



15854-16086 Jackson Creek Pkwy
Monument, CO 80132

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 1/13/21

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Monument Marketplace



AVAILABLE SPACE

Multi-Tenant Retail

Unit 21	1,755 Square Feet
Unit 20	1,200 Square Feet
Unit 10	1,764 Square Feet
Unit 6	1,480 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. AVAILABLE	1,400
6. AVAILABLE	1,480
7. Monument Cleaners	1,370
8. TK Nails	1,455
9. Super Cuts	1,548
10. AVAILABLE	1,764
11. Tan Your Hide	2,400
12. Sport Clips	1,230
13. Mt. Fuji	3,960
14. PetSmart	20,083
15. Staples	20,917
16. Mathnasium	1,200
17. America's Best	3,000
18. Verizon	2,010
19. Postal Annex	1,200
20. AVAILABLE	1,035
21. AVAILABLE	1,755
22. AVAILABLE (Former Chili's)	5,933
23. Texas Roadhouse	7,135

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Jackson Creek Senior Living
New Subdivision Under Construction 2019

My Storage Jackson Creek
Utilities

Vista Apartments
267 Class-A Units

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