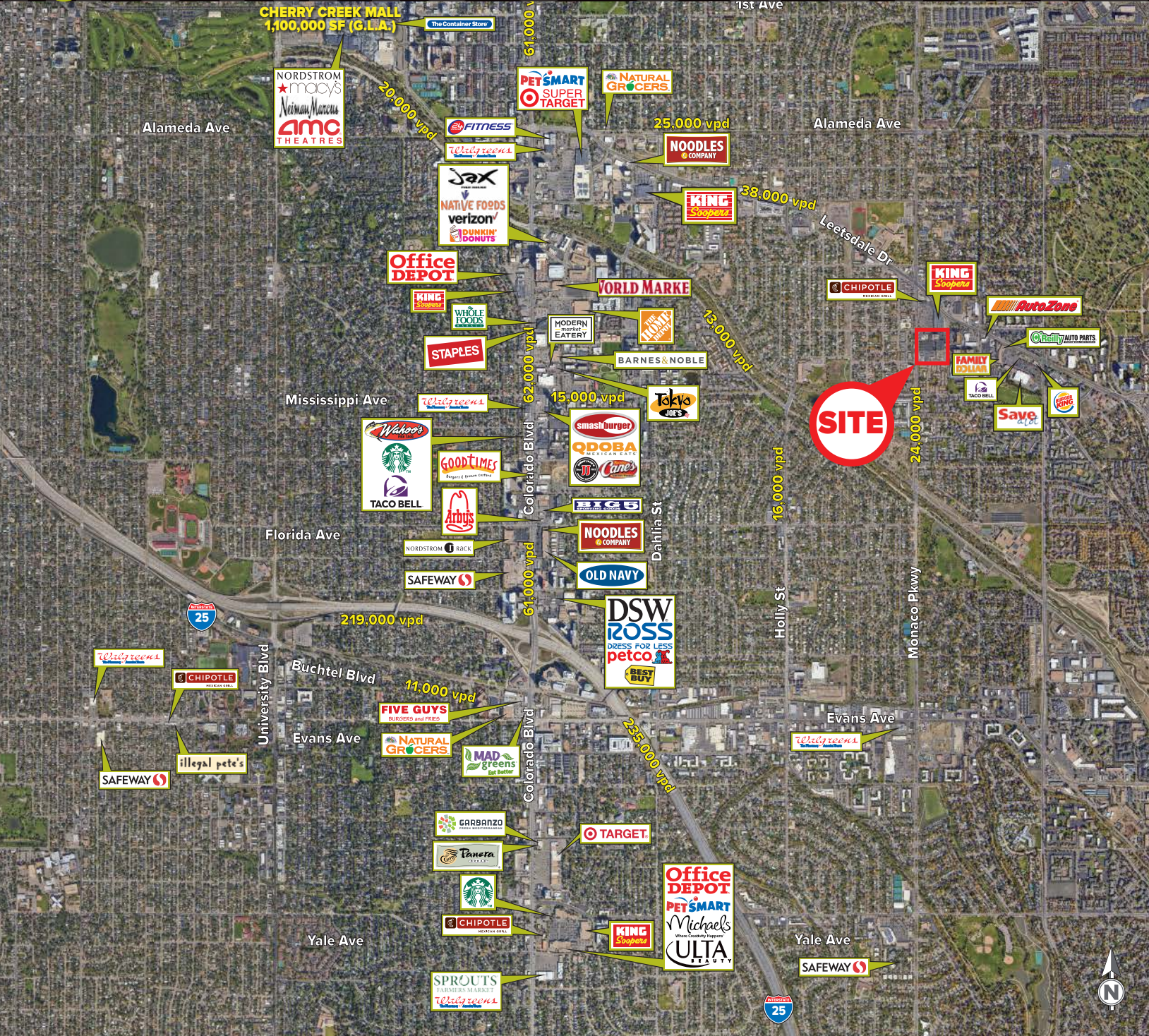


LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	21,956	196,461	544,684
2030 PROJECTED POPULATION	22,053	199,048	560,264
2025 EST. DAYTIME POPULATION	17,347	218,503	600,415
2025 EST. AVG HH INCOME	\$112,650	\$141,063	\$137,533
2025 EST. HOUSEHOLDS	10,394	92,182	253,268
2025 EST. BUSINESSES	680	9,928	25,268

TRAFFIC

MONACO PARKWAY
26,043 VEHICLES PER DAY

LEETSDALE DRIVE
38,076 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

MONACO SQUARE SHOPPING MALL

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PAD AVAILABLE FOR GROUND LEASE



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HIGHLIGHTS

- 0.52 ACRE DRIVE-THRU PAD OPPURTUNITY AVAILABLE FOR GROUND LEASE
- ZONING SUPPORTS A VERSATILE MIX OF COMMERCIAL USES
 - ZONING: S-MX-5A
- A DIVERSE TENANT MIX THAT CATERS WELL WITH THE SURROUNDING NEIGHBORHOODS - KING SOOPERS & CHIPOTLE IN PROXIMITY

LEGEND
PARTNERS ■■■■

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422,500 ANNUAL VISITS (Placer.ai)

