

8/4/2026

The Courtyard at Castle Rock Parking Lot-Project Narrative

The Courtyard at Castle Rock is a mixed-use retail and office building located at 333-399 Perry street. For years we have rented a parking lot for supplemental parking at 415 Perry street. It is our understanding, that the owner of that property, also know as the Old City Hotel, is nearing permit approval to develop that lot. We are told that they were granted a parking waiver that will allow them to avoid building any public parking spots as part of that project. We will therefore lose half of the parking for our building, which is home to 40 businesses in the heart of downtown Castle Rock.

Therefore, the owner of the Courtyard at Castle Rock, 2331 W. Hampden LLC dba Courtyard at Castle Rock, is under contract to purchase 404 Perry street with the aim of converting it to a surface parking lot for the use of our Tenants and customers.

The lot at 404 Perry street is vacant, not very well maintained, and often discussed as an eyesore on local social media groups and elsewhere.

There is a small, 988 square foot building on it, which is not registered with the Castle Rock Historical Society, and one storage shed. Both are in very poor condition and not serving any utility. We would like to demolish these structures and pave the lot, resulting in forty (40) parking spots.

As we are under contract for a very costly purchase of 404 Perry, we would appreciate an expedited pre-development meeting to review our site plan and discuss what would be required of us, what restrictions or limitations we are likely to encounter, if any, and what, if any, incentives may be available to us if we were to provide additional public parking.

Thank you,



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