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SCISSORS & SCOTCH **at** ENCORE CASTLE ROCK

20 North Wilcox Street | Suite C-104

Castle Rock, CO 80104

For Sale | \$1,550,000

Encore

Investment Highlights

1,834

Available SF

Lease Commencement

April 1, 2023

Lease Expiration

March 31, 2033

Lease Structure

NNN (Minimal Landlord Obligations)

Renewal Option

Two 5-Year Options

Operating Expenses

\$17.30 / SF

Parking

Two Dedicated Spots

Seller Incentives:

- Seller Credit to Buyer – Seller willing credit Buyer \$X based on date of closing to satisfy remaining free rent in lease
- Price Reduction – In lieu of rent value until Rent Commencement in Lease.

| Rent Schedule | Base Monthly Rent | Base Annual Rent |
|-----------------------------------|-------------------|------------------|
| Today - January 31, 2026 | \$0.00** | \$0.00 |
| February 1, 2026 - March 31, 2026 | \$6,034 | \$66,539 |
| April 1, 2026 - March 31, 2027 | \$6,155 | \$74,969 |
| April 1, 2027 - March 31, 2028 | \$6,278 | \$76,471 |
| April 1, 2028 - March 31, 2029 | \$6,404 | \$78,000 |
| April 1, 2029 - March 31, 2030 | \$6,532 | \$79,560 |
| April 1, 2030 - March 31, 2031 | \$6,663 | \$81,143 |
| April 1, 2031 - March 31, 2032 | \$6,795 | \$82,763 |
| April 1, 2032 - March 31, 2033 | \$6,931 | \$20,793 |

**Abated

Property Description

Encore, a new mixed-use development, is situated in the heart of Downtown Castle Rock, providing a variety of retail and office spaces available for lease or sale. This dynamic project features 124 residential condominiums complemented by ground-floor retail and office options, along with a dedicated parking garage accommodating over 600 vehicles for retail and office use. Its central location positions this development as an exceptional opportunity for both businesses and residents.



Address

20 North Wilcox
Castle Rock, CO 80104



Parking

600+ Parking Garage



Year Built

2021



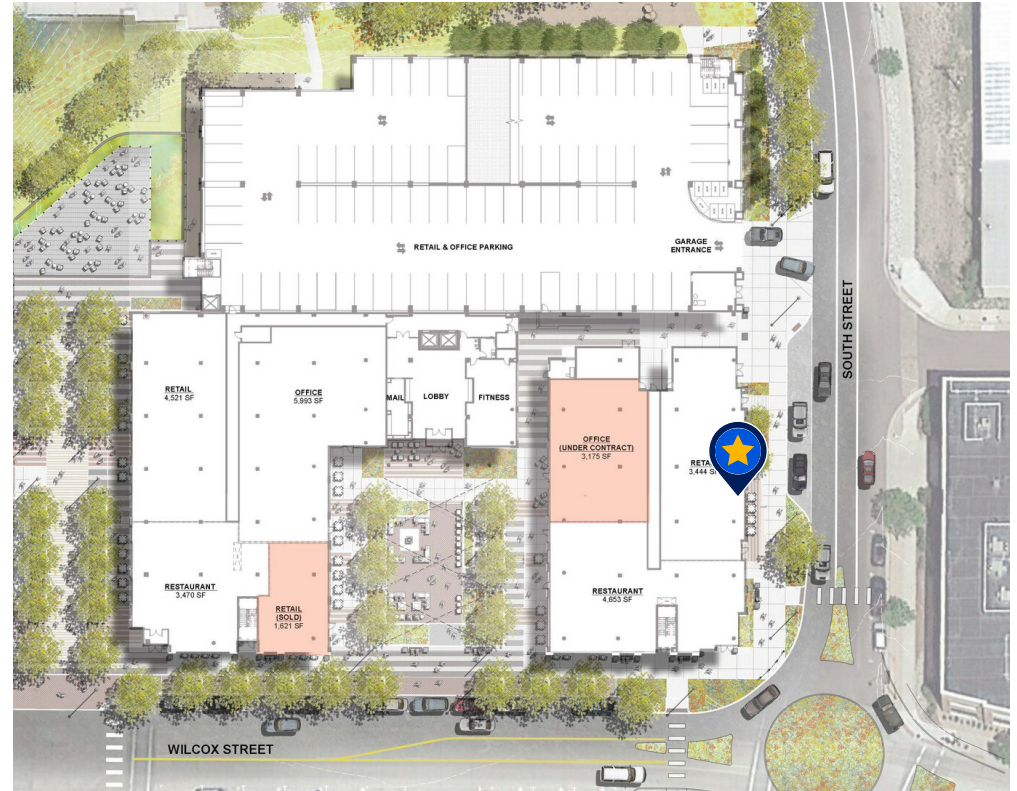
Local Amenities

Over 120 restaurants
and shops nearby



Building RSF

1 Floor | 6,877SF



| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|-----------|-----------|-----------|
| 2024 Population | 6,037 | 47,155 | 75,707 |
| 2029 Population Projection | 7,341 | 61,176 | 96,651 |
| Median Age | 40.1 | 38.3 | 38.6 |
| 2024 Households | 2,708 | 18,962 | 29,334 |
| Median Home Value | \$477,349 | \$552,889 | \$599,802 |
| Average Household Size | 2.3 | 2.7 | 2.8 |
| Average Household Income | \$95,627 | \$139,363 | \$149,123 |
| Total Consumer Spending | \$91.6M | \$838.5M | \$1.4B |

Tenant Overview

Scissors & Scotch is a unique grooming and social experience that combines a traditional barbershop with a modern twist. Catering to men, the business offers a range of grooming services, including haircuts, shaves, and beard trims, in a stylish and comfortable environment. What sets Scissors & Scotch apart is the inclusion of a complimentary cocktail or drink with each service, creating a relaxed and enjoyable atmosphere. Clients can unwind in a lounge area before or after their appointment, making it not just a grooming destination but also a social hub. The brand focuses on quality, convenience, and community, appealing to men who appreciate both fine grooming and a good drink.



Castle Rock | Demographics

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Castle Rock, Colorado, seamlessly blends small-town charm with a dynamic cultural scene, making it a vibrant community within the Denver metropolitan area. The city offers a wide array of activities, including hiking and outdoor adventures in the iconic Castle Rock Regional Park, enjoying local arts and music festivals, and exploring charming downtown shops and restaurants. Economically, Castle Rock thrives on a diverse mix of industries such as technology, healthcare, manufacturing, and retail, supported by a robust business environment that attracts both established companies and innovative startups. This economic vitality, combined with a strong sense of community and ample recreational opportunities, makes Castle Rock a desirable place to live, work, and play.

35

SQUARE MILES

83,924

POPULATION

73.5%

WORK FORCE

37.34%

BACHELOR'S DEGREE

\$679,332

AVG HOME VALUE

\$154,734

AVG HOUSEHOLD INCOME

35.8

MEDIAN AGE

2,371

TOTAL BUSINESSES

11

COLLEGES WITHIN METRO AREA



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Encore

For More Information

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