

# Medical Office for Sale

751 MALETA LANE, CASTLE ROCK, CO 80108

**PRICE REDUCED!**



[Explore Virtual Tour](#)



## Overview




Hoff and Leigh is proud to present Unit 101 and 102 of 751 Maleta Lane in Castle Rock, Colorado. These units are newly renovated and offer a move in ready medical space and was formerly a dental/orthodontic office. The complex offers plentiful parking and great signage for those who want their business to be noticed. Located in the heart of Castle Rock, the mixed-use development is near quality shops, restaurants, and other amenities. The current owner is offering the building for sale, so it is a great opportunity for those seeking to begin a new practice or move their existing one. The newly renovated space provides a great atmosphere for any business looking to set roots and thrive in the ever-growing Castle Rock area.

\*Tenant in place until June 2024. Please do not disturb.

## Highlights

- Previous Dental/Orthodontics Office
- Medical Uses Allowed
- Newly Renovated
- Ample Parking
- Great Signage

## Property Details

-  **Sales Price**  
\$895,000    \$815,000
-  **Building Size**  
1,873 SF
-  **Zoning**  
C-1

Rev: March 11, 2024

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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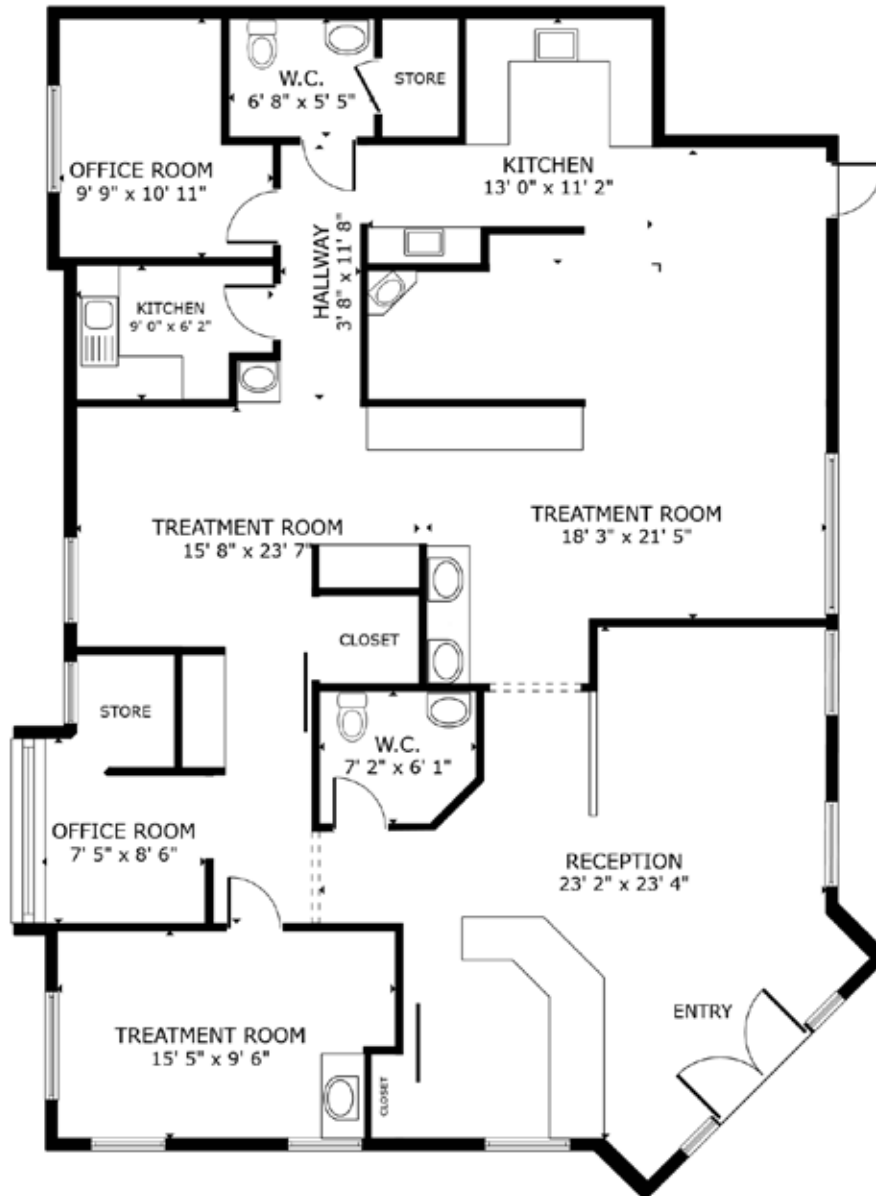
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## FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,720 sq.ft.  
TOTAL : 1,720 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## DEMOGRAPHICS



45,762  
Population



35.8  
Median Age



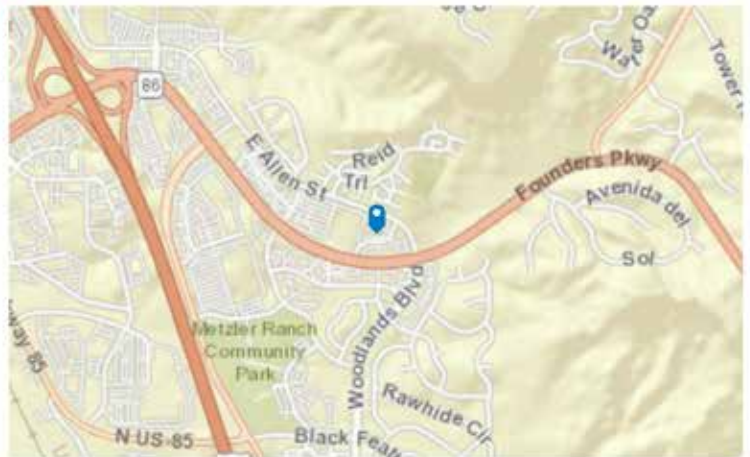
2.8  
Average  
Household Size



\$116,948  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Maleta Ln	9,467	0.1
Woodlands Blvd	29,000	0.1
Founders Pkwy	3,991	0.1
Stampede Dr	6,000	0.3
Founders Pkwy	4,498	0.3



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