



Village at Jackson Creek | Monument, Colorado

Property Features

Village at Jackson Creek is Monument's premiere mixed-use development. Located minutes from I-25, north of Baptist Road, Village at Jackson Creek is a destination for those who want to shop, live, work, play and relax all in one place. Positioned between Castle Rock and Colorado Springs, Village at Jackson Creek is certain to become the city's hottest lifestyle, mixed-use center - rich in amenities and activities and in close proximity to all Monument and Colorado Springs has to offer. Choose your adventure at Village at Jackson Creek.

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Monument: where you belong

1

Unparalleled
Front
Range Views

2

3 min. to I-25,
Interstate
Visibility

3

20 min. to
Downtown
COS

4

Ample Parking
Options

5

40 min. to Denver

6

Modern Design,
Prime Location

7

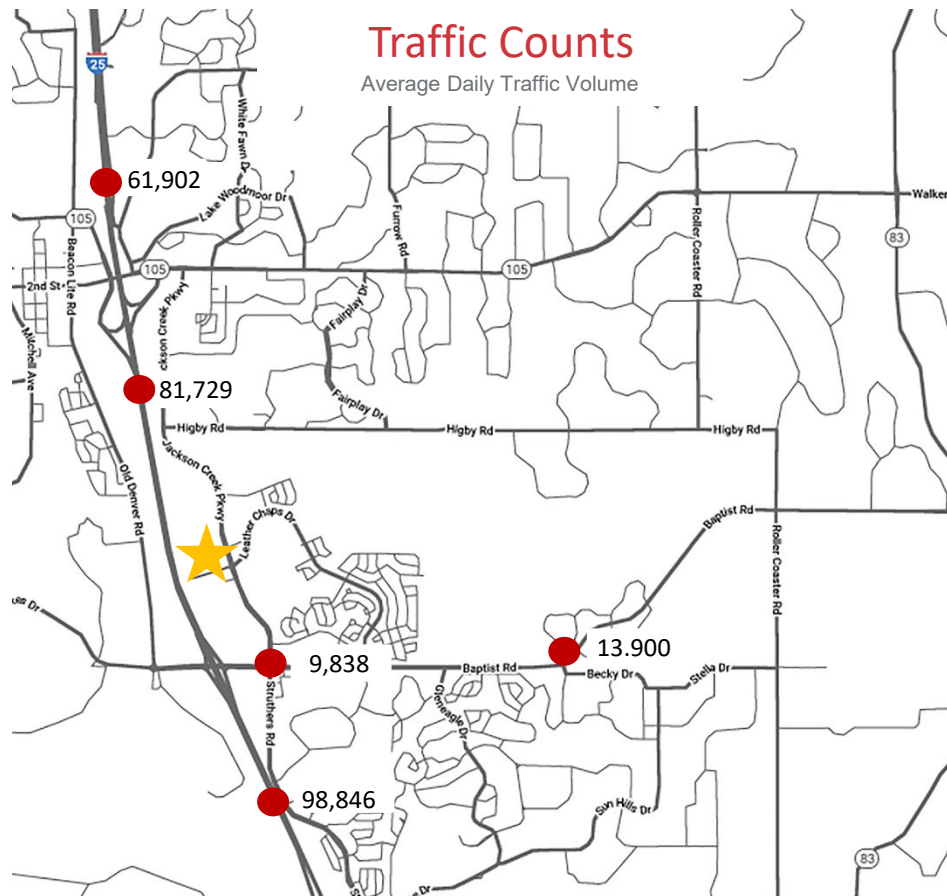
35 min. to
COS Airport

Enterprise Zone

Monument is included in a Colorado Enterprise Zone, which provides tax credits and incentives to businesses within these zones, as well as businesses relocating within a zone. Businesses in the Enterprise Zone may save thousands of dollars on their Colorado income tax bill each year for any or all of the following:

- Making capital investments
- Hiring new employees
- Providing training for employees
- Rehabilitating old buildings
- Conducting research & development

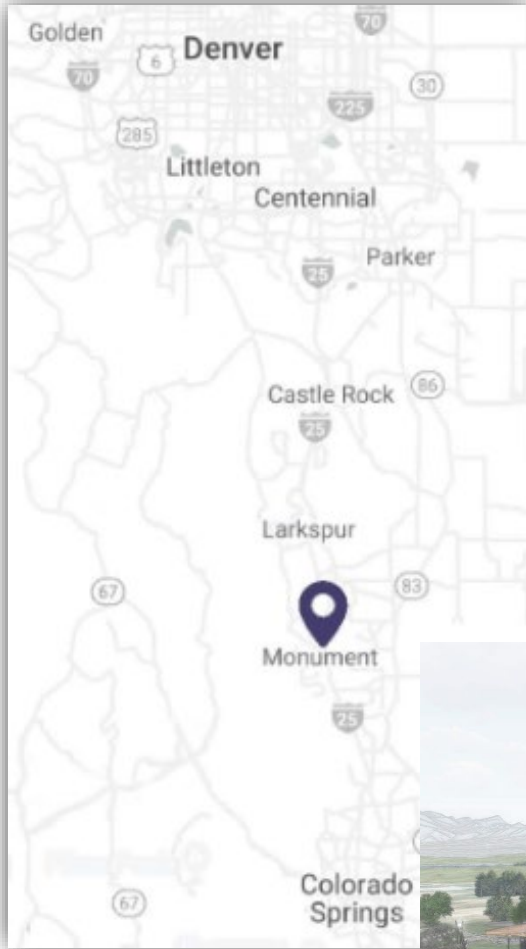
Source: townofmonument.org



NAI Highland

Commercial Real Estate Services, Worldwide.

Retail, Office/Flex
Recreation, Hospitality,
Multi-Family, Medical
Office



Located along I-25 just 20 miles north of Colorado's second largest city, Colorado Springs, the Town of Monument is also an easy drive to Denver, 53 miles to the north.

Demographics (2024)

Population 1 mile	4,559
Population, 3 miles	28,568
Population, 5 miles	48,668
Avg HH Income, 1 mile	\$143,646
Avg HH Income, 3 miles	\$153,521
Avg HH Income, 5 miles	\$161,636



22.4 AC
RETAIL/
RESTAURANT

7.2 AC
OFFICE/FLEX/
MEDICAL OFFICE

12.8 AC
APARTMENTS/
MULTI-FAMILY

3.2 AC
HOTEL/
HOSPITALITY

3.1 AC
LIBRARY/
RECREATION

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Shop, Live, Work, Play, Enjoy

AREA	USE	SITE AREA	BUILDING FOOTPRINT
LOT 1	Vanguard Skin Specialists	88,423 SF/2.03 AC	15,000
LOT 2	Subway/Dairy Queen	39,866 SF/0.916 AC	6,260
LOT 3	Kentucky Fried Chicken	34,708 SF/0.797 AC	3,660
LOT 4	Ziggi's Coffee	39,022 SF/0.892 AC	2,197
LOT 5	Panda Express	47,014 SF/1.079 AC	2,600
LOT 6	Freedom Express Car Wash	59,705 SF/1.371 AC	4,980
A	Retail/Grocery	66,094 SF/1.50 AC	14,000
B	Retail	77,531 SF/1.77 AC	7,000
C	Retail/Grocery	84,262 SF/1.93 AC	4,900
D	Retail	47,777 SF/1.05 AC	9,100
E	Retail	54,908 SF/1.26 AC	7,000
F	Restaurant	71,534 SF/1.64 AC	9,626
G	Retail/Restaurant	27,424 SF/0.62 AC	3,600
H	Grocery	138,360 SF/3.17 AC	28,203
I	Retail/Restaurant	94,398 SF/2.16 AC	10,548
J	Library/Recreation	133,141 SF/3.05 AC	16,200
K	Retail	96,768 SF/2.22 AC	16,805
L	Medical Office	97,051 SF/2.22 AC	14,950
M	Medical Office	90,010 SF/2.06 AC	14,950
N	Hotel	139,625 SF/3.20 AC	15,160
O	Office/Flex	40,615 SF/0.93 AC	5,293
P	Apartments	557,350 SF/12.795 AC	Varies

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