

ANCHORED BY BIG R TO THE NORTH



3 BUILDINGS AVAILABLE FOR PRE-LEASE

PROPERTY DESCRIPTION

This Retail Development site is highly visible to I-25, just South of the Baptist Road Interchange fronting Struthers Road and Spanish Bit Drive directly adjacent to Big R. Close proximity to Monument, Trilakes, Glen Eagle and Northgate Housing and Business Districts.

Ideal Uses: Specialty Market/Deli, Wine/Liquor Store, Veterinarian Clinic, Restaurant Concepts, Coffee Store, Salon Spa, Fitness Center, Retail, Medical Office, Daycare

PROPERTY FEATURES

- ❖ 1,299 SF to 10,013 SF Available
- ❖ 117 Parking Spaces with cross parking available with Big R
- ❖ CC (Commercial Center Zoning El Paso County)
- ❖ LEASE RATE: \$34.00 PSF, NNN
- ❖ NNN RATE: \$9.00 PSF (Estimated)

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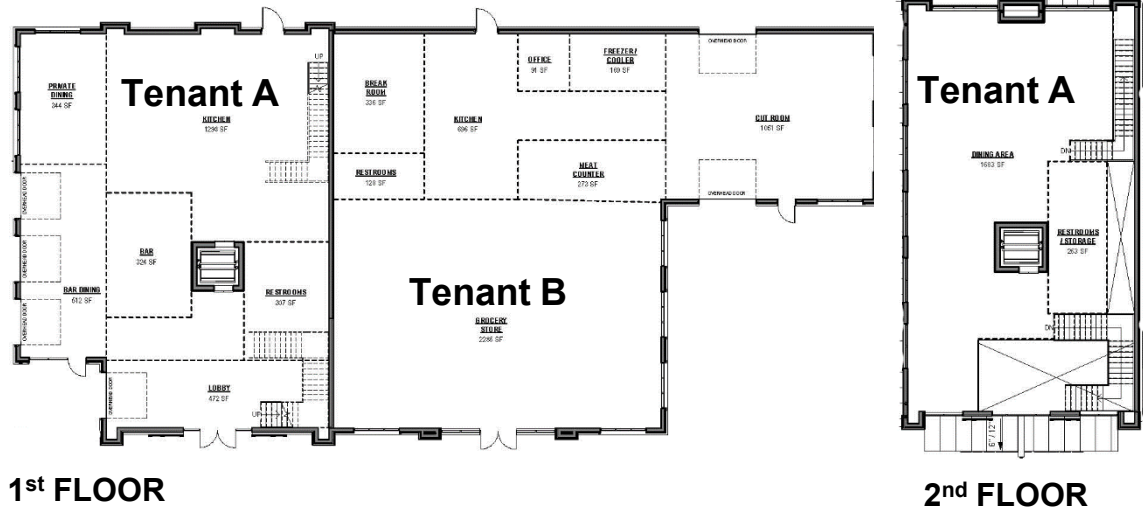
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R 07/19/2024

BUILDING 1

SPACE AVAILABLE

Tenant A – 2 Story
 Restaurant 5,500 SF
 Tenant B – 5,000 SF



1st FLOOR

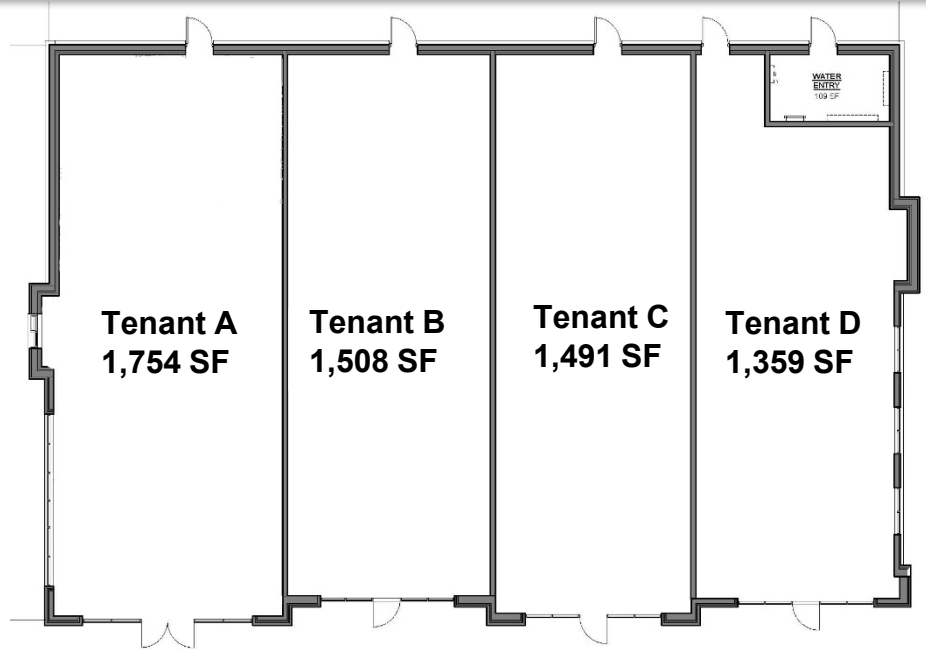
2nd FLOOR

BUILDING 2

SPACE AVAILABLE

Drive-Thru Available

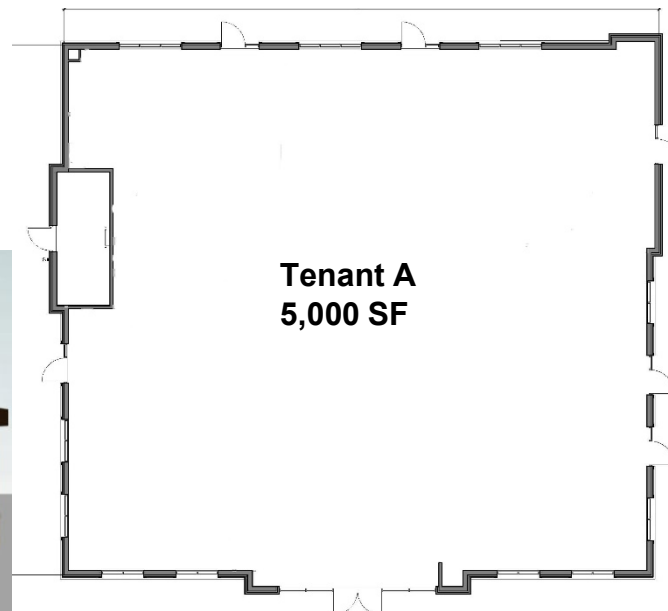
Tenant A – 1,754 SF
 Tenant B – 1,508 SF
 Tenant C – 1,491 SF
 Tenant D – 1,359 SF



BUILDING 3

SPACE AVAILABLE

Tenant A – 5,000 SF





NEIGHBORHOOD DEMOGRAPHICS

POPULATION

AVERAGE HOUSEHOLD INCOME

TRAFFIC COUNTS

| | | | |
|---------|---------|----------|-----------------------------------|
| 1 Mile | 8,610 | \$58,726 | Jackson Creek Pkwy & Struthers Rd |
| 3 Miles | 75,944 | \$75,407 | 13,669 VPD |
| 5 Miles | 205,902 | \$76,361 | |

