

**SAFeway (SHADOW ANCHOR)  
END CAP SPACE, I-25 SIGNAGE**  
556-558 W. Highway 105, Monument, CO 80132



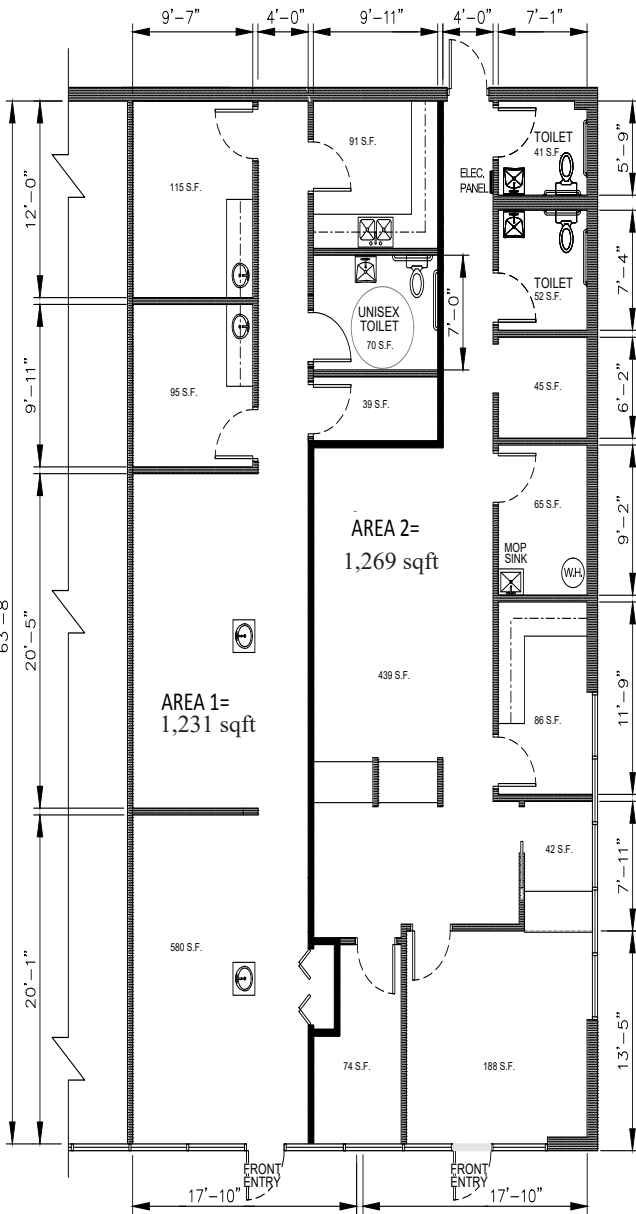
**FORMER COMFORT DENTAL**

BUILDING INFORMATION

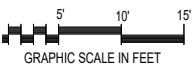
Building Type:	Retail
Year Built:	1995
Total Square Foot:	16,510
Lease Rate:	\$16.00 NNN
NNN:	\$8.62
Area 1:	1,231 SF
Area 2:	1,269 SF
Total:	2,500 SF
Major Shadow Tenant:	Safeway
Schedule:	#711420101

Ideally located next to Safeway, this former dental space has plenty of parking and room for signage facing the main lot as well as facing I-25 with 90,000 vehicles per day. Join neighboring tenants The UPS Store, Subway, Pho Brothers II, and Arby's. The space can be leased as 2,500 SF or divided into two smaller spaces.

	3 MILES	5 MILES
Population	20,824	34,608
Avg HH Income	\$134,498	\$137,779
Consumer Spending	\$286,313	\$476,140
Traffic Count Hwy 105 & I-25:	90,000 VPD	



**PROPOSED FLOOR PLAN**  
556 W. HIGHWAY 105  
MONUMENT, COLORADO



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# SAFEWAY (SHADOW ANCHOR) DENTAL SPACE FOR LEASE

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