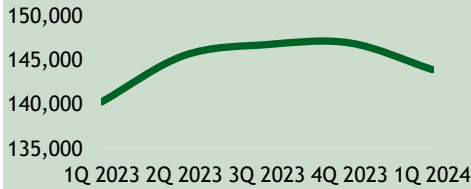


Summary

Employment

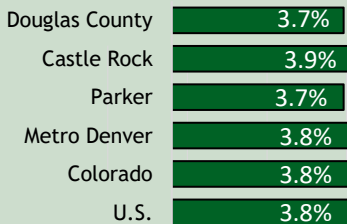
1Q 2024: 143,948
Up 2.6% from 1Q 2023



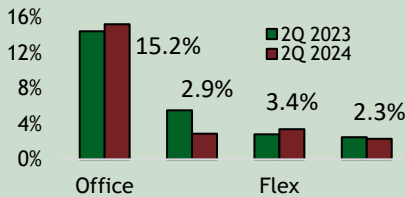
Unemployment Rate

2Q 2024: 3.7%

Up 0.9 percentage points from 2Q 2023



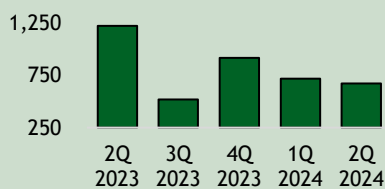
Commercial Vacancy Rates



Residential Building Permits

2Q 2024: 671

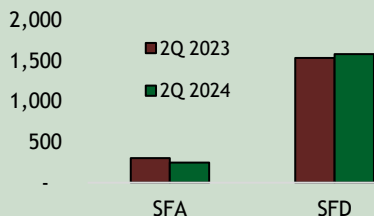
Down 44.9 percent from 2Q 2023



Existing Home Sales

2Q 2024: 1,824

Down 0.3% from 2Q 2023



High Line Canal Trail in Highlands Ranch



Department of Community Development

100 Third St. | Castle Rock, CO 80104 | Ph: 303-660-7460 | douglas.co.us; search for business

Executive Summary

Economic indicators continue to report mixed trends in Douglas County. Employment increased across the county, while retail activity and commercial real estate markets remained slow amid high interest rates and continued vacancy struggles for office properties.

Employment in Douglas County increased 2.6 percent year-over-year in the first quarter of 2024. Across supersectors, transportation, warehousing, and utilities experienced the largest growth, while education and health services and government added the most jobs over the period. The construction and retail trade supersectors reported the largest declines in employment.

The **unemployment rate** in Douglas County was 3.7 percent in the second quarter of 2024, up 0.9 percentage points year-over-year. Douglas County had the second-lowest unemployment rate among the seven counties in Metro Denver, behind only Boulder County. The labor force in Douglas County contracted in the second quarter of 2024, falling 0.8 percent, or by 1,646 people working or looking for jobs.

Retail trade activity, which is not adjusted for inflation, decreased 0.6 percent year-over-year in the second quarter of 2024, driven largely by a decrease in general merchandise retailers, which makes up the largest category of retail sales activity. The strongest growth in retail spending was reported in food service and drinking places.

Home sales in Douglas County roughly unchanged between the second quarter of 2023 and 2024, falling 0.3 percent, or by 6 home sales. **Home prices** in Douglas County rose year-over-year for detached homes and decreased year-over-year for attached homes. The average sale price for detached homes in Douglas County rose 6.2 percent to an average of \$904,537, while attached home prices fell 2.9 percent to \$501,825 over the same period.

The number of **residential units permitted** decreased 44.9 percent in the second quarter of 2024, with decreases in permitting activity across single-family attached and detached homes. No multi-family units were permitted in 2Q 2024, compared to 500 units in 2Q 2023, driving a majority of the decline over the year.

Douglas County's **commercial real estate market** was mixed in the second quarter of 2024, with continued challenges in the office market. The vacancy rate for office properties rose to 15.2 percent in 2Q 2024, up 0.8 percentage points year-over-year, while the average lease rate for office properties fell 0.2 percent to \$27.33 per square foot. Industrial properties reported a decrease in the vacancy rate, falling to 2.9 percent vacancy, while the vacancy rate for flex properties rose slightly to 3.4 percent. The vacancy rate for retail properties remained nearly unchanged falling to 2.3 percent over the period.

Employment Activity

Covered Employment by Industry Supersector 1st Quarter 2024 ¹				
	Douglas County		Metro Denver	
	1st Qtr 2024	Yr/Yr % Change	1st Qtr 2024	Yr/Yr % Change
Total All Industries	143,948	2.6%	1,758,323	0.4%
Private Sector				
Mining & Logging	387	-2.0%	10,700	-8.7%
Construction	10,157	-6.2%	105,676	0.5%
Manufacturing	2,506	4.6%	87,214	-4.0%
Wholesale Trade	5,995	6.8%	86,684	1.7%
Retail Trade	17,448	-1.2%	150,874	-0.8%
Transportation, Warehousing, & Utilities	3,211	12.4%	80,628	2.7%
Information	5,062	6.6%	58,923	-6.1%
Financial Activities	14,778	0.6%	114,926	-2.8%
Professional & Business Services	27,720	0.8%	353,959	-0.1%
Education & Health Services	19,198	7.5%	228,083	2.6%
Leisure & Hospitality	17,447	3.0%	179,965	-0.6%
Other Services	4,880	6.1%	55,182	2.8%
Government	15,151	7.0%	245,396	4.5%

Note: Industry data may not add to all-industry total due to rounding, suppressed data, and employment that cannot be assigned to an industry. Source: Colo. Dept. of Labor and Employment, Labor Market Information, QCEW.

¹ Jobs covered by unemployment insurance as reported in the QCEW. These positions represent the vast majority of total employment, although the self-employed, some agricultural workers, some domestic workers, and several other categories of workers are excluded. This data series lags the CES series by about six months and is available for the nation, states, MSAs, and counties.

Unemployment Rates						
	Douglas County	Castle Rock	Parker	Metro Denver	Colorado	U.S.
2Q 2024	3.7%	3.9%	3.7%	3.8%	3.8%	3.8%
2Q 2023	2.8%	2.8%	2.7%	3.0%	3.1%	3.8%

Sources: Colo. Dept. of Labor and Employment, Labor Market Information; U.S. Bureau of Labor Statistics.

Business Confidence Index

CU Boulder Leeds Business School released their Leeds Business Confidence Index (LBCI) ahead of Q3 2024 wherein all components decreased ahead of the third quarter. Four individual components of the LBCI showed positive perceptions (index values above 50, 50 = neutral) ahead of Q3 2024. The highest index was for industry sales, while the lowest was for the national economy.

- The LBCI index stayed above 50 for the second consecutive quarter but fell below its long-term average, dropping to 50.6 for Q3 2024.
- Looking ahead to Q4 2024, the index fell to 49.9 with three components remaining positive and two showing quarter-over-quarter improvements.

The Business Confidence Index surveys business leaders on their sentiments in six key components: the state economy, national economy, industry sales, profits, hiring in their specific industry, and capital expenditures.

Employment in Douglas County increased 2.6 percent between the first quarters of 2023 and 2024, rising by 3,667 jobs over the year. Ten of the 13 supersectors reported increases in employment during the period, with the largest increases in transportation, warehousing, and utilities (+12.4 percent), education and health services (+7.5 percent), and government (+7.0 percent). Construction reported the largest over-the-year decrease of 6.2 percent, followed by mining and logging (-2.0 percent), and retail trade (-1.2 percent).

Employment in Metro Denver increased 0.4 percent between the first quarters of 2023 and 2024. Six of the 13 supersectors reported over-the-year increases, led government (+4.5 percent), other services (+2.8 percent), and transportation, warehouse, and utilities (+2.7 percent). Mining and logging reported the largest decrease of 8.7 percent.

Unemployment

The Douglas County unemployment rate was 3.7 percent in the second quarter of 2024, up 0.9 percentage points from the same quarter in 2023. The county's unemployment rate rose 0.1 percentage point from the previous quarter. Castle Rock's unemployment rate (3.9 percent) and Parker's rate (3.7 percent) also increased year-over-year, rising by 1.1 and 1.0 percentage point, respectively.

The labor force contracted in all three geographies year-over-year. The labor force in Douglas County fell 0.8 percent year-over-year in 2Q 2024, a decrease of 1,646 people working or looking for a job. Castle Rock lost 241 workers from its labor force (-0.6 percent) and Parker lost 223 workers (-0.6 percent).

Metro Denver's unemployment rate was 3.8 percent in the second quarter of 2024, up 0.8 percentage points from the same quarter in 2023, but down 0.1 percentage points from the previous quarter. The labor force in Metro Denver fell 0.6 percent year-over-year, representing 11,532 fewer individuals working or looking for a job during the period. The Colorado and U.S. unemployment rates rose to 3.8 percent in 2Q 2024, marking a 0.7 percentage point rise in the state and a 0.4 percentage point increase in the U.S. over the year. The labor force increased 0.3 percent in Colorado and 0.6 percent nationally over the same period.

Consumer Activity

Consumer Confidence Index

The Consumer Confidence Index for the U.S. fell 6.2 percent over the year to 98.9 in the second quarter of 2024. Over the quarter, the national index decreased 7.0 percent. Analysts at The Conference Board explained that, despite a slight improvement in the outlook for business conditions, both current and future, consumers were less confident about the labor market.

Colorado is included in the Mountain Region Index, which reported a 17.7 percent decrease in confidence in the second quarter of 2024 compared with the same time last year. Over the quarter, confidence in the Mountain Region decreased 17.4 percent.



Retail Trade

Retail trade sales in Douglas County reached over \$2.7 billion in 2Q 2024, a 0.6 percent year-over-year decrease, not adjusted for inflation. Four of the 10 industry subgroups reported declines in sales year-over-year, with the largest declines reported in furniture, home furnishings, electronics, and appliance retailers (-9.9 percent), clothing, clothing accessories, shoe, and jewelry retailers (-8.5 percent), and general merchandise retailers (-2.3 percent). The largest increases were reported in food services and drinking places (+4.8 percent), motor vehicle and parts dealers (+3.0 percent) and food and beverage retailers (+1.0 percent).

Across Metro Denver, retail sales increased 1.5 percent year-over-year in the second quarter of 2024. The largest increases were reported in sporting goods, hobby, musical instrument, book, and miscellaneous retailers (+12.4 percent), followed by general merchandise retailers (+6.0 percent) and food services and drinking places (+3.0 percent). The largest decreases were reported in furniture, home furnishings, electronics, and appliance retailers (-7.7 percent) and clothing, clothing accessories, shoe, and jewelry retailers (-5.6 percent).

Retail Trade Sales (\$000s) by Industry & Municipality 2nd Quarter 2024		
Industry	Douglas County	Metro Denver
Motor Vehicle and Parts Dealers	\$472,217	\$4,095,543
Building Material and Garden Equipment and Supplies Dealers	\$215,682	\$1,531,850
Food and Beverage Retailers	\$345,034	\$3,253,275
Furniture, Home Furnishings, Electronics, and Appliance Retailers	\$136,683	\$1,011,859
General Merchandise Retailers	\$779,579	\$4,799,423
Health and Personal Care Retailers	\$93,655	\$977,688
Gasoline Stations and Fuel Dealers	\$60,843	\$595,218
Clothing, Clothing Accessories, Shoe, and Jewelry Retailers	\$145,608	\$894,852
Sporting Goods, Hobby, Musical Instrument, Book, and Misc Retailers	\$187,968	\$1,995,395
Food Services and Drinking Places	\$272,047	\$2,862,340
Total Retail Trade Sales	\$2,709,315	\$22,017,445
<i>Total Retail Trade Sales, 2Q23</i>	<i>\$2,724,380</i>	<i>\$21,702,487</i>
<i>Year-Over-Year Percent Change</i>	<i>-0.6%</i>	<i>1.5%</i>

Source: Colorado Department of Revenue.

Residential Real Estate

Existing Home Sales

Home sales fell modestly in Douglas County between the second quarters of 2023 and 2024. Over the period, existing home sales in Douglas County declined 0.3 percent, or by 6 homes, driven by a decline in single family attached home sales and offset by an increase in single family detached home sales.

Single-family detached home sales in Douglas County rose 3.1 percent over the year, rising by 48 homes during the period. Larkspur (+66.7 percent) and Lone Tree (+28.6 percent) reported the largest increases in detached home sales. Castle Pines was the only submarket to report a decrease in detached home sales, falling 13.6 percent over the year.

The number of single-family attached home sales in Douglas County fell 17.9 percent between the second quarters of 2023 and 2024, or a decline of 54 homes sold. Four of the six submarkets recorded decreases in attached home sales over the period, with the largest decline in Parker (-24.0 percent), followed by Highlands Ranch (-19.4 percent) and Castle Rock (-16.2 percent). Castle Pines and Larkspur reported the only increases in attached home sales, rising by 5 homes sold (+41.7 percent) and 1 home sold (+100.0 percent), respectively.

Existing Homes - Average Sales Price

The average price of a single-family detached home in Douglas County increased 6.2 percent over the year, rising by an average of \$52,644 to \$904,537. All six submarkets recorded over-the-year increases in detached home prices. Lone Tree reported the largest year-over-year increase of 18.2 percent, followed by Highlands Ranch (+6.7 percent) and Parker (+5.1 percent).

Single-family attached home prices decreased in Douglas County between the second quarters of 2023 and 2024. The average sale price of a single-family attached home fell 2.9 percent, or a decrease of \$14,849, to \$501,825 in Douglas County. Two of the six submarkets recorded increases in attached home prices over the year, with the largest increase recorded in Larkspur (+28.4 percent), followed by Highlands Ranch (+5.6 percent). Castle Rock (-11.7 percent) and Parker (-10.1 percent) recorded the largest decreases over the period.

Douglas County Existing Home Sales, 2nd Quarter 2024							
	Douglas County Submarkets						Douglas County
	Castle Pines	Castle Rock	Highlands Ranch	Larkspur	Lone Tree	Parker	
Home Sales							
<i>Single-Family Detached</i>							
2Q 2024	70	412	331	30	45	476	1,577
2Q 2023	81	396	297	18	35	475	1,529
<i>Single-Family Attached</i>							
2Q 2024	17	62	58	2	11	79	247
2Q 2023	12	74	72	1	12	104	301
Average Sold Price							
<i>Single-Family Detached</i>							
2Q 2024	\$1,157,986	\$850,774	\$916,373	\$1,030,183	\$1,381,612	\$812,950	\$904,537
2Q 2023	\$1,134,889	\$817,711	\$859,045	\$987,856	\$1,168,454	\$773,796	\$851,892
<i>Single-Family Attached</i>							
2Q 2024	\$573,340	\$473,702	\$581,890	\$702,500	\$646,409	\$410,401	\$501,825
2Q 2023	\$595,995	\$536,283	\$551,107	\$547,000	\$650,525	\$456,379	\$516,674

Source: DMAR

Foreclosures

Foreclosure filings in Douglas County fell 25.8 percent over the year to 46 filings during the second quarter of 2024, a decrease of 16 filings during the period. Filings decreased 9.8 percent over the quarter. Foreclosure filings in Metro Denver fell 9.2 percent over the year to 573 total filings, representing a decrease of 58 foreclosures during the period.

Building Permits

Residential building permits in Douglas County fell 44.9 percent between the second quarters of 2023 and 2024, declining by 547 units permitted. The decline was driven by a decrease in multi-family units permitted. Multi-family permits reported a 100 percent decrease in units permitted during the period, given that no multi-family projects were permitted in the quarter, while single family attached permits reported an 8.3 percent decrease, falling by 14 units permitted. Single-family detached permits decreased 6.0 percent, or 33 units, over the period.

Three of the nine submarkets reported over-the-year decreases in residential building permits. Parker reported a decline of 80.0 percent, or 481 units permitted. Castle Rock reported a decline of 63.8 percent, or 185 units permitted. Unincorporated Douglas County and Lone Tree reported the largest increases of 65 units and 50 units, respectively, over the period.

The average valuation of single-family detached units permitted in Douglas County grew 0.1 percent over the year to \$425,825, representing \$271 more per home during the period. Castle Pines recorded the highest average valuation for single-family detached homes at \$632,243, while Aurora reported the lowest valuation at \$246,953. The average valuation for single-family attached units fell 14.7 percent to \$251,892 in Douglas County.

Douglas County Residential Building Permits 2nd Quarter 2024									
	Total Units 2nd Qtr 2024	Total Units 2nd Qtr 2023	Single-Family Detached		Single-Family Attached		Multi-Family		
			Units	Avg. Valuation per Unit	Units	Avg. Valuation per Unit	Permits	Units	Avg. Valuation per Unit
Aurora	15	10	15	\$246,953	-	-	-	-	-
Castle Pines	61	62	35	\$632,243	26	\$232,263	-	-	-
Castle Rock	105	290	104	\$554,229	1	\$318,405	-	-	-
Highlands Ranch	-	-	-	-	-	-	-	-	-
Larkspur	-	-	-	-	-	-	-	-	-
Littleton	-	-	-	-	-	-	-	-	-
Lone Tree	50	-	48	\$398,601	2	\$257,229	-	-	-
Parker	120	601	60	\$486,992	60	\$312,961	-	-	-
Unincorp. Douglas	320	255	255	\$346,379	65	\$202,184	-	-	-
Total Douglas County	671	1,218	517	\$425,825	154	\$251,892	-	-	-

Note: Excludes permits for residential construction activity that does not affect overall housing inventory. Source: Douglas County and individual municipalities.

Commercial Real Estate

Office Market

The vacancy rate for the office market in Douglas County rose 0.8 percentage points to 15.2 percent between the second quarters of 2023 and 2024. The vacancy rate increased in two of the six submarkets and decreased in two submarkets. Castle Rock had the largest increase of 1.4 percentage points, followed by Highlands Ranch (+0.5 percentage points). Parker reported the largest decrease of 1.4 percentage points, followed by Lone Tree which decreased by 0.7 percentage points. Highlands Ranch reported the highest vacancy rate among submarkets of 19.6 percent in 2Q 2024, while Castle Pines reported the lowest vacancy rate of 3.5 percent. The office market vacancy rate in Metro Denver was 14.5 percent in the second quarter of 2024, an increase of 1.6 percentage points from the same period in 2023.

The average lease rate in Douglas County fell 0.2 percent to \$27.33 per square foot between the second quarters of 2023 and 2024. Castle Rock and Highlands Ranch reported the only increases in the average lease rate among submarkets, rising 5.9 percent to \$29.06 per square foot and 1.8 percent to \$32.49 per square foot, respectively. Castle Pines reported the largest drop in rent of the six submarkets, falling 18.6 percent to \$30.92 per square foot. The average lease rate in Metro Denver decreased 0.5 percent to \$30.94 per square foot, \$3.61 higher than the lease rate in Douglas County.

Industrial Market

The industrial market vacancy rate in Douglas County was 2.9 percent in the second quarter of 2024, down 2.6 percentage points from the second quarter of 2023. Parker reported the highest vacancy rate of 10.6 percent, a decrease of 1.5 percentage points over the year. Castle Rock reported the lowest vacancy rate of 4.7 percent. Metro Denver reported a vacancy rate of 7.9 percent in the second quarter of 2024, up 1.5 percentage points from the same period in 2023.

The average lease rate for the industrial market in Douglas County decreased 3.7 percent over the year to \$13.38 per square foot in the second quarter of 2024. Castle Rock and Parker were the only submarkets to report average lease rates in 2Q 2024, with Castle Rock's rate falling 4.5 percent to \$13.27, and Parker's rate rising 10.8 percent to \$13.20. Metro Denver reported an industrial lease rate of \$11.40 per square foot, an increase of 7.1 percent and \$1.98 lower than the rate in Douglas County in the second quarter of 2024.

Flex Market

Douglas County reported a flex vacancy rate of 3.4 percent in the second quarter of 2024, up 0.6 percentage points from the same time last year. Two submarkets recorded increases in the flex market vacancy rate, led by Castle Rock, where the vacancy rate rose 8.0 percentage points to 8.9 percent. Metro Denver reported a vacancy rate of 7.5 percent in the second quarter of 2024, up 1.2 percentage points from the same time last year.

The average flex lease rate in Douglas County rose 19.9 percent to \$18.89 per square foot between the second quarters of 2023 and 2024. Castle Rock and Parker reported the only increases over the year of 21.2 percent and 18.9 percent, respectively. Lone Tree and Highlands Ranch reported the largest decreases in the average lease rate, falling 4.3 percent and 3.6 percent, respectively. Metro Denver reported a 5.3 percent increase in the flex lease rate between the second quarters of 2023 and 2024, rising to \$16.37 per square foot during the period.

Retail Market

The retail vacancy rate in Douglas County fell 0.2 percentage points to 2.3 percent between the second quarters of 2023 and 2024. Two of the six submarkets reported increases in the vacancy rate. Parker reported the largest increase in the vacancy rate, rising 0.5 percentage points to 1.6 percent, followed by Castle Rock which rose 0.2 percentage points to 2.6 percent. Retail vacancies in Metro Denver remained unchanged at 3.9 percent during the period.

The average lease rate in Douglas County fell 6.3 percent over the year to \$24.63 per square foot in the second quarter of 2024. Castle Rock reported the largest over-the-year increase of 8.1 percent, followed by Castle Pines (+6.4 percent). Highlands Ranch reported the largest decline, falling 18.4 percent to \$25.20 per square foot during the period, followed by Lone Tree (-10.3 percent), and Parker (-3.4 percent). The retail lease rate in Metro Denver rose 0.5 percent over the year to \$20.72 per square foot, \$3.91 below the level in Douglas County.

Commercial Real Estate *continued*

Douglas County Commercial Vacancy and Lease Rates by Property Type 2nd Quarter 2024						
	Total Existing Sq. Footage		Vacancy Rate		Avg. Lease Rate (per sq. ft.)	
	2nd Qtr 2024	2nd Qtr 2023	2nd Qtr 2024	2nd Qtr 2023	2nd Qtr 2024	2nd Qtr 2023
Office						
Castle Pines	57,986	57,986	3.5%	-	\$30.92	\$37.98
Castle Rock	1,324,289	1,324,289	4.4%	3.0%	\$29.06	\$27.44
Highlands Ranch	2,060,789	2,060,789	19.6%	19.1%	\$32.49	\$31.92
Larkspur	27,953	27,953	-	-	-	-
Lone Tree	3,422,795	3,422,795	8.3%	9.0%	\$28.44	\$29.31
Parker	1,256,620	1,256,620	9.5%	10.9%	\$26.87	\$28.70
Total Douglas County	14,144,107	14,144,107	15.2%	14.4%	\$27.33	\$27.39
Metro Denver	205,670,117	204,116,122	14.5%	12.9%	\$30.94	\$31.11
Industrial						
Castle Pines	-	-	-	-	-	-
Castle Rock	1,555,738	1,489,595	4.7%	11.4%	\$13.27	\$13.89
Highlands Ranch	450,277	450,277	-	6.9%	-	-
Larkspur	30,509	30,509	-	-	-	-
Lone Tree	36,686	36,686	-	-	-	-
Parker	1,119,043	1,102,588	10.6%	12.1%	\$13.20	\$11.91
Total Douglas County	8,614,381	8,491,783	2.9%	5.5%	\$13.38	\$13.90
Metro Denver	266,520,200	258,600,091	7.9%	6.4%	\$11.40	\$10.64
Flex						
Castle Pines	-	-	-	-	-	-
Castle Rock	361,041	300,950	8.9%	0.9%	\$23.03	\$19.00
Highlands Ranch	351,307	351,307	-	-	\$15.43	\$16.00
Larkspur	-	-	-	-	-	-
Lone Tree	156,116	156,116	3.9%	2.0%	\$13.50	\$14.11
Parker	258,348	228,471	4.9%	8.4%	\$23.98	\$20.17
Total Douglas County	2,808,770	2,718,802	3.4%	2.8%	\$18.89	\$15.75
Metro Denver	49,423,530	49,004,397	7.5%	6.3%	\$16.37	\$15.55
Retail						
Castle Pines	316,693	312,205	0.9%	0.9%	\$24.00	\$22.55
Castle Rock	4,304,408	4,261,948	2.6%	2.4%	\$26.02	\$24.08
Highlands Ranch	3,623,312	3,623,312	2.1%	3.0%	\$25.20	\$30.88
Larkspur	28,463	28,463	-	-	-	-
Lone Tree	4,441,710	4,441,710	3.1%	3.5%	\$32.69	\$36.45
Parker	4,717,548	4,688,034	1.6%	1.1%	\$22.50	\$23.28
Total Douglas County	19,179,432	19,102,970	2.3%	2.5%	\$24.63	\$26.29
Metro Denver	181,995,132	181,489,161	3.9%	3.9%	\$20.72	\$20.62

Note: Vacancy rate and average lease rate are for direct space only (excludes sublet space). Industrial and retail lease rates are triple-net. N/A indicates non-applicable; - indicates no data. Source: CoStar Realty Information, Inc.

Nonresidential Development Activity

Douglas County building officials issued permits for at least 152,865 square feet of nonresidential space valued at approximately \$26 million during the second quarter of 2024. The largest project was a medical office building in Highlands Ranch that will add 131,038 square feet of space valued at nearly \$18.9 million.

Douglas County Commercial Building Permits Issued 2nd Quarter 2024			
Jurisdiction	Project Description	Valuation	Total Sq. Ft.
Larkspur	Jellystone Park Building	\$1,050,400	1,128
Parker	Kum & Go Convenience Store	\$1,730,000	3,964
Parker	Parker Task Force Addition	\$1,300,000	5,560
Parker	Ziggi's Coffee Shop	\$813,867	624
Parker	Scooter's Coffee Kiosk	\$812,682	664
Parker	Panda Express Restaurant	\$800,000	2,600
Uninc.	McDonald's Restaurant	\$478,120	4,285
Uninc.	Valvoline Instant Oil Change Store	\$149,650	3,002
Uninc.	Medical Office Building	\$18,869,472	131,038

Source: Douglas County and individual municipalities.

Certificates of completion or occupancy were issued for 186,704 square feet of nonresidential space during the second quarter of 2024, a slight decrease of 1,223 square feet from the same period last year. The largest project now ready for occupancy is the new Floor & Décor store in Lone Tree adding over 78,400 square feet of space.

DC Commercial Certificates of Occupancy Issued 2nd Quarter 2024		
Jurisdiction	Project Description	Total Sq. Ft.
Castle Rock	Los Dos Potrillos Mexican Restaurant	8,242
Castle Pines	Service Street Automotive	4,488
Castle Rock	Service Street Automotive Repair	4,267
Castle Pines	Cobblestone Express Car Wash	3,564
Lone Tree	New Floor & Decor Store	78,470
Lone Tree	Ridgegate East Station Garage	72,600
Parker	New Horizon Academy	12,985
Parker	Valvoline Instant Oil Change	2,088

Source: Douglas County and individual municipalities.

Provided by:

Douglas County Department of Community Development
100 Third St.; Castle Rock, CO 80104
303-660-7460; www.douglas.co.us

Prepared by:

Metro Denver Economic Development Corporation
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