

# Tuscan Hills Plaza

1415-1455 Cipriani Loop | Monument, CO 80132



MONUMENT SIGN W/ ELECTRONIC DISPLAY



## AVAILABLE

2,158 SF

## PRICING

Contact Broker

## NNN

\$14.90/SF

## CITY/COUNTY

Monument/El Paso

## ZONING

CC

## ABOUT THE PROPERTY

- Fully built out salon with stunning views of foothills
- Located on HWY 105 with good traffic counts
- Situated to capture Monument and north Colorado Springs residents
- Strong Household incomes
- Great access to I-25 and Hwy 83

## TRAFFIC COUNTS

W Hwy 105, west of site 19,000 VPD  
W Hwy 105, east of site 12,293 VPD  
Year: 2025 | Source: Esri

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,661	28,305	46,474
Daytime Population	5,220	25,915	38,800
Avg. Household Income	\$175,124	\$186,146	\$187,947
Estimated Households	1,748	10,105	16,663

Year: 2025 | Source: Esri

## CONTACT

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Suite	Tenant	SF
1455	Back East Bar & Grill	4,685
1445	Hidden Gems	1,302
1435	Max Strength	2,277
1425	Jasmine Garden	1,302
1415	Rangewood Orthodontics	2,000
1405	100% Chiropractic	1,629
1495	AVAILABLE - Former Hotsy Totsy	2,158



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SPACE 1495: 2,158 SF









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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	4,661	28,305	46,474
2030 Projected Population	4,839	30,780	50,383
Proj. Annual Growth 2025 to 2030	0.75%	1.69%	1.63%

### Daytime Population

2025 Daytime Population	5,220	25,915	38,800
Workers	2,645	11,967	16,092
Residents	2,575	13,948	22,708

### Income

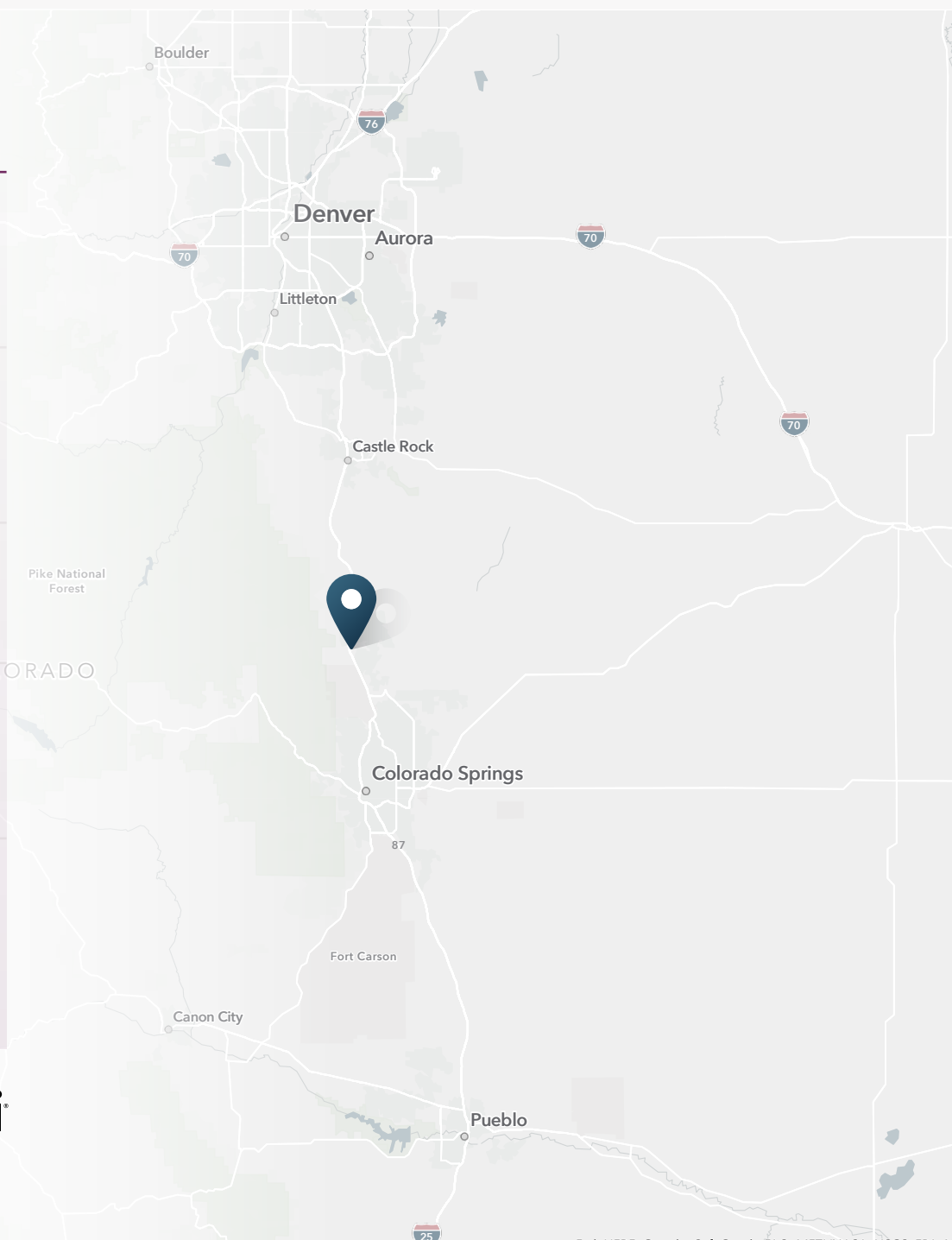
2025 Est. Average Household Income	\$175,124	\$186,146	\$187,947
2025 Est. Median Household Income	\$156,724	\$159,520	\$159,331

### Households & Growth

2025 Estimated Households	1,748	10,105	16,663
2030 Estimated Households	1,833	11,097	18,241
Proj. Annual Growth 2025 to 2030	0.95%	1.89%	1.83%

### Race & Ethnicity

2025 Est. White	83%	83%	83%
2025 Est. Black or African American	2%	1%	1%
2025 Est. Asian or Pacific Islander	3%	2%	3%
2025 Est. American Indian or Native Alaskan	0%	1%	0%
2025 Est. Other Races	12%	12%	12%
2025 Est. Hispanic (Any Race)	9%	9%	9%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE







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