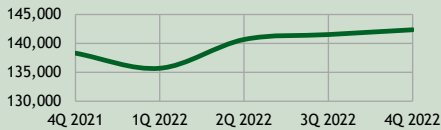


Summary

Employment

142,350

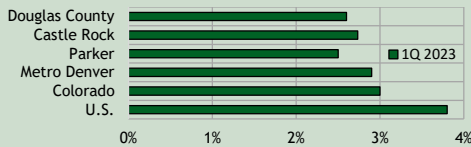
Up 2.9% from 4Q 2021



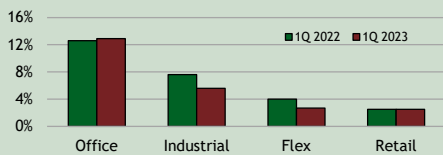
Unemployment Rate

2.6%

Down 0.4% percentage points from 1Q 2022



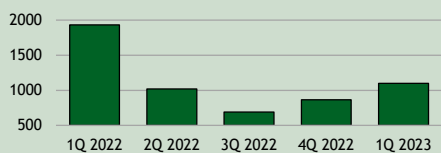
Commercial Vacancy Rates



Residential Units Permitted

1,099

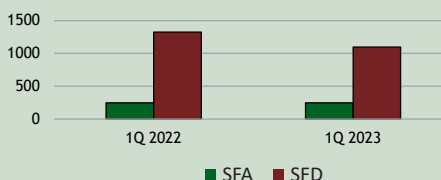
Down 43.1% from 1Q 2022



Existing Home Sales

1,340

Down -47.7% from 4Q 2021



Executive Summary

Economic conditions were mixed in Douglas County in the first quarter of 2023. Employment and retail sales indicators reported growth across the county, while both residential and commercial real estate markets remained slow amid high interest rates and continued struggles for office properties.

Employment in Douglas County increased 2.9 percent year over year in the final quarter of 2022. Across supersectors, wholesale trade reported the largest increase in employment, while the largest decrease was reported in financial activities.

The unemployment rate in Douglas County was 2.6 percent in the first quarter of 2023. Douglas County had the second-lowest unemployment rate among seven counties in Metro Denver, behind only Boulder County at 2.5 percent. The labor force in Douglas County reached an all-time high of nearly 209,600 people in the first quarter of 2023, increasing 1.4 percent year over year.

Retail trade activity, which is not adjusted for inflation, increased 24.7 percent year over year in the first quarter of 2023, driven largely by an increase in general merchandise retailers. Across Metro Denver, retail trade activity increased 7.8 percent.

Home sales in Douglas County fell nearly 15 percent between the first quarters of 2022 and 2023, driven by decreases in detached home sales in Larkspur, Castle Rock, and Lone Tree. Home prices in Douglas County decrease for both attached and detached homes. In the first quarter of 2023, the average sale price for attached homes fell 1.0 percent year over year to \$495,436, while detached home prices fell 3.3 percent to \$817,396.

Residential building permits were also down in the first quarter of 2023, with a decrease of 43.1 percent compared with the same quarter in 2022.

Douglas County's commercial real estate market was mixed in the first quarter of 2023, with continued challenges in the office market. The vacancy rate for office properties was 12.9 percent, up 0.3 percentage points year over year, while the industrial and flex markets both decreased, falling to 5.6 percent and 0.7 percent, respectively. The retail vacancy rate remained unchanged year over year at 2.5 percent.

Economic Headlines

- According to data from the U.S. Census Bureau, Castle Rock reported the fastest-growing population among Colorado cities with 50,000 or more residents from 2020 to 2022. The city's population grew by 9.6 percent during that time, ranking 22nd nationwide.
- Utility Global opened a hydrogen fuel lab in Douglas County in May and plans to hire 25 people to staff the facility by the end of 2023. The lab will be used to refine steel mill air emission and other industrial waste into fuel. Company officials hope to hire 25 people by the end of 2023.
- Great Divide Brewing, in partnership with Vibe Concepts, plans to open a second location of its Great Divide Brewery & Roadhouse. The new location is planned to open in Lone Tree by the end of 2023 and will have capacity for over 300 people. The first location, which opened in 2020, is located in Castle Rock.



Employment Activity

Employment in Douglas County increased 2.9 percent between the fourth quarters of 2021 and 2022, rising by 4,047 jobs year over year. Ten of the 13 supersectors reported increases in employment during the period, with the largest increase reported in wholesale trade (+15.2 percent), leisure and hospitality (+8.6 percent), and manufacturing (+7.2 percent). Financial activities reported the largest year-over-year decrease of 3.9 percent, followed by retail trade (-1.3 percent).

Employment in Metro Denver increased 3.3 percent between the fourth quarters of 2021 and 2022. Eleven of the 13 supersectors reported year-over-year increases, led by leisure and hospitality (+7.1 percent), wholesale trade (+5.8 percent), and transportation, warehousing, and utilities (+5.5 percent). Mining and logging reported the largest decrease of 3.8 percent, or 493 workers.

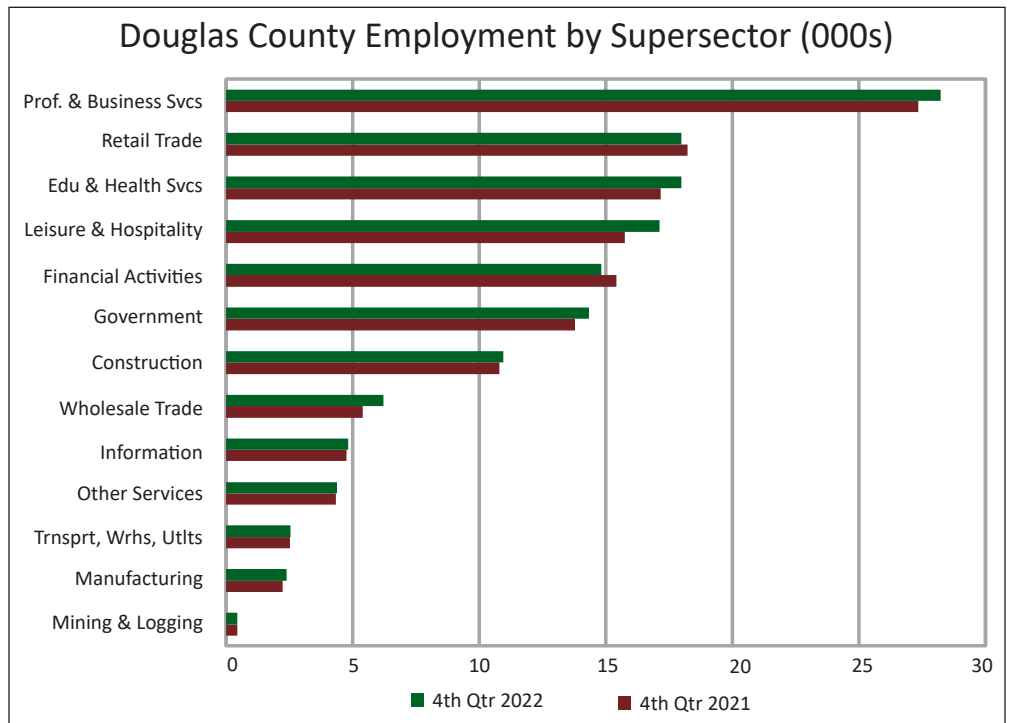
Unemployment

The Douglas County unemployment rate was 2.6 percent in the first quarter of 2023, down 0.4 percentage points from the first quarter of 2022. However, the county unemployment rate increased 0.3 percentage points from the previous quarter, likely due to an uptick in the labor force combined with a slight uptick in unemployment during the first two months of the year. Castle Rock's unemployment rate (2.7 percent) and Parker's rate (2.5 percent) also decreased year over year, falling 0.6 percentage points and 0.4 percentage points, respectively.

The labor force increased in all three areas year over year. The labor force in Douglas County rose 1.4 percent year over year in the first quarter of 2023, an increase of 2,845 people working or looking for a job. Castle Rock added 476 people to its labor force, an increase of 1.2 percent between the first quarters of 2022 and 2023. During the same period, Parker added 492 people to the labor force, or an increase of 1.4 percent.

Unemployment Rates		
	1st Qtr 2023	1st Qtr 2022
Douglas County	2.6%	3.0%
Castle Rock	2.7%	3.3%
Parker	2.5%	2.9%
Metro Denver	2.9%	3.7%
Colorado	3.0%	3.9%
U.S.	3.8%	4.1%

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



Metro Denver's unemployment rate was 2.9 percent in the first quarter of 2023, a decrease of 0.8 percentage points year over year, but an increase of 0.3 percentage points from the previous quarter. The labor force in Metro Denver rose 1.0 percent year over year, representing 19,533 more individuals working or looking for a job during the period.

Colorado's unemployment rate fell 0.9 percentage points to 3.0 percent between the first quarters of 2022 and 2023 and the state's labor force increased 1.1 percent. The U.S. unemployment rate fell 0.3 percentage points year over year to 3.8 percent, and the labor force increased by 1.5 percent during the same period.

Manpower Employment Outlook Survey (MEOS)

The MEOS revealed that American employers were cautiously optimistic ahead of the second quarter of 2023, as hiring expectations increased slightly from the previous quarter. The U.S. net employment outlook, which reflects the difference in the percent of companies hiring versus laying off, was 30.0 percent ahead of the second quarter of 2023, down 5.0 percentage points year over year but up 1.0 percentage point from the previous quarter. Across the nation, 46.0 percent of companies plan to hire in the second quarter of 2023, down 3.0 percentage points year over year, but up 1.0 percentage point from the previous quarter.

Companies planning to lay off increased 2 percentage points year over year to 16 percent, while the number of companies planning no change remained at 34 percent in the first quarter of 2023.

The West region, which includes Colorado, reported the second-lowest net employment outlook of the four U.S. regions at 29 percent. Second quarter net employment in the West was down 13 percentage points year over year and fell 4 percentage points from the previous quarter.

Manpower Net Employment Outlook							
	2nd Qtr 2023	1st Qtr 2023	2nd Qtr 2022	YTD 2023	YTD 2022	Ann Avg 2018	Ann Avg 2013
West Region	29%	33%	42%	31%	45%	-	-
National	30%	29%	35%	30%	38%	19%	12%

Retail Trade

Total retail sales in Douglas County reached nearly \$2.8 billion in the first quarter of 2023, a 24.7 percent year-over-year increase, not adjusted for inflation. Eight of the 10 industry subgroups reported increases in sales year over year, led by General Merchandise Retailers (+80.4 percent) and Clothing, Clothing Accessories, Shoe, and Jewelry Retailers (+25.7 percent). Building Materials and Garden Equipment and Supplies Dealers reported the largest decline of 19.7 percent year over year.

Across Metro Denver, retail sales increased 7.8 percent year over year in the first quarter of 2023. The largest increases were reported in Clothing, Clothing Accessories, Shoe, and Jewelry Retailers (+18.5 percent) and General Merchandise Retailers (+17.4 percent).

Retail Trade Sales (\$000s) by Industry & Municipality, 1st Qtr 2023		
Industry	Douglas County	Metro Denver
Motor Vehicle and Parts Dealers	\$411,524	\$3,895,739
Bldg. Material and Garden Equipment and Supplies Dealers	\$153,168	\$1,083,062
Food and Beverage Retailers	\$321,206	\$3,105,824
Furniture, Home Furnishings, Electronics, and Appliance Retailers	\$144,506	\$1,044,669
General Merchandise Retailers	\$1,050,230	\$4,564,734
Health and Personal Care Retailers	\$87,990	\$973,841
Gasoline Stations and Fuel Dealers	\$56,406	\$609,494
Clothing, Clothing Accessories, Shoe, and Jewelry Retailers	\$135,102	\$808,251
Sporting Goods, Hobby, Musical Instrument, Book, and Misc Retailers	\$184,713	\$1,729,471
Food Services and Drinking Places	\$225,076	\$2,399,856
Total Retail Trade Sales	\$2,769,920	\$20,214,942
<i>Total Retail Trade Sales, 1st Qtr 2022</i>	<i>\$2,221,095</i>	<i>\$18,757,716</i>
Year-Over-Year Percent Change	24.7%	7.8%

Source: Colorado Department of Revenue

Consumer Activity

Consumer Confidence Index

The Consumer Confidence Index for the U.S. decreased 3.4 percent year over year to 104.5 in the first quarter of 2023. Over the quarter, the national index increased 0.3 percent, reporting the second quarterly increase after a string of five consecutive quarterly declines.

At the end of the first quarter, analysts at The Conference Board stated that consumers were a bit more confident about the future, but slightly less optimistic about the current landscape.

Colorado is included in the Mountain Region Index and the area reported a 4.2 percent decrease in confidence in the fourth quarter of 2023 compared with the same time last year. Over the quarter, confidence in the Mountain Region increased 3.6 percent, following a 7.1 percent increase in the fourth quarter of 2022.

Residential Real Estate

- Douglas County saw the largest increase in property values among Metro Denver counties in their biannual assessment. The median residential home price increase in Douglas County was 47 percent between January 2021 and June 2022.
- Two ranch properties near the town of Sedalia are being redeveloped into luxury housing. The Keep is a new gated luxury home community of 64 environmentally friendly plots that sit on a 1,100-acre piece of land that was formerly a cattle ranch. Remuda Ranch, located 12 miles south of Sedalia and adjacent to the historic Wiens Ranch, offers 90 lots ranging from a quarter acre to 2 acres in size.

Existing Home Sales

Total home sales fell in Douglas County between the first quarter of 2022 to the first quarter of 2023. Over the period, existing home sales in Douglas County fell 14.7 percent, or by 231 homes. This decline was driven by single-family detached home sales, which fell 17.4 percent year over year, or by 230 homes during the period. All six submarkets reported decreases in detached home sales, with the largest decreases in Larkspur (-58.8 percent), Castle Rock (-27.1 percent), and Lone Tree (-25.9 percent).

Single-family attached home sales in Douglas County decreased by 0.4 percent, or by 1 home, between the first quarter of 2022 and 2023. Four of the six submarkets recorded decreases in attached sales, with the largest decreases in Lone Tree (-47.9 percent) and Castle Rock (-24.6 percent).

Existing Homes - Average Sales Price

Home prices declined in Douglas County between the first quarters of 2022 and 2023. The average sale price of a single-family detached home fell 3.3 percent, or \$28,118, to \$817,396 in Douglas County. Four of the six submarkets recorded year-over-year decreases in detached home prices, with the largest decreases recorded in Larkspur (-14.2 percent) and Parker (-10.8 percent). Castle Rock and Highlands Ranch reported the only increases in detached home prices, with increases of 5.4 percent and 2.9 percent, respectively. Lone Tree and Larkspur recorded the highest average sale prices among the submarkets, both reaching average sale prices above \$1 million, while Parker recorded the lowest average price of \$729,296.

The average price of a single-family attached home in Douglas County fell 1.0 percent year over year, or by \$4,752 to \$495,436. Three of the five submarkets with attached home sales in the first quarter of 2023 recorded year-over-year increases in home prices, with the greatest appreciation recorded in Lone Tree (+11.8 percent), followed by Parker (+9.6 percent). Castle Pines and Castle Rock recorded year over year price decreases, declining by 16.3 percent and 11.0 percent, respectively. Lone Tree recorded the highest average sale price of \$636,841 in the first quarter of 2023, while Parker recorded the lowest average sale price of \$460,511. *continued on the next pg.*

Douglas County Existing Home Sales, 1st Qtr 2023

	Douglas County Submarkets						Total
	Castle Pines	Castle Rock	Highlands Ranch	Larkspur	Lone Tree	Parker	Douglas County
Home Sales							
Single-Family Detached							
1st Qtr 2023	50	307	193	14	20	365	1,095
1st Qtr 2022	54	421	238	34	27	394	1,325
Single-Family Attached							
1st Qtr 2023	7	52	55	0	11	92	245
1st Qtr 2022	1	69	64	2	21	73	246
Average Sold Price							
Single-Family Detached							
1st Qtr 2023	\$998,324	\$835,598	\$823,430	\$1,011,505	\$1,169,527	\$729,296	\$817,396
1st Qtr 2022	\$1,095,213	\$793,085	\$800,153	\$1,179,435	\$1,223,280	\$817,576	\$845,514
Single-Family Attached							
1st Qtr 2023	\$608,614	\$477,021	\$540,135	-	\$636,841	\$460,511	\$495,436
1st Qtr 2022	\$727,280	\$535,755	\$527,425	\$551,500	\$569,690	\$420,230	\$500,188

Source: Denver Metro Association of Realtors

Foreclosures

Foreclosure filings in Douglas County increased 32.6 percent year over year to 57 filings during the first quarter of 2023, up from 43 filings. Filings increased 46.2 percent between the fourth quarter of 2022 and the first quarter of 2023.

Foreclosure filings in Metro Denver increased 15.9 percent year over year to 662 total filings, representing an increase of 91 foreclosures during the period.

Building Permits

Residential building permits in Douglas County decreased 43.1 percent between the first quarters of 2022 and 2023, falling by 832 units permitted. Single-family detached permits reported a 53.1 percent decrease during the period, falling by 516 units, while condominiums/townhomes reported a decrease of 83.4 percent, or by 441 units permitted. Multi-family units permitted increased by 29 percent between the first quarters of 2022 and 2023, or an increase of 125 units permitted.

Eight of the nine submarkets reported either no units permitted or a year-over-year decrease in residential building permits, with the largest decrease reported in Castle Pines (-91.7 percent), followed by Aurora (-72.6 percent) and Castle Rock (-67.2 percent). Highlands Ranch, Larkspur, Littleton, and Lone Tree all reported zero residential building permits in the first quarter of 2023, unchanged from the first quarter of 2022. Parker was the only submarket to report an increase of 69.9 percent.

continued on the next pg.

Douglas County Residential Building Permits, 1st Qtr 2023

	Total Units 1st Qtr 2023	Total Units 1st Qtr 2022	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	17	62	17	\$242,006	-	-	-	-	-
Castle Pines	35	420	21	\$675,188	14	\$317,994	-	-	-
Castle Rock	102	311	102	\$476,690	-	-	-	-	-
Highlands Ranch	-	-	-	-	-	-	-	-	-
Larkspur	-	-	-	-	-	-	-	-	-
Littleton	-	-	-	-	-	-	-	-	-
Lone Tree	-	-	-	-	-	-	-	-	-
Parker	491	289	142	\$440,437	49	\$315,911	1	300	20,434
Unincorporated Douglas	454	849	173	\$355,164	25	\$199,597	10	256	117,133
Total Douglas County	1,099	1,931	455	\$419,562	88	\$283,199	11	556	\$64,957

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

Residential Real Estate *continued from pg. 4*

The average valuation of single-family detached units permitted rose 13.6 percent year over year to \$419,562, representing \$50,331 more per home during the period. Castle Pines recorded the highest average valuation for single-family detached homes at \$675,188, while Aurora reported the lowest valuation at \$242,006. The average valuation for single-family attached units increased by 31.3 percent to \$283,199 in Douglas County, with valuations ranging from a low of \$199,597 in unincorporated Douglas County to a high of \$317,994 in Castle Pines.

Commercial Real Estate

Note: lease rates for industrial, flex, and retail property are triple-net; office rates are full-service.

Office Market

The vacancy rate for the office market in Douglas County rose 0.3 percentage points to 12.9 percent between the first quarters of 2022 and 2023. All five submarkets that reported a value recorded decreases in the vacancy rate, with Castle Pines recording the largest decrease of 5.2 percentage points. The vacancy rate in Metro Denver increased 0.5 percentage points to 12.7 percent during the period.

The average lease rate in Douglas County was \$26.99 per square foot in the first quarter of 2023, up 0.5 percent from the same period in 2022. Highlands Ranch reported the only increase in the lease rate, rising 4.8 percent year over year. Parker reported the largest decrease of 14.5 percent, followed by Lone Tree (-4.8 percent) and Castle Pines (-1.1 percent). The average lease rate in Metro Denver increased 4.8 percent to \$31.07 per square foot, \$4.08 higher than the lease rate in Douglas County.

Industrial Market

The industrial market vacancy rate in Douglas County was 5.6 percent in the first quarter of 2023, down 2 percentage points from the first quarter of 2022. Highlands Ranch reported the largest year-over-year decrease in the industrial vacancy rate, falling 11.6 percentage points, while Parker reported the only increase, rising 2.2 percentage points.

Metro Denver reported a vacancy rate of 6 percent in the first quarter of 2023, a 1.1 percentage point increase from the same time last year.

The average lease rate for the industrial market in Douglas County increased 11.6 percent year over year to \$13.27 per square foot in the first quarter of 2023. Only two of the submarkets reported lease rates in the first quarters of 2022 and 2023. Castle Rock reported an industrial lease rate increase of 39 percent, while Parker reported a decrease of 6.7 percent. Metro Denver reported an industrial lease rate of \$10.11 per square foot, an increase of 5.3 percent and \$3.16 lower than the rate in Douglas County in the first quarter of 2022.

Flex Market

Douglas County reported a flex vacancy rate of 2.7 percent in the first quarter of 2023, down 1.3 percentage points from the same time last year. Parker was the only submarket to report an increase in the vacancy rate, rising by 3.5 percentage points over the year. Metro Denver reported a vacancy rate of 6.7 percent in the first quarter of 2023, down 0.4 percentage points from the same time last year.

The average flex lease rate in Douglas County decreased 1.2 percent to \$12.39 per square foot between the first quarters of 2022 and

2023. Highlands Ranch reported the only year-over-year increase, rising 25 percent to \$16.00 per square foot. Metro Denver reported a 3.9 percent increase in the flex rate between the first quarters of 2022 and 2023, rising to \$15.26 per square foot during the period.

Retail Market

The retail vacancy rate in Douglas County remained unchanged at 2.5 percent in the first quarters of 2022 and 2023. Three of the five submarkets with lease rates recorded decreases in the vacancy rate. Castle Pines reported the largest year-over-year decrease in the vacancy rate, falling 0.9 percentage points to 1.4 percent, followed by Highlands Ranch and Parker (-0.2 percentage points). Castle Rock and Lone Tree recorded year-over-year increases in the vacancy rate. Retail vacancy in Metro Denver fell 0.4 percentage points to 4 percent.

The average lease rate in Douglas County rose 7.9 percent year over year to \$25.80 per square foot in the first quarter of 2023. Rates ranged from a 41 percent increase in Highlands Ranch to a 23.2 percent decrease in Larkspur, and from \$21.40 per square foot in Parker to \$41.67 in Larkspur. The retail lease rate in Metro Denver rose 4 percent year over year to \$20.38 per square foot, \$5.42 below the level in Douglas County.

see table on the next pg.



Douglas County Commercial Vacancy and Lease Rates by Property Type, 1st Qtr 2023						
	Total Existing Sq. Footage		Vacancy Rate		Avg. Lease Rate (per sq. ft.)	
	1st Qtr 2023	1st Qtr 2022	1st Qtr 2023	1st Qtr 2022	1st Qtr 2023	1st Qtr 2022
Office						
Castle Pines	55,102	55,102	0.3%	5.5%	\$31.48	\$31.84
Castle Rock	1,339,764	1,339,764	2.5%	4.4%	\$27.71	\$27.93
Highlands Ranch	2,007,221	1,995,627	19.8%	21.6%	\$31.89	\$30.42
Larkspur	27,953	27,953	-	-	-	-
Lone Tree	3,425,816	3,232,513	6.7%	7.0%	\$28.65	\$30.08
Parker	1,307,493	1,307,493	9.3%	9.5%	\$28.32	\$33.13
Total Douglas County	14,173,753	13,968,856	12.9%	12.6%	\$26.99	\$26.86
Metro Denver	203,177,091	202,434,435	12.7%	12.2%	\$31.07	\$29.65
Industrial						
Castle Pines	-	-	-	-	-	-
Castle Rock	1,247,255	1,247,255	4.4%	6.8%	\$13.26	\$9.54
Highlands Ranch	450,277	450,277	7.2%	18.8%	-	-
Larkspur	30,509	30,509	-	-	-	-
Lone Tree	36,686	36,686	-	-	-	-
Parker	1,064,488	888,863	12.2%	10.0%	\$11.91	\$12.76
Total Douglas County	8,435,261	8,129,636	5.6%	7.6%	\$13.27	\$11.89
Metro Denver	254,137,292	244,732,877	6.0%	4.9%	\$10.11	\$9.60
Flex						
Castle Pines	-	-	-	-	-	-
Castle Rock	287,444	287,444	0.1%	0.1%	-	\$13.00
Highlands Ranch	337,987	337,987	-	-	\$16.00	\$12.00
Larkspur	-	-	-	-	-	-
Lone Tree	137,236	137,236	2.2%	5.2%	\$13.29	\$15.01
Parker	241,601	215,269	3.5%	0.0%	\$12.00	\$16.00
Total Douglas County	2,618,192	2,591,860	2.7%	4.0%	\$12.39	\$12.54
Metro Denver	48,706,188	47,964,315	6.7%	7.1%	\$15.26	\$14.69
Retail						
Castle Pines	310,696	310,696	1.4%	2.3%	\$22.52	\$22.20
Castle Rock	4,219,181	4,211,056	2.4%	2.1%	\$25.01	\$25.71
Highlands Ranch	3,505,520	3,497,105	2.8%	3.0%	\$30.57	\$21.68
Larkspur	25,203	25,203	-	-	\$32.00	\$41.67
Lone Tree	4,436,789	4,436,789	3.7%	3.6%	\$34.36	\$29.78
Parker	4,592,494	4,560,567	1.1%	1.3%	\$21.96	\$21.40
Total Douglas County	19,010,070	18,931,328	2.5%	2.5%	\$25.80	\$23.91
Metro Denver	175,512,950	174,620,303	4.0%	4.4%	\$20.38	\$19.59

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 nearly 84,000 sq. ft. of non-residential space valued at approximately \$10.4 million during the first quarter of 2023. The highest valued project was the Veterinary Center of Parker, valued at \$3.6 million. Other notable projects, included building #1 and #2 at Castleton Center in unincorporated Douglas County, adding a combined 24,445 sq. ft., the 20,259-square-foot Super Star Car Wash in Parker, and the Storhaus Garage in Castle Rock, adding 11,720 sq. ft.

Certificates of completion or occupancy were issued for 31,540 sq. ft. of nonresidential space during the first quarter of 2023. The largest project now ready for occupancy is the Primrose School in unincorporated Douglas County.

*Source for both tables: Douglas County and individual municipalities. *Includes all certificates, except remodels, pools and additions that do not add to square footage.*

DC Commercial Building Permits Issued, 1st Qtr 2023			
Jurisdiction	Project Description	Valuation	Sq. Ft.
Parker	Veterinary Center of Parker	\$3,627,048	10,378
Unincorporated	Office/Warehouse	\$1,684,266	15,220
Parker	Super Star Car Wash	\$1,500,000	20,259
Castle Rock	Storhaus Garage	\$1,322,602	11,720
Unincorporated	Office/Warehouse	\$873,020	9,225
Unincorporated	Commercial Bldg. #E	\$742,826	10,026
Unincorporated	Practice Tee Pavilion - Castle Pines Golf Club	\$312,317	3,000
Unincorporated	Golf Instruction Center	\$250,254	2,375
Unincorporated	6 Bay Garage	\$59,445	1,592
DC Commercial Certificates of Occupancy Issued, 1st Qtr 2023			
Jurisdiction	Project Description	Sq. Ft.	
Unincorporated	Primrose School	14,446	
Castle Pines	Canyons Apartments Clubhouse	8,696	
Parker	Vantage Point II Clubhouse	4,135	
Parker	Murphy Express	2,824	
Castle Pines	Canyons Apartments Mail Bldg. #16	1,438	
Parker	Westcreek Condos Detached Parking Garage	N/A	