

Douglas County Economic Development

Quarterly Report – 2nd Quarter 2025

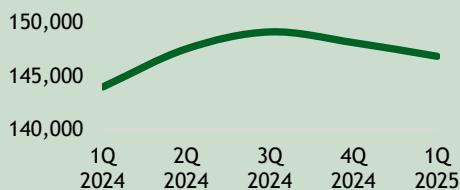


Summary

Employment

1Q 2025: 146,806

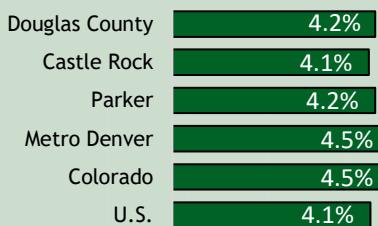
Up 2.0% from 1Q 2024



Unemployment Rate

2Q 2025: 4.2%

Up 0.5 percentage points from 2Q 2024



Existing Home Sales

2Q 2025: 1,999

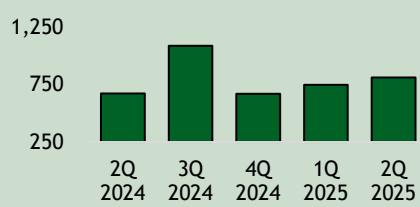
Up 7.9% from 2Q 2024



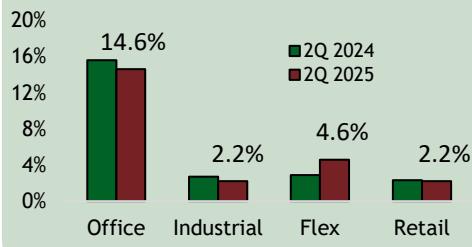
Residential Building Permits

2Q 2025: 810

Up 20.7% from 2Q 2024



Commercial Vacancy Rates



High Line Canal Trail in Highlands Ranch



Department of Community Development

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Executive Summary

Douglas County's economy entered 2025 on solid footing, with most indicators outperforming regional trends despite a general slowing of economic activity both locally and nationally. Employment rose in the first quarter, led by gains in government and education and health services. While the unemployment rate increased over the year in early 2025, it remained the lowest among Metro Denver counties. Consumer activity held strong, with retail trade rising in the second quarter of 2025, fueled by higher sales in motor vehicles, health and personal care, and sporting goods retailers. The housing market rebounded in terms of sales but was slightly weaker in terms of prices. Commercial real estate improved with vacancies declining across all market segments except flex properties and lease rates rising across the board.

Employment in Douglas County increased 2.0% year-over-year in the first quarter of 2025. Government reported the strongest growth rate, while education and health services also added a notable number of jobs. Growth was offset by declines in industries including financial activities, manufacturing, and retail trade.

The **unemployment rate** in Douglas County was 4.2% in the second quarter of 2025, up 0.5 percentage points year-over-year. Douglas County had the lowest unemployment rate among the seven counties in Metro Denver. The labor force in Douglas County expanded in the second quarter of 2025, increasing 0.6%, or by 1,446 people working or looking for jobs.

Retail trade activity, which is not adjusted for inflation, increased 4.2% year-over-year in the second quarter of 2025, driven largely by increases in motor vehicle and parts dealers, which represents the second largest category of retail sales activity. Health and personal care retailers, and sporting goods, hobby, musical instrument, book, and miscellaneous retailers also reported significant growth in retail sales activity over the period.

Home sales in Douglas County increased by 7.9% between the second quarters of 2024 and 2025. An increase in single-family detached home sales was partially offset by a decrease in single-family attached home sales. **Home prices** in Douglas County rose for detached homes but fell year-over-year for attached homes. The average sale price for detached homes in Douglas County rose 9.5% to \$897,946, while attached home prices fell 2.4% to \$482,834.

The number of **residential units permitted** increased 20.7% year-over-year in the second quarter of 2025, with increases in permitting activity in multi-family units partially offset by declines in single-family attached and single-family detached units. In 2Q 2025, 329 multi-family units were permitted, compared to zero units in 2Q 2024, driving the increase over the year.

Douglas County's **commercial real estate market** improved somewhat in the second quarter of 2025, with signs of stabilization in the office market. The vacancy rate for office properties was 14.6% in 2Q 2025, down 1.0 percentage point year-over-year, while the average lease rate for office properties increased 4.8% to \$29.39 per square foot. Flex and industrial spaces reported increases in leasing rates, rising 13.3% and 3.8%, respectively. Retail properties reported slight decline in vacancy rates and a 9.0% increase in rent, rising to \$26.81 per square foot.

Employment Activity

Covered Employment by Industry Supersector				
1st Quarter 2025 ¹				
	Douglas County		Metro Denver	
	1st Qtr 2025	Yr/Yr % Change	1st Qtr 2025	Yr/Yr % Change
Total All Industries	146,806	2.0%	1,763,014	0.3%
Private Sector				
Mining & Logging	315	-18.6%	10,789	0.8%
Construction	10,574	4.1%	105,674	0.0%
Manufacturing	2,394	-4.5%	85,303	-2.2%
Wholesale Trade	5,941	-0.9%	83,183	-4.0%
Retail Trade	17,338	-0.6%	147,305	-2.4%
Transportation, Warehousing, & Utilities	3,388	5.5%	83,230	3.2%
Information	4,999	-1.2%	55,077	-6.5%
Financial Activities	14,126	-4.4%	115,689	0.7%
Professional & Business Services	28,090	1.3%	350,150	-1.1%
Education & Health Services	20,205	5.2%	239,330	4.9%
Leisure & Hospitality	17,431	-0.1%	181,037	0.6%
Other Services	4,926	0.9%	55,266	0.2%
Government	17,072	12.7%	250,944	2.3%

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 2025	4.2%	4.1%	4.2%	4.5%	4.5%	4.1%
2Q 2024	3.7%	3.7%	3.7%	4.0%	4.0%	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 its Business Confidence Index, in which all components increased ahead of Q3 2025. The index rose to 37.9 in the current survey (50=neutral), and none of the six individual components of the LCBI showed positive perceptions ahead of the third quarter. The highest index was for industry sales (42.7), while the lowest was for the state economy (34.0).

- The index rose from 31.9 in Q2 2025 to 37.9 ahead of Q3 2025.
- Looking ahead to Q4 2025, the index improved slightly to 38.6, with all six of the indicators remaining well below neutral (50) territory.
- The most frequently cited reasons for the pessimistic outlook ahead of Q3 2025 were general economic uncertainty (51%), tariffs (40%), and federal policy (30%).

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 2.0% between the first quarters of 2024 and 2025, rising by 2,858 jobs over the year. Six of the 13 supersectors reported increases in employment during the period, with the largest increases in government (+12.7%), transportation, warehouse, and utilities (+5.5%), and education and health services (+5.2%). Mining and logging reported the largest over-the-year decrease of 18.6%, followed by manufacturing (-4.5%) and financial activities (-4.4%).

Employment in Metro Denver increased 0.3% between the first quarters of 2024 and 2025. Seven of the 13 supersectors reported over-the-year increases, led by education and health services (+4.9%), transportation, warehouse, and utilities (+3.2%), and government (+2.3%). The information subsector reported the largest decrease of 6.5%, followed by wholesale trade (-4.0%) and retail trade (-2.4%).

Unemployment

The Douglas County unemployment rate was 4.2% in the second quarter of 2025, up 0.5 percentage points from the same quarter in 2024. The county's unemployment rate fell 0.3 percentage points from the previous quarter. Castle Rock's unemployment rate (4.1%) and Parker's rate (4.2%) also increased year-over-year, rising by 0.4 and 0.5 percentage points, respectively.

The labor force expanded in all three geographies year-over-year. The labor force in Douglas County grew 0.6%, an increase of 1,446 people working or looking for a job. Castle Rock gained 266 workers to its labor force (+0.6%) and Parker gained 252 workers (+0.7%).

Metro Denver's unemployment rate was 4.5% in the second quarter of 2025, up 0.5 percentage points from the same quarter in 2024 but down 0.4 percentage points from the previous quarter. The labor force in Metro Denver increased 0.7% year-over-year, representing an additional 13,474 individuals working or looking for a job.

The Colorado and U.S. unemployment rates rose to 4.5% and 4.1%, respectively, in 2Q 2025, marking a 0.5 percentage point rise in the state and a 0.3 percentage point increase in the U.S. over the year. The labor force increased 0.7% in Colorado and 1.6% in the U.S. over the same period.

Consumer Activity

Consumer Confidence Index

The Consumer Confidence Index for the U.S. fell 5.8% over the year to 93.1 in the second quarter of 2025. Over the quarter, the national index decreased 6.7%. The overall index declined sharply at the start of the second quarter of 2025, with the Expectations Index plunging in April to its lowest level since October 2011. Consumers' pessimism about the future moderated in May and June. The second quarter decrease was mainly driven by a deterioration in consumers' short-term outlook for income, business, and labor market conditions.

Colorado is included in the Mountain Region Index, which reported a 4.2% decrease in confidence in the second quarter of 2025 compared with the same time last year. Over the quarter, confidence in the Mountain Region decreased 14.3%.



Retail Trade

Retail trade sales in Douglas County exceeded \$2.5 billion in the second quarter of 2025, a 4.2% year-over-year increase, not adjusted for inflation. Seven of the 10 industry subgroups reported increases in sales year-over-year, with the largest increases reported in motor vehicle and parts dealers (+14.5%), health and personal care retailers (+13.2%), and sporting goods, hobby, musical instrument, book, and miscellaneous retailers (+8.7%). The largest decreases were reported in building material and garden equipment and supplies dealers (-6.0%), clothing, clothing accessories, shoe, and jewelry retailers (-1.0%), and gasoline stations and fuel dealers (-0.8%).

Across Metro Denver, retail sales increased 1.9% year-over-year in the second quarter of 2025. The largest increases were reported in health and personal care retailers (+6.0%), general merchandise retailers (+4.3%), and motor vehicle and parts dealers (+3.9%). The largest decreases were reported in building material and garden equipment and supplies dealers (-6.8%) and gasoline stations and fuel dealers (-6.5%).

Retail Trade Sales (\$000s) by Industry & Municipality 2nd Quarter of 2025		
Industry	Douglas County	Metro Denver
Motor Vehicle and Parts Dealers	\$540,558	\$4,253,785
Building Material and Garden Equipment and Supplies Dealers	\$202,769	\$1,427,653
Food and Beverage Retailers	\$352,887	\$3,276,054
Furniture, Home Furnishings, Electronics, and Appliance Retailers	\$145,735	\$1,039,120
General Merchandise Retailers	\$792,053	\$5,005,685
Health and Personal Care Retailers	\$106,018	\$1,036,331
Gasoline Stations and Fuel Dealers	\$60,363	\$556,245
Clothing, Clothing Accessories, Shoe, and Jewelry Retailers	\$144,096	\$887,842
Sporting Goods, Hobby, Musical Instrument, Book, and Misc Retailers	\$204,275	\$2,069,302
Food Services and Drinking Places	\$275,552	\$2,892,203
Total Retail Trade & Food Service Sales	\$2,824,306	\$22,444,222
<i>Total Retail Trade & Food Service Sales, 2Q24</i>	<i>\$2,709,315</i>	<i>\$22,017,445</i>
Year-Over-Year Percent Change	4.2%	1.9%

Source: Colorado Department of Revenue.

Residential Real Estate

Existing Home Sales

Home sales increased in Douglas County between the second quarters of 2024 and 2025. An increase in single-family detached home sales was only partially offset by a slight decrease in single-family attached home sales.

Single-family detached home sales in Douglas County rose 9.5% over the year, increasing by 152 homes sold during the period. Lone Tree (+135.3%) and Highlands Ranch (+59.0%) reported the largest increases in detached home sales. Parker (+28.8%) and Castle Rock (+19.9%) reported the most modest increase in detached home sales over the year.

The number of single-family attached home sales in Douglas County fell 2.4% between the second quarters of 2024 and 2025, or a decline of six homes sold. Three of the six submarkets recorded decreases in attached home sales over the period, with the largest decline in Castle Pines, decreasing from 19 to 16 (-15.8%), followed by Parker (-13.0%) and Castle Rock (-7.1%). Highlands Ranch (+33.3%) and Lone Tree (+16.7%) reported the only increases in attached home sales over the year.

Existing Homes - Average Sales Price

The average price of single-family detached homes in Douglas County decreased 0.4% over the year, falling by an average of \$3,926 to \$897,946. Four of the six submarkets recorded over-the-year increases in detached home prices. Larkspur reported the largest year-over-year increase of 12.5%, while Lone Tree reported the largest decrease of 9.3% during the same period.

The average sale price of a single-family attached home in Douglas County fell 3.9% between the second quarters of 2024 and 2025, or a decrease of \$19,658, to \$482,834. All six submarkets recorded decreases in single-family attached home prices over the year. Larkspur reported the largest year-over-year decrease, falling 40.9% to \$446,000, followed by Castle Rock (-13.1%) and Castle Pines (12.4%). Lone Tree recorded the most modest decline of 3.5%.

Douglas County Existing Home Sales, 2nd Quarter 2025								
	Douglas County Submarkets						Douglas County	
	Castle Pines	Castle Rock	Highlands Ranch	Larkspur	Lone Tree	Parker		
Home Sales								
Single-Family Detached								
	2Q 2025	82	464	361	24	80	523	1,755
Single-Family Attached	2Q 2024	58	387	227	17	34	406	1,603
	2Q 2025	16	52	68	1	14	67	244
Average Sold Price	2Q 2024	19	56	51	1	12	77	250
Single-Family Detached								
	2Q 2025	\$1,138,873	\$859,133	\$891,460	\$1,101,204	\$1,105,538	\$809,578	\$897,946
Single-Family Attached	2Q 2024	\$1,116,965	\$806,603	\$849,159	\$978,794	\$1,218,269	\$814,064	\$901,873
	2Q 2025	\$506,518	\$454,619	\$535,580	\$446,000	\$592,893	\$410,154	\$482,834
	2Q 2024	\$578,498	\$523,047	\$564,737	\$755,000	\$614,125	\$438,699	\$502,491

Source: DMAR

Residential Real Estate *continued*

Foreclosures

Foreclosure filings in Douglas County increased 56.3% over the year to 75 filings during the second quarter of 2025, an increase of 27 filings during the period. The number of filings was up 10.3% over the quarter. Foreclosure filings in Metro Denver rose 32.7% over the year to 763 total filings, representing an increase of 188 foreclosures during the period.

Building Permits

Residential building permits in Douglas County increased 20.7% between the second quarters of 2024 and 2025, rising by 139 units permitted. The increase was driven by an increase in multi-family units permitted. Single-family attached permits reported a 63.6% decrease (-98 units) and multi-family permits reported an increase from zero units permitted in 2Q 2024 to 329 units permitted in 2Q 2025. Single-family detached permits decreased by 17.8% (-92 units) over the period.

Three of the nine submarkets reported over-the-year decreases in residential building permits and four of the nine submarkets reported an over-the-year increase. Castle Pines reported a decrease of 59.0%, or 36 units permitted, Unincorporated Douglas County reported a decrease of 41.6% (-133 units), and Castle Rock reported a decrease of 40.0% (-42 units). Parker and Lone Tree reported the largest increases of 300 and 33 units permitted, respectively, over the period.

The average valuation of single-family detached units permitted in Douglas County increased 5.5% over the year to \$449,043, representing \$23,218 more per home during the period. Castle Rock recorded the highest average valuation for single-family detached homes at \$630,561, while Aurora reported the lowest average valuation at \$226,124. The average valuation for single-family attached units decreased 8.9% to \$229,581 in Douglas County.

Douglas County Residential Building Permits										
2nd Quarter 2025										
	Total Units 2Q 2025	Total Units 2Q 2024	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	16	15	16	\$226,124	-	-	-	-	-	
Castle Pines	25	61	25	\$608,066	-	-	-	-	-	
Castle Rock	63	105	63	\$630,561	-	-	-	-	-	
Highlands Ranch	16	-	16	\$398,094	-	-	-	-	-	
Larkspur	-	-	-	-	-	-	-	-	-	
Littleton	-	-	-	-	-	-	-	-	-	
Lone Tree	83	50	44	\$421,115	19	\$203,650	20	20	\$121,079	
Parker	420	120	101	\$506,465	10	\$389,438	1	309	\$234,126	
Unincorp. Douglas	187	320	160	\$351,543	27	\$188,622	-	-	-	
Total Douglas County	810	671	425	\$449,043	56	\$229,581	21	329	\$227,254	

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 fell 1.0 percentage point to 14.6% between the second quarters of 2024 and 2025. The vacancy rate increased in three submarkets, decreased in two submarkets, and was unreported in Larkspur. Castle Pines had the largest increase of 5.4 percentage points, followed by Lone Tree (+0.7 percentage points). Highlands Ranch and Parker reported the largest decreases of 1.5 percentage points. Highlands Ranch reported the highest vacancy rate among submarkets of 18.1% in 2Q 2025, while Castle Rock reported the lowest vacancy rate of 4.9%. The office market vacancy rate in Metro Denver was 16.1% in the second quarter of 2025, an increase of 1.8 percentage points from the same period in 2024.

The average lease rate in Douglas County increased 4.8% to \$29.39 per square foot between the second quarters of 2024 and 2025. All five of the submarkets that reported lease rates saw an increase in average lease rates. Parker reported the largest increase in average lease rates, rising 33.0% over the year to \$35.73 per square foot, followed by Lone Tree (+12.6% to \$36.07 per square foot) and Castle Pines (+12.3% to \$34.73 per square foot). The average lease rate in Metro Denver increased 1.1% to \$32.21 per square foot, \$2.82 higher than the lease rate in Douglas County.

Industrial Market

The industrial market vacancy rate in Douglas County fell to 2.2% in the second quarter of 2025, down 0.5 percentage points from the second quarter of 2024. Castle Rock reported the highest vacancy rate of 5.3%, an increase of 1.1 percentage points over the year, and Parker reported the lowest vacancy rate of 3.2%, a decrease of 6.7 percentage points over the same period. Metro Denver reported a vacancy rate of 8.2% in the second quarter of 2025, up 0.6 percentage points from the same period in 2024.

The average lease rate for the industrial market in Douglas County increased 3.8% over the year to \$13.89 per square foot in the second quarter of 2025. Parker and Castle Rock were the only submarkets to report average lease rates in 2Q 2025, with Parker's rate increasing 34.0% to \$17.69 and Castle Rock's rate falling 0.2% to \$13.25 per square foot. Metro Denver reported an industrial lease rate of \$10.71 per square foot, a decrease of 5.9% and \$3.18 lower than the rate in Douglas County in the second quarter of 2025.

Flex Market

Douglas County reported a flex vacancy rate of 4.6% in the second quarter of 2025, up 1.7 percentage points from the same time last year. Lone Tree recorded the largest increase in the flex market vacancy rate, rising 9.8 percentage points to 14.3%, followed by Parker (+7.9 percentage points to 12.4%) and Castle Rock (+5.6 percentage points to 14.5%). Metro Denver reported a vacancy rate of 9.0% in the second quarter of 2025, up 1.5 percentage points from the same time last year.

The average flex lease rate in Douglas County rose 13.3% to \$19.89 between the second quarters of 2024 and 2025. Lone Tree and Parker reported the only increases over the year of 16.2% and 3.4%, respectively. Castle Rock reported the only decrease, falling 6.4% to \$21.55 per square foot. Metro Denver reported a 0.1% decrease in the flex lease rate between the second quarters of 2024 and 2025, falling to \$16.43 per square foot during the period.

Retail Market

The retail vacancy rate in Douglas County fell 0.1 percentage points to 2.2% between the second quarters of 2024 and 2025. Three of the six submarkets reported decreases in the vacancy rate year-over-year. Castle Rock reported the largest decrease of 0.9 percentage points, falling to 1.6%, followed by Lone Tree (-0.7 percentage points) and Parker (-0.4 percentage points). Castle Pines and Highlands Ranch reported the only increases in the vacancy rate, rising 21.8 percentage points to 22.7% and 0.3 percentage points to 2.5%, respectively. Retail vacancies in Metro Denver increased 0.4 percentage points to 4.3% during the period.

The average lease rate in Douglas County increased 9.0% to \$26.81 per square foot in the second quarter of 2025. Highlands Ranch reported the largest over-the-year increase of 28.0%, followed by Castle Rock (+7.8%) and Parker (+5.2%). Lone Tree reported the only decline, falling 10.9% to \$29.14 per square foot, during the period. The retail lease rate in Metro Denver increased 1.7% over the year to \$20.98 per square foot, \$5.83 below the level in Douglas County.

Commercial Real Estate *continued*

Douglas County Commercial Vacancy and Lease Rates by Property Type 2nd Quarter 2025

	Total Existing Square Footage		Vacancy Rate		Avg Lease Rate (per sq. ft.)	
	2Q 2025	2Q 2024	2Q 2025	2Q 2024	2Q 2025	2Q 2024
Office						
Castle Pines	57,986	57,986	8.9%	3.5%	\$34.73	\$30.92
Castle Rock	1,366,458	1,366,458	4.9%	4.4%	\$35.63	\$34.66
Highlands Ranch	2,059,531	2,059,531	18.1%	19.6%	\$33.26	\$31.03
Larkspur	27,953	27,953	-	-	-	-
Lone Tree	3,376,827	3,376,827	9.1%	8.4%	\$36.07	\$32.03
Parker	1,333,982	1,333,982	7.4%	8.9%	\$35.73	\$26.87
Total Douglas County	13,756,331	13,756,331	14.6%	15.6%	\$29.39	\$28.05
Metro Denver	207,686,340	207,468,423	16.1%	14.3%	\$32.21	\$31.87
Industrial						
Castle Pines	40,000	40,000	-	-	-	-
Castle Rock	1,562,126	1,551,866	5.3%	4.2%	\$13.25	\$13.27
Highlands Ranch	450,277	450,277	4.7%	-	-	-
Larkspur	30,509	30,509	-	-	-	-
Lone Tree	36,686	36,686	-	-	-	-
Parker	1,109,422	1,109,422	3.2%	9.9%	\$17.69	\$13.20
Total Douglas County	8,964,225	8,953,965	2.2%	2.7%	\$13.89	\$13.38
Metro Denver	265,238,585	261,995,870	8.2%	7.6%	\$10.71	\$11.38
Flex						
Castle Pines	-	-	-	-	-	-
Castle Rock	368,766	360,766	14.5%	8.9%	\$21.55	\$23.03
Highlands Ranch	350,733	350,733	-	-	-	\$15.43
Larkspur	-	-	-	-	-	-
Lone Tree	137,236	137,236	14.3%	4.5%	\$15.69	\$13.50
Parker	318,184	278,200	12.4%	4.5%	\$24.79	\$23.98
Total Douglas County	2,919,390	2,871,406	4.6%	2.9%	\$19.89	\$17.55
Metro Denver	50,342,552	50,110,639	9.0%	7.5%	\$16.43	\$16.45
Retail						
Castle Pines	316,693	316,693	22.7%	0.9%	-	\$24.00
Castle Rock	4,196,237	4,186,519	1.6%	2.5%	\$27.92	\$25.91
Highlands Ranch	3,781,626	3,761,626	2.5%	2.2%	\$28.77	\$22.48
Larkspur	28,463	28,463	-	-	-	-
Lone Tree	3,971,168	3,971,168	2.5%	3.2%	\$29.14	\$32.69
Parker	4,791,341	4,776,244	1.4%	1.8%	\$23.67	\$22.50
Total Douglas County	18,859,794	18,811,379	2.2%	2.3%	\$26.81	\$24.59
Metro Denver	181,757,943	181,439,604	4.3%	3.9%	\$20.98	\$20.63

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 49,045 square feet of nonresidential space valued at nearly \$20.6 million during the second quarter of 2025. The largest project was a mixed-use multi-tenant commercial facility in Parker that will add 13,000 square feet of space valued at \$5.5 million.

Douglas County Commercial Building Permits Issued 2nd Quarter 2025			
Jurisdiction	Project Description	Valuation	Total Sq. Ft.
Parker	Mixed use multi-tenant commercial	\$5,500,000	13,000
Lone Tree	Full service restaurant	\$4,500,000	N/A
Parker	Kiddie Academy childcare	\$3,000,000	10,801
Lone Tree	New Chase bank building	\$3,000,000	3,300
Castle Rock	Lazy Dog restaurant	\$2,389,036	11,617
Parker	Autozone auto supply store	\$1,559,290	6,815
Parker	Car wash with tunnel	\$650,000	3,512

Source: Douglas County and individual municipalities.

Certificates of completion or occupancy were issued for 109,735 square feet of nonresidential space during the second quarter of 2025, a decrease of 76,969 square feet from the same period last year. The largest project now ready for occupancy is a senior care center in Highlands Ranch, adding 22,800 square feet of space.

DC Commercial Certificates of Occupancy Issued 2nd Quarter of 2025		
Jurisdiction	Project Description	Total Sq. Ft.
Highlands Ranch	Senior care center	22,800
Parker	Medical office building	22,383
Parker	Multi-tenant light industrial building	15,276
Uninc.	Office and warehouse space	15,220
Uninc.	Office and warehouse space	9,225
Lone Tree	Chick-Fil-A restaurant with drive-thru	6,129
Uninc.	Christian Brothers auto repair shop	6,033
Uninc.	McDonald's restaurant	4,285
Uninc.	Highlands Ranch Water utility building	3,636
Uninc.	Highlands Ranch Water biosolids hopper building	2,128
Parker	Andy's Frozen Custard store	1,996
Parker	Ziggis coffee shop	624

Source: Douglas County and individual municipalities.

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