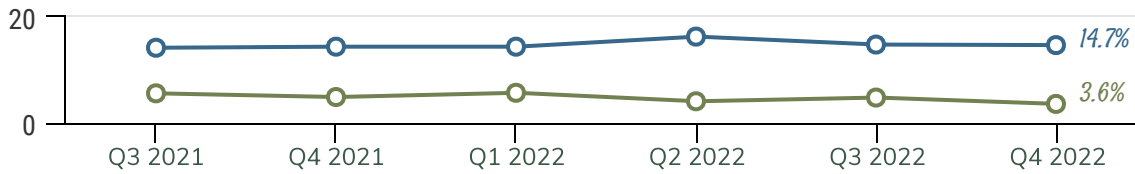
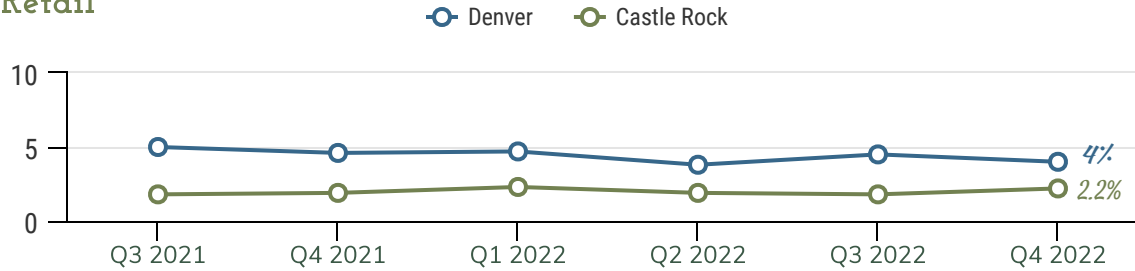


Vacancy Rate Percentages

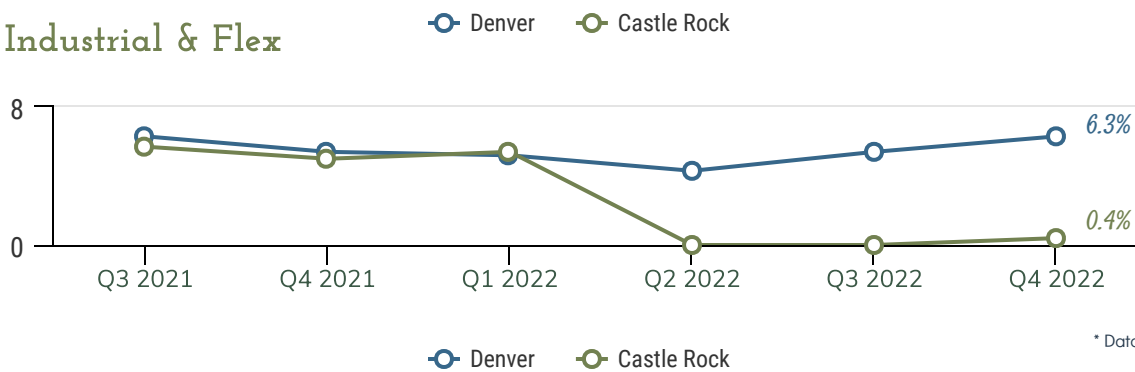
Office



Retail

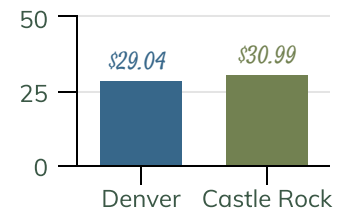


Industrial & Flex

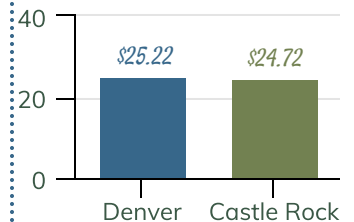


Lease Rates

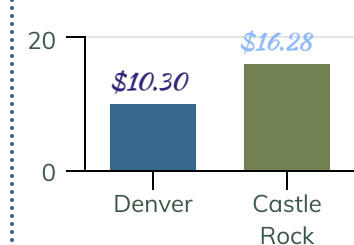
Office



Retail



Industrial & Flex



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

Unemployment Rate Comparison

	Nov 2019	Nov 2020	Nov 2021	Nov 2022
Castle Rock	2.2%	4.5%	3%	2.8%
Denver	2.3%	6.3%	4%	3.3%
State of CO	2.4%	6%	3.9%	3.3%
National	3.6%	6.7%	4.2%	3.7%

-Not Seasonally Adjusted, US Bureau of Labor Statistics

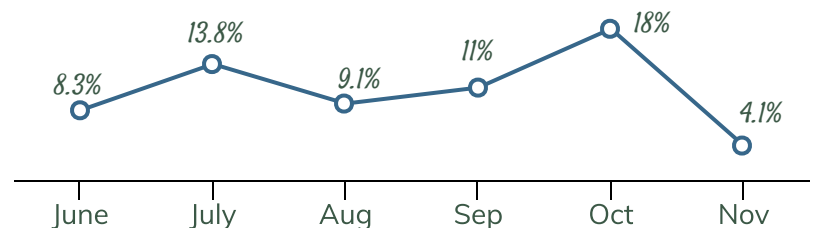
YOY Comparison

2021
+15.7%

2022
+11.7%

Sales Tax

YOY % Change



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



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

- Broke Ground in Fall of 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
- Cancer Services Agreement

Dawson Trails

- Approved 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

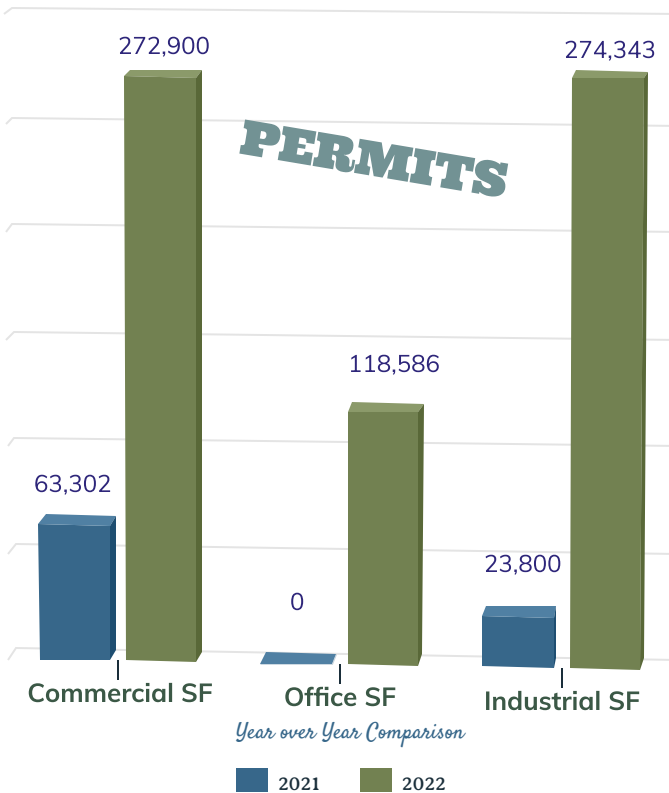
The Brickyard

- Proposed Redevelopment Project
- Mixed Use Development
- Proposed Rec Center
- Proposed Boutique Hotel

PSM Library

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

NEW Construction



Development Prospects

