

2560

# N MONUMENT LAKE RD

MONUMENT, CO

4 Acre RV Storage Lot For Sale

Amazing Investment Opportunity



Excellent 1031 Exchange Property

**navpoint**  
REAL ESTATE GROUP



**MATT KULBE** *Brokerage Services*  
matt.kulbe@navpointre.com  
p: 720.635.4591



**JEFF BRANDON** *Brokerage Services*  
jeff.brandon@navpointre.com  
p: 303.870.4091

# PROPERTY HIGHLIGHTS

2 5 6 0



LIST PRICE

**\$2,750,000**



LAND SIZE

**3.98 ACRES**



CAP RATE

**6.92%**



ZONING

**LI**

El Paso County



# PROPERTY HIGHLIGHTS

## Investment Highlights

- High Occupancy RV Storage Lot For Sale
- Potential Upside in Rents for New Owner
- Current Net Income \$190,548\*
- Easy To Manage, Low Risk Investment
- Over 90% Recurring Online Payments
- Nearly 4 Acres of Storage Land!
- Excellent 1031 Exchange Property

Based on Trailing 12 and Estimated 2024 Expenses\*



**VALUE-ADD POTENTIAL**  
OPPORTUNITY FOR RENT GROWTH FOR NEW OWNERSHIP



# AREA DEMOGRAPHICS

## KEY FACTS



POPULATION  
**3,221**



WORKDAY  
POPULATION  
**2,346**



MEDIAN  
HOUSEHOLD INCOME  
**\$106,700**



AVERAGE  
HOUSEHOLD INCOME  
**\$130,300**



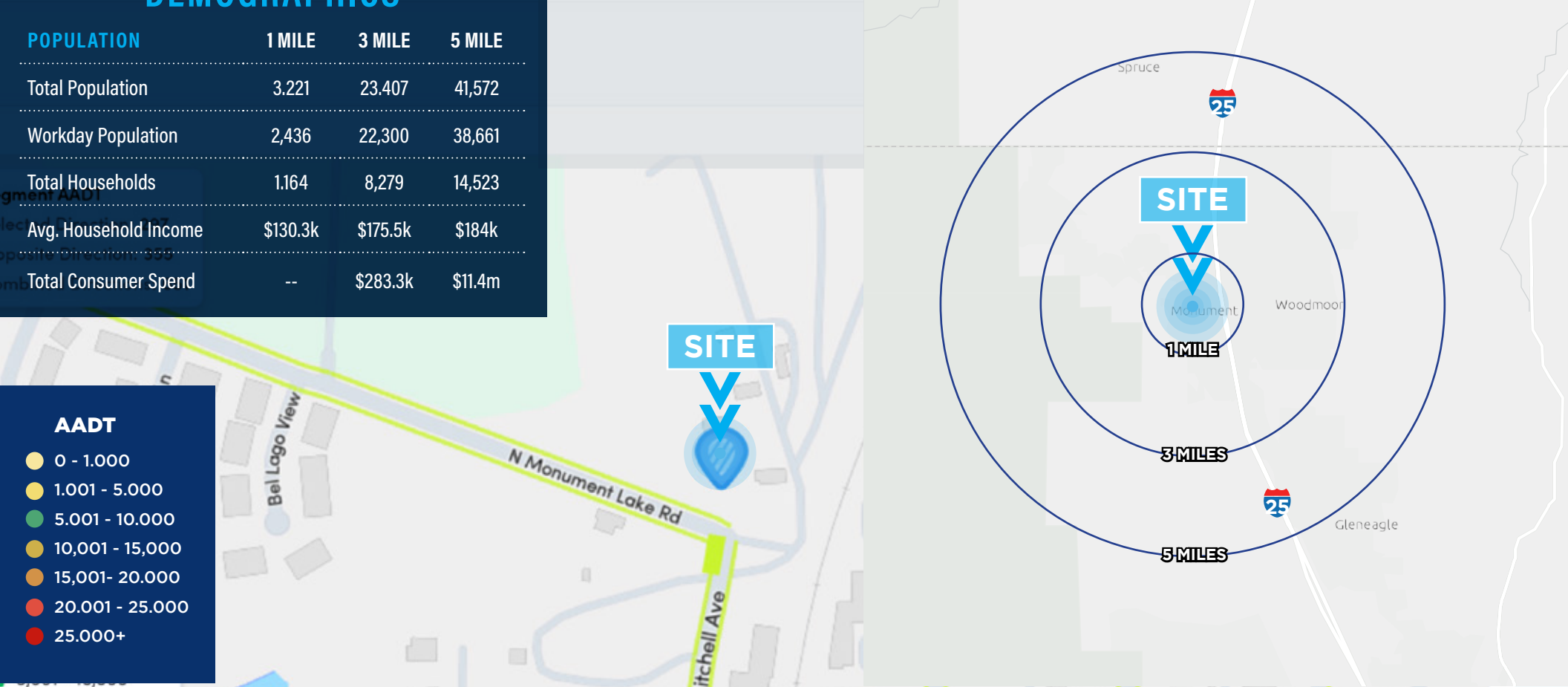
TOTAL  
HOUSEHOLDS  
**1,165**

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	3,221	23,407	41,572
Workday Population	2,436	22,300	38,661
Total Households	1,164	8,279	14,523
Avg. Household Income	\$130.3k	\$175.5k	\$184k
Total Consumer Spend	--	\$283.3k	\$11.4m

## AADT

- 0 - 1,000
- 1,001 - 5,000
- 5,001 - 10,000
- 10,001 - 15,000
- 15,001 - 20,000
- 20,001 - 25,000
- 25,000+



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