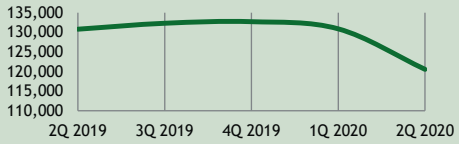
Douglas County Economic Development Quarterly Report - 3rd Qtr 2020

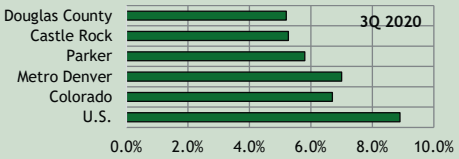
DOUGLAS COUNTY COLORADO

Summary

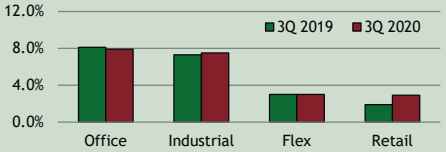
Employment
120,545
Down 7.8% from 2Q 2019



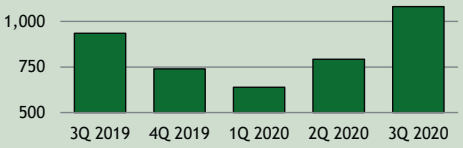
Unemployment Rate
5.2%
Up 2.9 percentage points from 3Q 2019



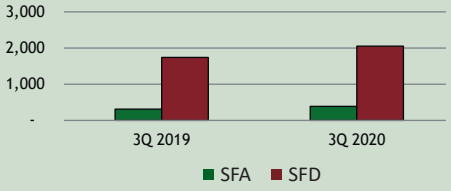
Commercial Vacancy Rates



Residential Units Permitted
1,082
Up 15.7% from 3Q 2019



Existing Home Sales
2,434
Up 18.7% from 3Q 2019



Department of Community Development | Community and Resource Services
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Economic Headlines

- Parker ranked No. 2 on Money.com's "2020 Best Places to Live in America" list. The ranking criteria was shifted to pay more attention to cities that show great promise and stability for the foreseeable future, factoring in employment, housing, cost of living, diversity, health and safety, and education, among other factors. The list cited Parker's strong economy, income, and health and safety considerations as reasons for its high ranking.

- Castle Rock ranked No. 34 on Livability.com's "Top 100 Best Places to Live in America." The ranking analyzed more than 1,000 small to mid-size cities on factors including safety, affordability, economic stability, outdoor recreation, accessibility, community engagement, and a new metric called "opportunity score". This new metric determined each city's landscape of opportunity, including variables like job count, broadband access, economic resilience, and growth.

- Castle Rock City Council approved initial plans for The View, a mixed-use development at 6th and Jerry St. in downtown Castle Rock. The project includes 218 apartments, 14,500 sq. ft. of office space, and 5,000 sq. ft. of retail space on the 2-acre site.

- Healthgrades released its list of Specialty Excellence hospitals for 2021 and Colorado hospitals ranked in 13 of the 16 categories. The report looked at specific data for each service line, including mortality and in-hospital complications. Parker Adventist Hospital in Parker received an award for critical care and Sky Ridge Medical Center in Lone Tree received awards in eight of the 16 specialty areas ranked and was included on the "America's 100 Best Hospitals for Specialty Care" list.

- The University of Colorado plans to close and sell its CU South Denver campus in Douglas County, which it was gifted in 2015. Approximately 300 students are enrolled in the facility's four on-site academic programs and can continue classes at the site through at least August 2021. The campus is also home to startup operations for CU's Office of Digital Education, which provides recruitment, marketing, student success and other support services to online programs across the CU system.

- According to the Front Range Passenger Rail Study commissioned by the Colorado Department of Transportation (CDOT), a proposed passenger rail line connecting Fort Collins to Pueblo could serve up to 9,200 passengers on weekdays. The proposed line would run 191 miles with stops in Boulder, downtown Denver, Castle Rock, Colorado Springs, and Fort Carson. The report estimates that commuter traffic would account for 69 percent of traffic, while school traffic would account for 19 percent and all other traffic at 12 percent.

Employment Activity

Employment in Douglas County decreased 7.8 percent between the second quarters of 2019 and 2020, falling by 10,238 jobs over the year. Nine of the 13 supersectors reported decreases in employment during the period, with the largest declines in leisure and hospitality (-31.0 percent), other services (-20.0 percent), and mining and logging (-16.4 percent). Wholesale trade reported the largest over-the-year increase of 5.5 percent, followed by construction (+3.5 percent), professional and business services (+2.9 percent), and transportation, warehousing, and utilities (+2.5 percent).

Employment in Metro Denver decreased 9.4 percent between the second quarters of 2019 and 2020. Twelve of the 13 supersectors reported over-the-year decreases, led by leisure and hospitality (-40.3 percent), other services (-19.9 percent), and mining and logging (-13.4 percent). Transportation, warehousing, and utilities reported the only increase of 4.6 percent during the period.

Covered Employment by Industry Supersector, 2nd Qtr 2020[1]				
	Douglas County		Metro Denver	
	2nd Qtr 2020	Yr/Yr % Change	2nd Qtr 2020	Yr/Yr % Change
Total All Industries	**120,545**	**-7.8%**	**1,532,549**	**-9.4%**
Private Sector				
Mining & Logging	488	-16.4%	13,363	-13.4%
Construction	9,583	3.5%	103,009	-2.3%
Manufacturing	1,970	-2.2%	86,027	-4.5%
Wholesale Trade	4,826	5.5%	77,639	-3.3%
Retail Trade	15,705	-15.1%	134,359	-12.7%
Transportation, Warehousing, & Utilities	1,746	2.5%	66,533	4.6%
Information	4,993	-5.2%	58,965	-0.3%
Financial Activities	14,632	-1.0%	112,033	-2.7%
Professional & Business Services	23,358	2.9%	302,640	-4.5%
Education & Health Services	14,712	-6.8%	193,930	-9.4%
Leisure & Hospitality	11,958	-31.0%	113,736	-40.3%
Other Services	3,356	-20.0%	41,832	-19.9%
Government	13,199	-6.4%	228,322	-2.5%

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.

Manpower Employment Outlook Survey

The Manpower Employment Outlook Survey revealed that 18 percent of employers surveyed in the Denver-Aurora Metropolitan Statistical Area (MSA) will hire more employees in the first quarter of 2021, consistent with the previous quarter and a decrease of 8 percentage points compared with the same time last year. Surveyed employers were optimistic to hire in multiple industries including durable and non-durable goods manufacturing, wholesale and retail trade, and information, despite rising cases of COVID-19 that have hindered business re-openings and growth. Hiring intentions in Denver were below national hiring intentions, which reported that 21 percent of companies plan to hire in the first quarter of 2021.

Manpower Employment Outlook Survey								
Metro Denver / **National**	Companies Hiring		Companies Laying Off		Companies No Change		Unsure	
1st Qtr 2021	18%	21%	3%	6%	76%	68%	3%	5%
4th Qtr 2020	18%	20%	10%	8%	69%	67%	3%	5%
1st Qtr 2020	26%	22%	4%	5%	70%	72%	0%	1%

Unemployment

After a large increase in the unemployment rate in the second quarter of 2020 due to COVID-related business shutdowns, the unemployment rate declined throughout the region in the third quarter. Still, the rate was higher than at the same time in 2019. The unemployment rate in Douglas County rose 2.9 percentage points between the third quarters of 2019 and 2020 to 5.2 percent. Unemployment in Castle Rock also rose 2.9 percentage points, rising to 5.3 percent. Parker reported an unemployment rate of 5.8 percent, up 3.4 percentage points from the same time last year.

The labor force decreased in all three areas over the year, declining 2.3 percent in Douglas County and in Castle Rock. Parker reported a smaller 1.7 percent decline in the number of people employed or looking for work.

The unemployment rate in Metro Denver rose 4.5 percentage points over the year to 7 percent in the third quarter of 2020 but fell 4.1 percentage points over the quarter. The labor force in Metro Denver fell 0.8 percent, representing 14,504 fewer individuals working or looking for a job during the period.

Unemployment in Colorado rose 4.1 percentage points over the year to 6.7 percent during the third quarter of 2020, while the labor force fell 1.9 percent. National unemployment rose 5.2 percentage points over the year to 8.9 percent, while the labor force fell 2.1 percent during the period.

Unemployment Rates		
	Qtr 3rd 2019	3rd Qtr 2020
Douglas County	2.3%	5.2%
Castle Rock	2.4%	5.3%
Parker	2.4%	5.8%
Metro Denver	2.5%	7.0%
Colorado	2.6%	6.7%
U.S.	3.7%	8.9%

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

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.

Douglas County Existing Home Sales, 3rd Qtr 2020							
	Douglas County Submarkets						Total
	Castle Pines	Castle Rock	Highlands Ranch	Larkspur	Lone Tree	Parker	Douglas County
Home Sales							
Single-Family Detached							
3rd Qtr 2020	74	443	597	0	67	340	2,049
3rd Qtr 2019	73	374	484	0	45	349	1,742
Single-Family Attached							
3rd Qtr 2020	8	89	121	0	27	55	385
3rd Qtr 2019	9	78	90	0	22	47	309
Average Sold Price							
Single-Family Detached							
3rd Qtr 2020	$786,627	$508,193	$591,225	$0	$800,507	$503,809	$606,213
3rd Qtr 2019	$758,577	$492,441	$547,270	$0	$914,002	$497,479	$575,365
Single-Family Attached							
3rd Qtr 2020	$420,113	$318,878	$421,991	$0	$453,922	$296,473	$368,963
3rd Qtr 2019	$415,444	$296,567	$404,371	$0	$427,559	$270,489	$345,206

Source: Colorado Comps, LLC

Consumer Activity

Consumer Confidence Index

The Consumer Confidence Index for the U.S. increased 3.5 percent between the second and third quarters of 2020, rising to 93.1. Over the year, national consumer confidence fell 29.5 percent, down from 132.1 in the third quarter of 2019. The reading reflects continued economic impacts of the COVID-19 pandemic to consumer confidence as cases steadily increased in the third quarter of 2020 and threatened a return to normal consumer spending patterns.

Colorado is included in the Mountain Region Index and the area reported an over-the-year decrease in confidence of 34.1 percent, falling to 90.4 in the third quarter of 2020. Over the quarter, confidence increased 2.7 percent.

Residential Real Estate

Existing Home Sales

Existing home sales in Douglas County increased 18.7 percent between the third quarters of 2019 and 2020, representing 383 additional homes sold during the period. Single-family detached home sales in Douglas County increased 17.6 percent over the year, or by 307 homes sold during the period. Four of the six submarkets reported an over-the-year increase in detached sales, led by Lone Tree (+48.9 percent), Highlands Ranch (+23.3 percent), Castle Rock (+18.4 percent), and Castle Pines (+1.4 percent). Highlands Ranch reported the largest absolute increase during the period, rising by 113 homes sold. Parker reported the only over-the-year decrease of 2.6 percent during the period, while Larkspur reported no home sales in the third quarters of 2019 and 2020.

Single-family attached home sales in Douglas County rose 24.6 percent between the third quarters of 2019 and 2020, representing an additional 76 homes sold during the period. Castle Pines reported the only decrease in attached sales, falling 11.1 percent, while Larkspur posted no sales during the period. Highlands Ranch reported the largest over-the-year increase of 34.4 percent, or 31 home sales, followed by Lone Tree (+22.7 percent), Parker (+17 percent), and Castle Rock (+14.1 percent).

Existing Homes - Average Sales

The average sales price in Douglas County for single-family detached homes rose 5.4 percent between the third quarters of 2019 and 2020, an increase of $30,848. Highlands Ranch reported the largest price increase of 8 percent, or $43,955, followed by Castle Pines (+3.7 percent), Castle Rock (+3.2 percent), and Parker (+1.3 percent). Lone Tree reported the only over-the-year decline in detached home prices, falling 12.4 percent, or by $113,495, during the period. Lone Tree also reported the highest sale price of the six submarkets of $800,507 in the third quarter of 2020, while Parker reported the lowest sale price of $503,809 during the period.

The average price of a single-family attached home in Douglas County rose 6.9 percent between the third quarters of 2019 and 2020, rising by $23,757. All submarkets reported over-the-year increases in home prices, with the largest increases reported in Parker (+9.6 percent), Castle Rock (+7.5 percent), and Lone Tree (+6.2 percent). Lone Tree reported the largest absolute increase in price of an additional $26,363 per home during the period. Average prices ranged from a high of $453,922 in Lone Tree to a low of $296,473 in Parker.

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Residential Real Estate

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Foreclosures

Douglas County reported an over-the-year decrease in foreclosure activity in the third quarter of 2020, falling 86 percent, or by 37 fewer filings, to 6 total foreclosures during the period. Filings fell by 6 between the second and third quarters of 2020, a decrease of 50 percent.

Foreclosure filings in Metro Denver decreased 87 percent over the year to 84 total filings, falling by 560 during the period.

The low filings were due to the foreclosure moratorium in effect in Colorado from April 30 to July 13 due to the COVID-19 pandemic. Further, homeowners with a federally backed mortgage, which covers two-thirds of residential mortgages across the U.S., were protected from foreclosure through December 31, 2020.

Building Permits

Residential building permits in Douglas County increased 15.7 percent between the third quarters of 2019 and 2020, rising by 147 units permitted. Single-family detached units permitted across Douglas County increased 21.3 percent over the year, while single-family attached units permitted increased 26 percent and multi-family units permitted decreased from 215 units permitted to 204 units permitted during the period. Four of the eight submarkets reported over-the-year increases, led by Parker (+136.9 percent), Castle Rock (+33.6 percent), Castle Pines (+31.9 percent), and Aurora (+18.9 percent). Permits fell the most in Highlands Ranch, falling from 43 units permitted to 0 units, followed by unincorporated Douglas County (-26.8 percent) and Lone Tree (-16.7 percent). No units were permitted in Littleton in the third quarters of 2019 and 2020.

The average valuation of single-family detached units permitted fell 1.5 percent over the year to $326,965, representing $4,840 less per home during the period. Lone Tree reported the highest average valuation for single-family detached homes at $452,222, while Aurora reported the lowest valuation at $265,737. The average valuation for single-family attached units rose 15.7 percent to $229,634 in Douglas County, with valuations ranging from a low of $177,546 in unincorporated Douglas County to a high of $270,254 in Parker.

Douglas County Residential Building Permits, 3rd Qtr 2020

			Single-Family Detached		Single-Family Attached		Multi-Family		
	Total Units 3rd Qtr 2020	Total Units 3rd Qtr 2019	Units	Avg. Valuation per Unit	Units	Avg. Valuation per Unit	Permits	Units	Avg. Valuation per Unit
Aurora	63	53	63	$265,737	0	$0	0	0	$0
Castle Pines	95	72	73	$387,306	22	$243,188	0	0	$0
Castle Rock	290	217	251	$319,444	39	$237,489	0	0	$0
Highlands Ranch	0	43	0	$0	0	$0	0	0	$0
Littleton	0	0	0	$0	0	$0	0	0	$0
Lone Tree	5	6	5	$452,222	0	$0	0	0	$0
Parker	334	141	100	$395,162	30	$270,254	9	204	$159,602
Unincorporated Douglas	295	403	260	$303,480	35	$177,546	0	0	$0
Total Douglas County	**1,082**	**935**	**752**	**$326,965**	**126**	**$229,634**	**9**	**204**	**$159,602**

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

Commercial Real Estate

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

Office Market

The office vacancy rate in Douglas County decreased 0.2 percentage points to 7.9 percent between the third quarters of 2019 and 2020. The vacancy rate in Castle Pines also decreased, falling by 0.6 percentage points. Lone Tree reported the largest over-the-year increase in the vacancy rate of 2.2 percentage points, followed by Castle Rock (+2.1 percentage points) and both Highlands Ranch and Parker (+1.2 percentage points). The vacancy rate in Larkspur remained constant at 0 percent. The trend throughout Metro Denver differed, with the vacancy rate increasing by 1.2 percentage points to 10.1 percent during the period.

The average lease rate in Douglas County rose 1.1 percent to $26.39 per square foot between the third quarters of 2019 and 2020. Parker reported the largest over-the-year increase of 9.5 percent, followed by Highlands Ranch (+5.6 percent) and Lone Tree (+3.9 percent). Castle Pines reported the largest over-the-year decrease in the lease rate of 21.2 percent, followed by a 0.3 percent decline in Castle Rock. The average lease rate in Metro Denver increased 2.8 percent to $27.99 per square foot, $1.60 higher than the lease rate in Douglas County.

Industrial Market

The industrial vacancy rate in Douglas County increased 0.2 percentage points to 7.5 percent between the third quarters of 2019 and 2020. Parker reported the largest over-the-year increase in vacancy of 2.4 percentage points, while there was no vacancy in Larkspur or Lone Tree. Vacancy in Highlands Ranch fell 42.1 percentage points and fell 4.5 percentage points in Castle Rock during the

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Commercial Real Estate *continued from pg. 4*

period. The industrial vacancy rate increased at a slightly faster pace in Metro Denver, rising 0.5 percentage points during the period to 5.5 percent.

The average lease rate for the industrial market in Douglas County increased 1.5 percent over the year to $11.68 per square foot in the third quarter of 2020. Only two market areas reported an average lease rate, and rates moved in opposite directions in the areas. Parker reported a 2.5 percent increase in the rental rate to $13.33 per square foot. In contrast, Castle Rock reported a 12.2 percent decrease in the rental rate over the year. The average lease rate in Metro Denver rose 1.8 percent to $8.57 per square foot, $3.11 lower than the rate in Douglas County.

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Office rates are full service.

Douglas County Commercial Vacancy and Lease Rates by Property Type, 3rd Qtr 2020						
	Total Existing Sq. Footage		Vacancy Rate		Avg. Lease Rate (per sq. ft.)	
	3rd Qtr 2020	3rd Qtr 2019	3rd Qtr 2020	3rd Qtr 2019	3rd Qtr 2020	3rd Qtr 2019
Office						
Castle Pines	55,102	55,102	0.0%	0.6%	$26.42	$33.51
Castle Rock	1,246,448	1,225,042	3.9%	1.8%	$26.97	$27.05
Highlands Ranch	1,985,116	1,985,116	7.0%	5.8%	$32.46	$30.74
Larkspur	28,688	28,688	0.0%	0.0%	-	-
Lone Tree	2,959,901	2,935,901	6.7%	4.5%	$29.60	$28.48
Parker	1,300,523	1,300,523	7.8%	6.6%	$28.01	$25.58
Total Douglas County	**13,431,386**	**13,385,980**	**7.9%**	**8.1%**	**$26.39**	**$26.10**
Metro Denver	**197,471,841**	**196,231,158**	**10.1%**	**8.9%**	**$27.99**	**$27.23**
Industrial						
Castle Pines	0	0	0	0	0	0
Castle Rock	1,230,414	1,230,414	9.0%	13.5%	$10.80	$12.30
Highlands Ranch	450,277	450,277	29.0%	71.1%	-	-
Larkspur	30,509	30,509	0.0%	0.0%	-	-
Lone Tree	36,686	36,686	0.0%	0.0%	-	-
Parker	694,921	667,168	2.9%	0.5%	$13.33	$13.00
Total Douglas County	**7,582,289**	**7,090,399**	**7.5%**	**7.3%**	**$11.68**	**$11.51**
Metro Denver	**231,419,516**	**227,224,339**	**5.5%**	**5.0%**	**$8.57**	**$8.42**
Flex						
Castle Pines	0	0	0	0	0	0
Castle Rock	257,905	245,700	8.9%	9.9%	$13.00	$13.72
Highlands Ranch	337,987	337,987	1.1%	0.0%	$12.65	$13.83
Larkspur	71,516	71,516	11.8%	15.5%	$11.92	$10.00
Lone Tree	205,269	205,269	0.0%	0.0%	$12.58	-
Parker	2,586,253	2,574,048	3.0%	3.0%	$12.14	$12.44
Total Douglas County	**47,654,159**	**46,802,702**	**7.3%**	**5.6%**	**$13.18**	**$12.51**
Metro Denver	**47,948,444**	**47,361,123**	**6.6%**	**5.4%**	**$13.18**	**$12.05**
Retail						
Castle Pines	315,689	310,289	4.8%	4.8%	$21.00	$21.58
Castle Rock	4,177,354	4,087,066	2.9%	2.1%	$20.87	$23.81
Highlands Ranch	3,579,843	3,573,403	3.5%	1.5%	$20.85	$20.47
Larkspur	25,203	25,203	0.0%	0.0%	-	-
Lone Tree	4,421,987	4,375,591	2.0%	0.8%	$27.56	$24.29
Parker	4,554,459	4,497,094	2.9%	2.3%	$20.63	$20.63
Total Douglas County	**18,850,703**	**18,603,814**	**2.9%**	**1.9%**	**$21.32**	**$20.83**
Metro Denver	**173,603,021**	**172,407,758**	**5.2%**	**4.0%**	**$18.48**	**$18.39**

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.

Commercial Real Estate
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Flex Market

Douglas County reported a flex vacancy rate of 3.0 percent in the third quarter of 2020, the same rate as this time last year. Flex vacancy rates decreased in Lone Tree (-3.7 percentage points) and Castle Rock (-1 percentage point) but increased in Highlands Ranch (1.1 percentage points). The flex vacancy rate remained at 0 in Parker. Metro Denver reported a vacancy rate of 7.3 percent in the third quarter of 2020, up 1.7 percentage points from the same time last year.

The average flex lease rate in Douglas County fell 2.4 percent to $12.14 per square foot between the third quarters of 2019 and 2020. Lone Tree reported the only over-the-year increase, rising 19.2 percent to $11.92 per square foot during the period. Highlands Ranch reported the largest over-the-year decrease of 8.5 percent, followed by Castle Rock (-5.2 percent). Metro Denver reported a 5.4 percent increase in the flex rate during the period, rising to $13.18 per square foot.

Retail Market

The retail vacancy rate in Douglas County rose 1 percentage point to 2.9 percent between the third quarters of 2019 and 2020, with all submarkets either holding steady or reporting an increase. Highlands Ranch reported the largest over-the-year increase in the vacancy rate of 2 percentage points, followed by Lone Tree (+1.2 percentage points), Castle Rock (+0.8 percentage points), and Parker (+0.6 percentage points). The vacancy rate remained the same as last year in Castle Pines and Larkspur. Retail vacancy in Metro Denver rose 1.2 percentage points to 5.2 percent.

The average lease rate in Douglas County rose 2.4 percent over the year to $21.32 per square foot in the third quarter of 2020. Lone Tree reported the largest increase of 13.5 percent, followed by Highlands Ranch that rose 1.9 percent to $20.85 per square foot. Castle Rock reported the largest over-the-year decrease of 12.3 percent, followed by Castle Pines (-2.7 percent). The retail lease rate in Metro Denver rose 0.5 percent over the year to $18.48 per square foot, $2.84 below the level in Douglas County.

Nonresidential Development Activity

Douglas County building officials issued permits for 160,647 sq. ft. of nonresidential space valued at approximately $20.1 million during the third quarter of 2020. The largest project was the U-Haul Moving and Storage Building A in Castle Rock that will add 85,520 sq. ft. of space valued at $6 million. Other notable projects included the 32,520-square-foot River Canyon Golf Clubhouse in unincorporated Douglas County and the 13,500-square-foot Founders Marketplace Medical Building in Castle Rock.

Certificates of completion or occupancy were issued for 247,168 sq. ft. of nonresidential space during the third quarter of 2020. The largest project now ready for occupancy is a new 104-unit apartment building in the Wind Crest senior housing community.

Douglas County Commercial Building Permits Issued, 3rd Qtr 2020

Jurisdiction	Project Description	Valuation	Total Sq. Ft.
Castle Rock	U-Haul Moving and Storage Bldg. A	$6,000,000	85,520
Castle Rock	Founders Marketplace Medical Bldg.	$3,477,828	13,500
Castle Rock	Olinger Funeral Home	$1,860,000	8,155
Castle Rock	U.S. Post Office	$1,170,000	6,309
Castle Rock	Sleep Number	$800,000	4,002
Parker	Havana Bakery and Café	$320,629	N/A
Parker	South Range Crossings community amenities	$1,652,700	N/A
Parker	Canvas Credit Union	$633,801	N/A
Unincorporated	River Canyon Golf Clubhouse	$3,628,582	32,520
Unincorporated	West Douglas Fire Station	$353,234	7,231
Unincorporated	Sedalia Industrial Park	$57,000	2,130
Unincorporated	9040 Tammy Ln. Bldg. #H	$125,000	1,280

Source: Douglas County and individual municipalities.

Douglas County Commercial Certificates of Occupancy Issued, 3rd Qtr 2020

Jurisdiction	Project Description	Total Sq. Ft.
Castle Rock	Commercial Bldg. - 215 N. Wilcox	43,814
Castle Rock	Commercial Bldg. - 2807 Highway 87	16,348
Castle Rock	Meadows Family Eye Care	4,950
Castle Rock	Canvas Credit Union	3,600
Castle Rock	Panda Express	2,300
Parker	Kids R Kids	N/A
Parker	Camp Bow Wow	N/A
Parker	Parker Auto Mart	N/A
Parker	Children's Lighthouse	N/A
Unincorporated	Wind Crest Apartments	168,658
Unincorporated	Commercial Bldg. - 6630 Bear Dance Dr.	4,138
Unincorporated	Front Range Landscaping	3,360

*Source: Douglas County and individual municipalities. *Includes all certificates, except remodels, pools and additions.*

Provided by:
Douglas County Department of Community Development
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303-660-7460; **www.douglas.co.us**

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