

FOR SALE



Restaurant | Office | Retail Lots

5480 Montaña Vista Way | Castle Rock | CO | 80108

**Zoned for Planned Development
with an Integrated Business use**

Easy Access to I-25

PROPERTY SPECS

**1-3 Acres currently divided into
3 combinable lots**

Ready for development



DEMOGRAPHICS - 5 Miles Radius

POPULATION	80,000
HOUSEHOLDS	26,000
AVG HOUSEHOLD INCOME	\$139,000
AVG DAILY TRAFFIC COUNT	37,000

DRIVE TIMES:

DOWNTOWN DENVER	25 minutes
COLORADO SPRINGS	30 Minutes

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Close Proximity to Restaurants and Amenities Corridor

