



15854-16086 Jackson Creek Pkwy
Monument, CO 80132



SCAN ME

Property Features

- Monuments Largest Retail Center
- Excellent Demographics
- High Income Area
- High Growth Area
- High Visibility
- New Retail & Pad Sites Available
- Professionally Managed & Maintained
- Adjacent to New Residential Development

For more information:

Mark Useman

+1 719 667 6871

useman@highlandcommercial.com

NAI Highland, LLC

Two North Cascade Avenue, Suite 300

Colorado Springs, CO 80903

+1 719 577 0044

www.highlandcommercial.com

R 01/12/22

Monument Marketplace



Jackson Creek Prkwy

AVAILABLE SPACE

Multi-Tenant Retail

Unit 16	1,200 Square Feet
Unit 15	20,917 Square Feet

Stand-Alone Retail

Unit 22	5,933 Square Feet
---------	-------------------

Pad Sites

Pad Site A	7.92 Acres
Pad Site B	1.41 Acres
Pad Site C	1.30 Acres
Pad Site D	21,150 SF (Proposed Building)

Demographics

Population 1 mile	1,854
Population, 3 miles	24,870
Population, 5 miles	47,336
Avg HH Income, 1 mile	\$152,488
Avg HH Income, 3 miles	\$132,255
Avg HH Income, 5 miles	\$137,267

Traffic Counts

15,630 VPD
I-25 Between Baptist Rd & Hwy 105
Jackson Creek Pkwy expanded from 2
to 4 lanes in 2019

Tenant	Leased SF
1. Complete Urgent Care	4,311
2. Jackson Creek Dental	2,859
3. Don Tequila's	3,960
4. Monument Pies & Grinders	2,640
5. Pizza Hut	1,400
6. Remax Properties	1,480
7. Monument Cleaners	1,370
8. TK Nails	1,455
9. Super Cuts	1,548
10. Rodolfo's Mexican Grill	1,764
11. Tan Your Hide	2,400
12. Sport Clips	1,230
13. Mt. Fuji	3,960
14. PetSmart	20,083
15. AVAILABLE	20,917
16. AVAILABLE	1,200
17. America's Best	3,000
18. Verizon	2,010
19. Postal Annex	1,200
20. Blue Mountain Creamery	1,035
21. Forge Coffee Lab	1,755
22. AVAILABLE (Former Chili's)	5,933
23. Texas Roadhouse	7,135

For more information:

Mark Useman

D: +1 719 667 6871

O: +1 719 577 0044

NAI Highland, LLC
Commercial Real Estate Services. Worldwide
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903
www.highlandcommercial.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Monument Marketplace

