Monument Marketplace Center

556-590 West Highway 105, Monument, Colorado 80132



modified photo-imaging | Copyright © 2024 J. Barry Winter | All Rights Reserved

Retail Space For Lease

Asking Rate \$21.50 psf + NNN

Est Daily Traffic Count

State Highway 105 (2020) 14,000 VPD State Hwy 105 (2022) 15,960 VPD

 Demographics
 (2024)
 1-mi
 3-mi
 5-mi

 Avg Est Population
 3,886
 23,236
 39,980

 Avg HH Income
 \$138,38
 \$156,687
 \$161,225

Sources: Traffic Metrix | CoStar Group | 04-02-24



Monument Marketplace Center

PROPERTY HIGHLIGHTS

- ► Safeway anchored retail center
- ► Largest center in the area
- ► Former Sandwich shop of 20+ years (formerly SUBWAY until recently)
- **▶** Only one vacancy remains



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224 720-941-9200 Main | 720-941-9202 Fax

Lev Cohen

720-880-2925 direct | 720-232-4118 cell lev@weststarcommercial.com

Tim Hakes

720-880-2923 direct | 720-352-9457 cell tim@weststarcommercial.com

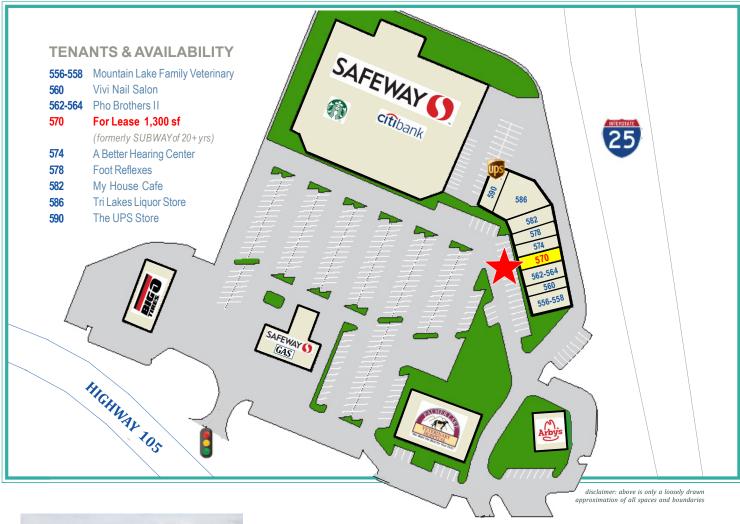


disclaimer: approximate locations only of each listed enterpri

Monument Marketplace Center

556-5900 West Highway 105, Monument, Colorado 80132







weststår

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224 720-941-9200 Main | 720-941-9202 Fax

Lev Cohen

720-880-2925 direct | 720-232-4118 cell lev@weststarcommercial.com

Tim Hakes

720-880-2923 direct | 720-352-9457 cell tim@weststarcommercial.com

AREA OVERVIEW

As an interesting start when Monument, Colorado was first settled as a stop along the Rio Grande Railroad in 1872, it has evolved through history by constantly re-inventing itself.

Today, its community continues to thrive from its growing businesses in the tourism, service, manufacturing and information industries. Further, the health care and wellness industries continue to flourish, meeting the demands of the rising populations.

Monument Marketplace is a Safeway anchored retail center serving the daily needs of the neighboring community. With highway 105 exposure, a rest area off I-25 adjacent to the property, ample parking and competitive rates, this center is well worth looking into. *Please contact one of our brokers for further information*.