

Retail Center for Sale

Monument Marketplace

15746 Jackson Creek Parkway
Monument, CO 80132

[Complete NDA](#)



PROPERTY SUMMARY

Take advantage of this rare investment opportunity to own a premium neighborhood center in Monument, CO. This multi-tenant retail building is located at the southwest corner of Leather Chaps Drive and Jackson Creek Pkwy. The center is anchored by Home Depot, Kohl's and Super Wal-Mart. Junior boxes include Staples and PetSmart. The site is located in the premier shopping center in Monument and offers excellent visibility, access, and unparalleled co-tenancy.

BUILDING FEATURES

BUILDING SIZE	9,520 SF
SALE PRICE	\$4,390,385
CAP RATE	6.25%
YEAR BUILT	2007
ZONING	PUD
LOT	1.02 AC

Walmart



KOHL'S

Staples



LIQUOR
MART

verizon

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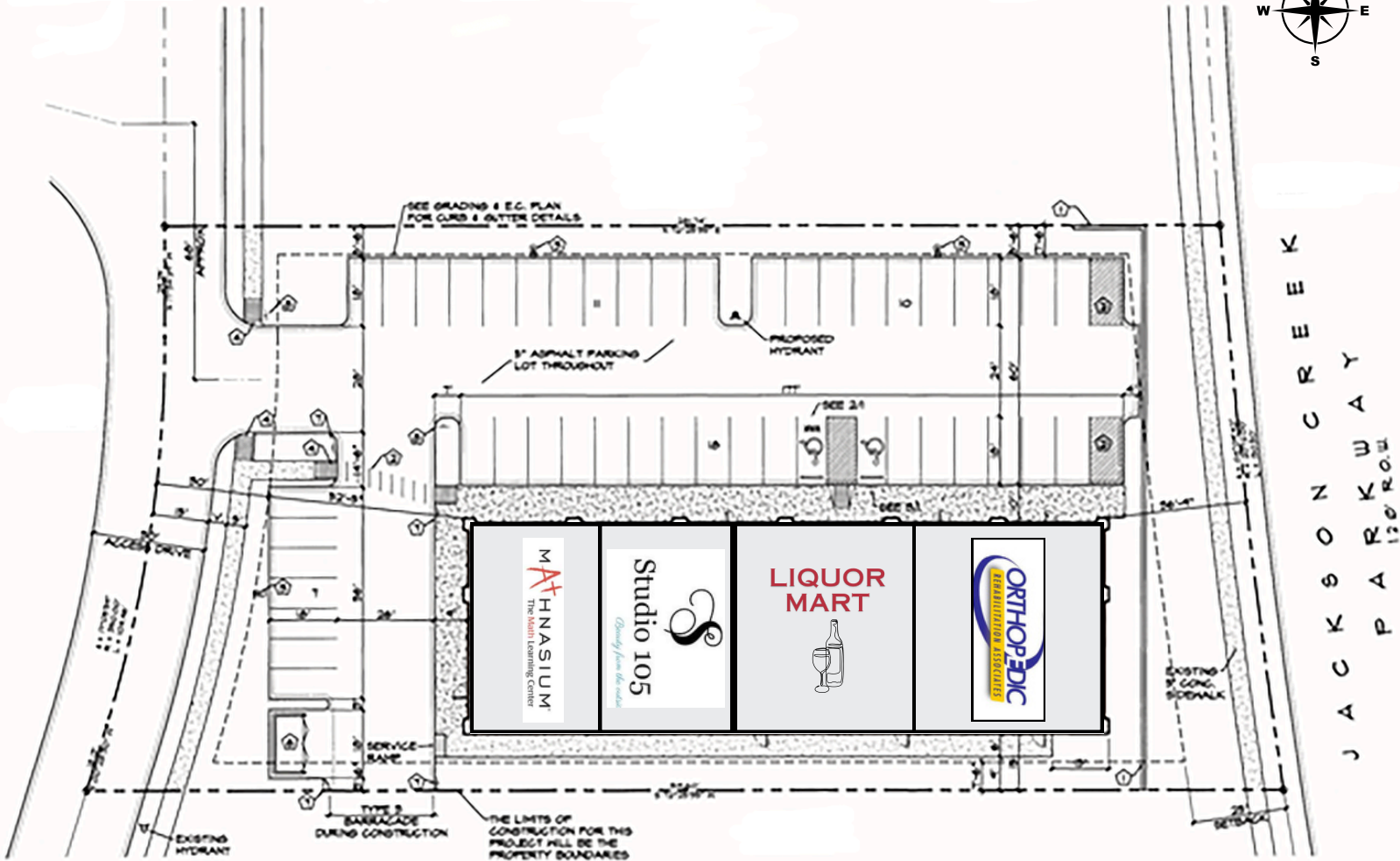
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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2023 POPULATION	17,211	54,662	151,595
HOUSEHOLDS	6,107	19,663	54,859
AVE HH INCOME	\$145,850	\$151,271	\$136,147

COMBINED TRAFFIC COUNTS

I-25	W Baptist Rd SE	69,249	VPD	2022
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*Sourced by CoStar

Surrounding Businesses & Restaurants:



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