

Monument Plaza

Retail For Lease

481 Highway 105 Monument, CO



NAIHighland

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12/08/2025



SCAN ME

PROPERTY SPECIFICATIONS

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



AVERAGE HOUSEHOLD INCOME

\$119,689



PROJECTED GROWTH 2020 TO 2025

9.85%



TRAFFIC COUNT

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

Hwy 105

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

Hwy 105 & I-25

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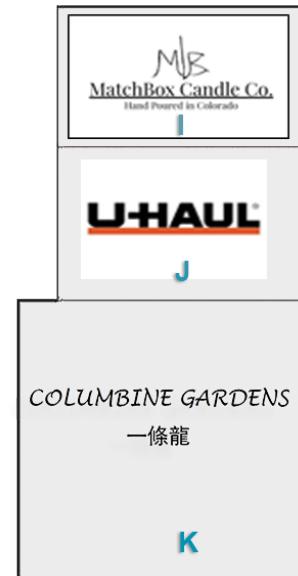
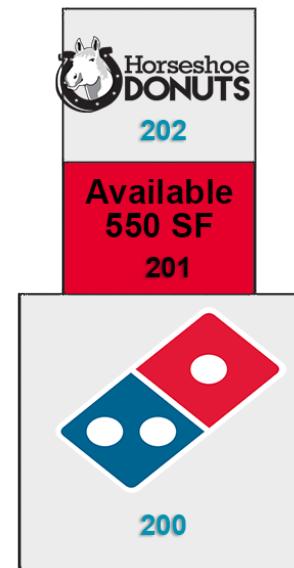
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SITE PLAN & TENANT DIRECTORY

Monument Plaza

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NEIGHBORING RETAIL AERIAL

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