

# Monument Plaza

Retail For Lease  
481 Highway 105 Monument, CO



**NAI Highland**  
Commercial Real Estate Services, Worldwide.

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SCAN ME

### BUILDING SIZE

27,894 SF

### LOT SIZE

3.6 AC

### PARKING

4/1,000 RSF (111 Spaces)

### Y.O.C.

1984

### ZONING

C-1 (Monument)

### LEASE RATE

\$16.00-\$18.00 PSF NNN

### NNN EXPENSES

\$8.82 (2022 est.)

### BUILDING SIZE

SUITE J – 1,050 SF

### NEIGHBORING TENANTS

Farmers Insurance, Domino's Pizza, Horseshoe Donuts, Broken Bones Barbecue, American Family Insurance, RoadStar Academy, Live Now, Game City, TK Nails, Dirty Dogs Grooming, Inconceivable Toys and Games, Rocky Mountain Barbershop, Beads & Needs, Chief Vapor, Columbine Gardens



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile 3,443

3 Miles 24,047

5 Miles 39,673



AVERAGE HOUSEHOLD INCOME

\$119,689

\$149,206

\$151,374



PROJECTED GROWTH 2020 TO 2025

9.85%

8.70%

7.55%



TRAFFIC COUNT

20,090 v.p.d. (2020)

Hwy 105

62,980 v.p.d. (2020)

Hwy 105 & I-25

## SITE PLAN

 <b>A&amp;M MotoToys</b> <b>210</b>	<b>209</b> Game City	<b>208</b> Tk Nails	<b>206</b> Dirty Dogs Grooming	 <b>VALKYRIE'S</b> LOFT TOYS & GAMES <b>205</b> <b>203</b>
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<b>A</b> Rocky Mountain Barbershop	<b>B</b> Beads & Needs	<b>C</b> Chief Vapor	<b>G</b> <b>BROKEN BONES</b> SMOKIN' GOOD BARBECUE	<b>H</b> Laundromat
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**MONUMENT Music**  
 EVENTS      INSTRUCTION  
**212**

**roadstar**  
 driving school  
**213**

  
**214**

  
**Horseshoe DONUTS**  
**202**

  
**FARMERS INSURANCE**  
**201**

  
**200**

  
**MatchBox Candle Co.**  
 Hand Poured in Colorado  
**I**

**Available 1,050 SF**  
**J**

**COLUMBINE GARDENS**  
 一條龍  
**K**



THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

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