



Monument Marketplace

15854-16086 Jackson Creek Pkwy, Monument, CO 80132

RETAIL FOR LEASE OR FOR SALE

INLINE SPACE & PAD SITES AVAILABLE

PROPERTY HIGHLIGHTS

- Monuments Largest Retail Center
- Excellent Demographics
- High Income Area
- High Growth Area
- Excellent Visibility
- New Retail & Pad Sites Available
- Professionally Managed & Maintained
- Adjacent to New Residential Development

EXCLUSIVELY MARKETED BY



MARK USEMAN

+1 719 231 7400

useman@highlandcommercial.com



Monument Marketplace



Jackson Creek Prkwy

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TENANT DIRECTORY | LEASED SQUARE FOOTAGE

MULTI-TENANT RETAIL

UNIT 15	20,917 Square Feet
UNIT 20	1,035 Square Feet

STAND-ALONE RETAIL

UNIT 22	5,933 Square Feet
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PAD SITES

PAD SITE A	7.92 Acres
PAD SITE B	1.41 Acres
PAD SITE C	1.30 Acres
PAD SITE D	21,150 Square Feet (Proposed Building)

DEMOGRAPHICS (2024)

POPULATION 1 MILE	3,837
POPULATION 3 MILES	30,134
POPULATION 5 MILES	53,848
AVG HH INCOME 1 MILE	\$158,965
AVG HH INCOME 3 MILES	\$188,105
AVG HH INCOME 5 MILES	\$200,244

TRAFFIC COUNTS (2022)

I-25 & W Baptist Rd	69,249 Vehicles Per Day
W Baptist Rd & Jackson Creek Pkwy	17,436 Vehicles Per Day
Jackson Creek Pkwy was expanded from 2 to 4 lanes in 2019	

1. COMPLETE URGENT CARE	4,311 SF
2. JACKSON CREEK DENTAL	2,859 SF
3. DON TEQUILA'S	3,960 SF
4. MONUMENT PIES & GRINDERS	2,640 SF
5. PIZZA HUT	1,400 SF
6. REMAX PROPERTIES	1,480 SF
7. MONUMENT CLEANERS	1,370 SF
8. TK NAILS	1,455 SF
9. SUPER CUTS	1,548 SF
10. RODOLFO'S MEXICAN GRILL	1,764 SF
11. TAN YOUR HIDE	2,400 SF
12. SPORTS CLIPS	1,230 SF
13. FUJI MT.	3,960 SF
14. PETS SMART	20,083 SF
15. AVAILABLE	20,917 SF
16. JERSEY MIKE'S	1,200 SF
17. AMERICA'S BEST	3,000 SF
18. VERIZON	2,010 SF
19. POSTAL ANNEX	1,200 SF
20. AVAILABLE	1,035 SF
21. FORGE COFFEE LAB	1,755 SF
22. AVAILABLE (FORMER CHILI'S)	5,933 SF
23. TEXAS ROADHOUSE	7,135 SF



Mark Useman

o: 719 231 7400
e: useman@highlandcommercial.com

Lewis Palmer High School

Higby Rd

Jackson Creek Pkwy

Jackson Creek Senior Living

New Subdivision Under Construction

My Storage Jackson Creek

Vista Apartments 267 Class Units

Leatherchaps Rd

Walmart

PETSMART

DISCOUNT TIRE

TEXAS

Christian Brothers

Monument Marketplace



Ent

Tires LES SCHWAB

Advance Auto Parts

brakes plus

goodwill

TRACTOR SUPPLY CO

jiffylube

WELLS FARGO

LIQUOR STORE

Freddy's STEAKHOUSES

O'Reilly AUTO PARTS

KING Soopers

LIQUOR STORE

Shell

7-Eleven

Wells Fargo

Walmart

NATURAL GROCERS

Baptist Rd

Baptist Rd

CHASE

McDonald's

Walmart

FAIRFIELD INN & SUITES

Auto Zone