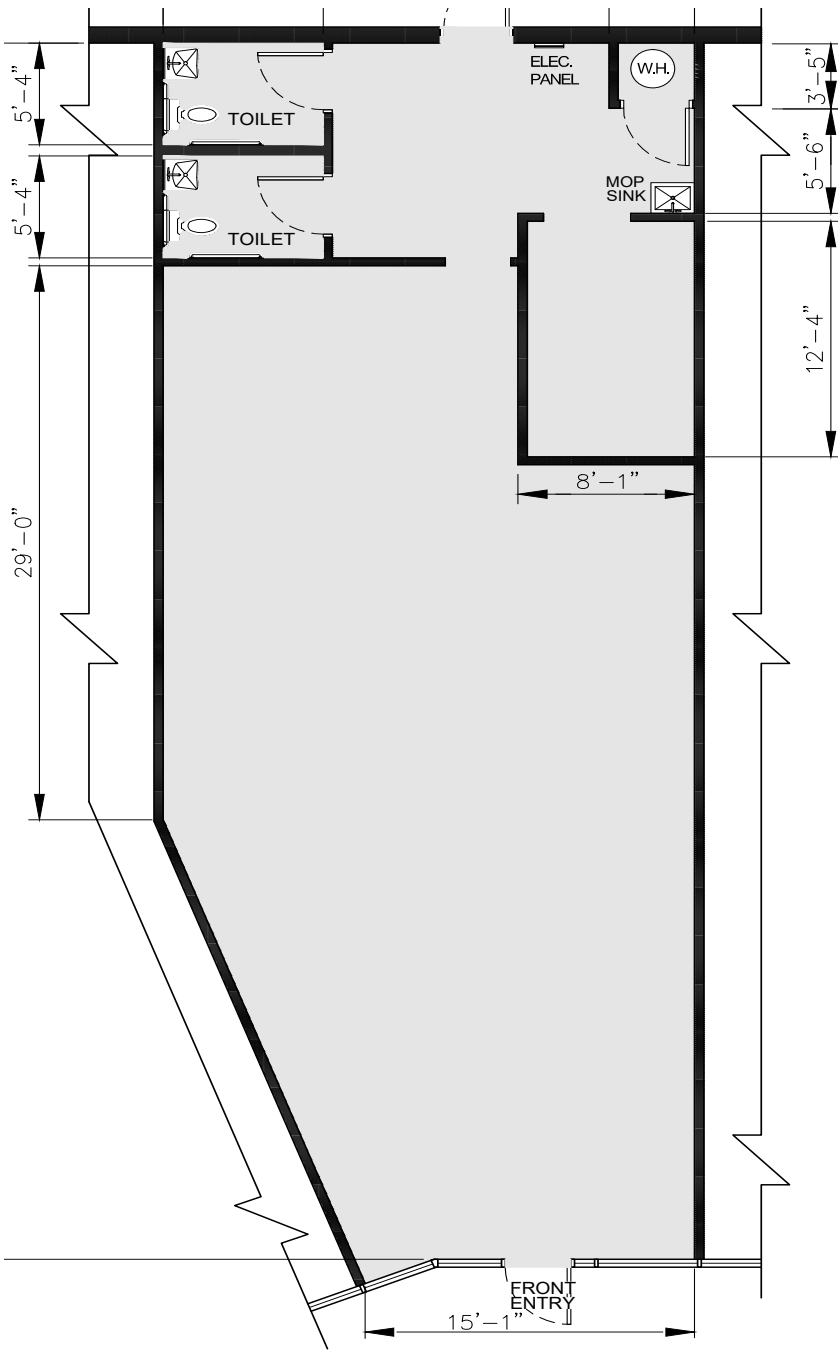


SAFEWAY (SHADOW ANCHOR) RETAIL FOR LEASE

578 W. Highway 105, Monument, CO 80132



BUILDING INFORMATION

Building Type:	Retail
Year Built:	1995
Total Square Foot:	16,510
Lease Rate:	\$18.00 NNN
NNN:	\$8.50
Available:	1,480 SF - Suite 578
Major Shadow Tenant:	Safeway
Schedule:	#711420101

Ideally located next to Safeway, this retail space has the additional benefit of backing up to I-25 providing excellent signage exposure to 95,000 vehicles per day on I-25. With a large open retail space in front, this former Pizza Hut has two restrooms, a large work or storage room and an additional storage area by the rear entry. Join in line tenants The UPS Store, Subway, Pho Brothers 2, The Hearing Store and Jarrito Loco.

	3 MILES	5 MILES
Population	20,824	34,608
Avg HH Income	\$134,498	\$137,779
Consumer Spending	\$286,313	\$476,140
Traffic: 90,000 VPD		

FLOOR PLAN
578 W. HIGHWAY 105



CANDACE SEATON
Senior Broker, Retail & Investment
719.228.3624
cseaton@quantumcommercial.com

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