

Monument Plaza

Retail For Lease

481 Highway 105 Monument, CO



NAI Highland

Mark Useman

Senior Broker

+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

12/08/2025



SCAN ME

PROPERTY SPECIFICATIONS

Monument Plaza

Retail For Lease

481 Highway 105 Monument, CO

BUILDING SIZE

27,894 SF

LOT SIZE

3.6 AC

PARKING

4/1,000 RSF (111 Spaces)

Y.O.C.

1984

ZONING

C-1 (Monument)

LEASE RATE

\$16.50 - \$18.00 PSF NNN

NNN EXPENSES

\$7.03 (2025 est.)

BUILDING SIZE

SUITE 210 - 1,544 SF

SUITE 201 - 550 SF

SUITE G - 2,144 SF

NEIGHBORING TENANTS

Freedom Martial Arts, Domino's Pizza, Horseshoe Donuts, Valkyrie's Loft Toys & Games, Monument Music, RoadStar Academy, Game City, TK Nails, Love My Pets, MatchBox Candle Co., Rocky Mountain Barbershop, Visiting Angels, Chief Vapor, Columbine Gardens, Laundromat, U-Haul



NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile 3,443

3 Miles 24,047

5 Miles 39,673



AVERAGE HOUSEHOLD INCOME

\$119,689

\$149,206

\$151,374



PROJECTED GROWTH 2020 TO 2025

9.85%

8.70%

7.55%



TRAFFIC COUNT

20,090 v.p.d. (2020)

Hwy 105

62,980 v.p.d. (2020)

Hwy 105 & I-25



Mark Useman

Senior Broker

+1 719 667 6871


• useman@highlandcommercial.com


SITE PLAN & TENANT DIRECTORY




Monument Plaza



Retail For Lease



481 Highway 105 Monument, CO

Available 1,544 SF 210	209 Game City	208 Tk Nails	206 Love My Pets	 205 203
----------------------------------	---------------------	-----------------	------------------------	---

A Rocky Mountain Barbershop	B Visiting Angels	C 	Available 2,144 SF G	H Laundromat
--------------------------------------	-------------------------	--	--------------------------------	-----------------

 212	 213	 214
---	---	---

 202	Available 550 SF 201	 200
---	----------------------------	--

 I	 J	COLUMBINE GARDENS 一條龍 K
--	--	-----------------------------------

DISCLAIMER: NAI HIGHLAND, LLC OBTAINED THIS INFORMATION FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION. LISTING BROKER IS ALSO A PART OWNER IN THIS PROJECT.

Mark Useman

Senior Broker

+1 719 667 6871

• useman@highlandcommercial.com

NEIGHBORING RETAIL AERIAL

Monument Plaza

Retail For Lease

481 Highway 105 Monument, CO

