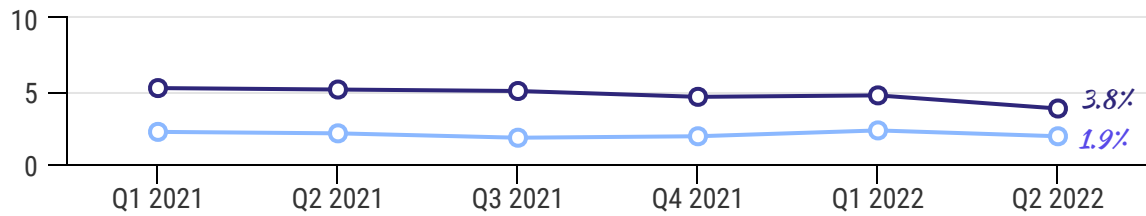


Vacancy Rate Percentages

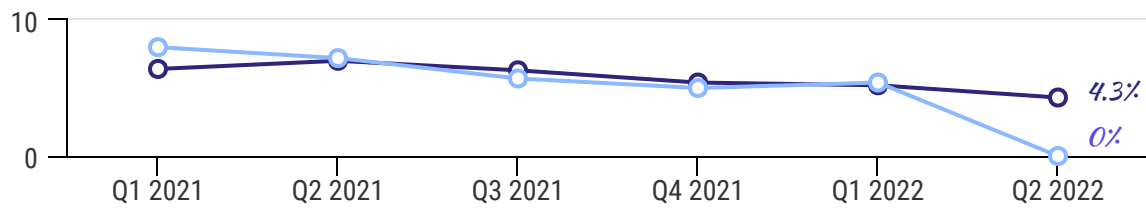
Office %



Retail %

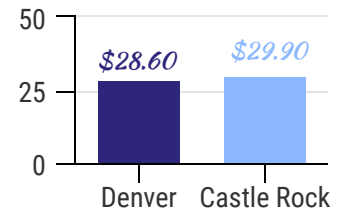


Industrial & Flex %

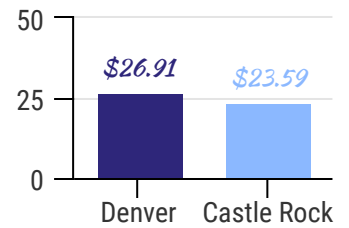


Q4 Lease Rates

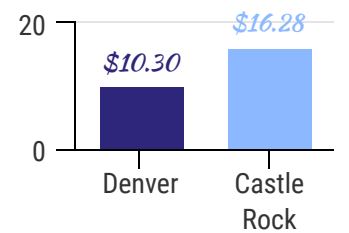
Office



Retail



Industrial & Flex



* Data provided by NavPoint Real Estate Group; NNN Lease Rates

Unemployment Rate Comparison

-Not Seasonally Adjusted, US Bureau of Labor Statistics

	July 2021	Oct 2021	Jan 2022	April 2022
Castle Rock	4.3%	3.3%	3.2%	2.6% <small>*June, provided by CU Leeds School</small>
Denver	6.2%	5%	4.3%	3.4%
State of CO	5.6%	4.4%	3.9%	3.1%
National	5.4%	4.6%	4%	3.6%



YOY Comparison

Sales Tax

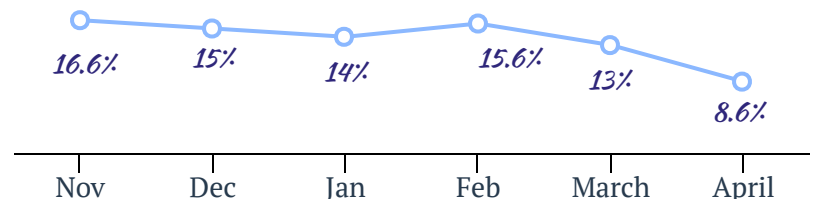
YOY % Change



2021
+8.6%

2022
+12.7%

*Data Provided by the Town of Castle Rock, through April.





Recent Development Activity



The View

- Broke Ground February 2022
- 14,232 SF of Office Space
- 5,000 SF of Restaurant Space
- 221 Residential Apartments
- 399 Parking Spaces
- 100 of the 399 are Public

221 Wilcox

- Approved by Town Council June 2022
- 28 Residential Apartments
- 28 Subsurface Parking Spaces
- 27 Offsite Parking Spaces
- 11,257 SF Office
- 8,353 SF Retail

Meadows

- COI Ground - Two, 80,000 SF Industrial Flex Buildings Under Construction
- HQ Relocation - Colorado Power Line Inc.
- Castle Rock Adventist - MOB 3 Under Construction

Dawson Trails

- Proposed Master Planned Development
- 5,850 Residential Units
- 748 Acres of Open Space
- 3.2 Million SF of Commercial, Industrial & Retail

Montana Vista

- Office Development Complete
- 90% Leased
- Restaurant Concepts to Break Ground Q4 2022/Q1 2023

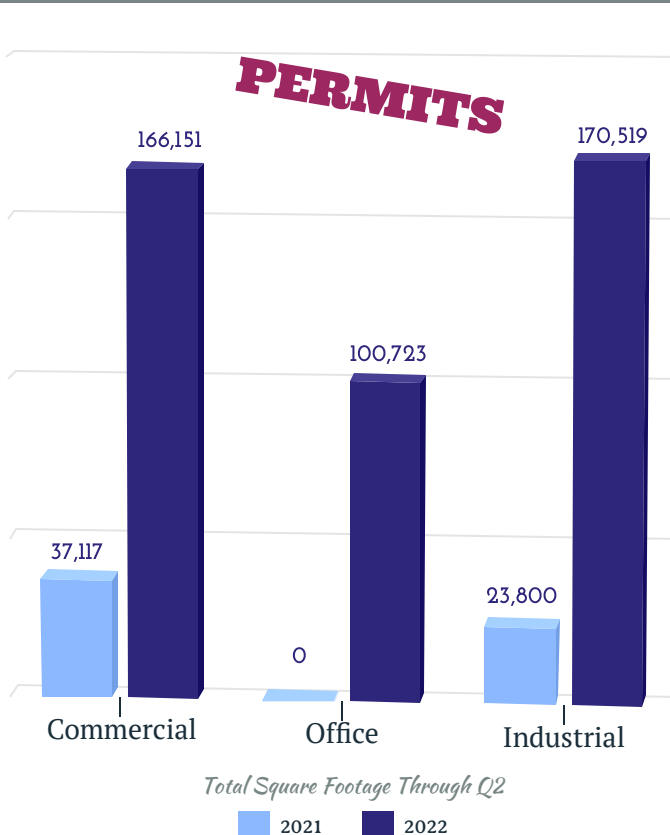
The Brickyard

- Redevelopment Project
- Mixed Use

PSM Library

- Broke Ground May 2022
- Two Story 62,000 SF Library
- Douglas County Library Headquarters

NEW Construction



Development Prospects

