

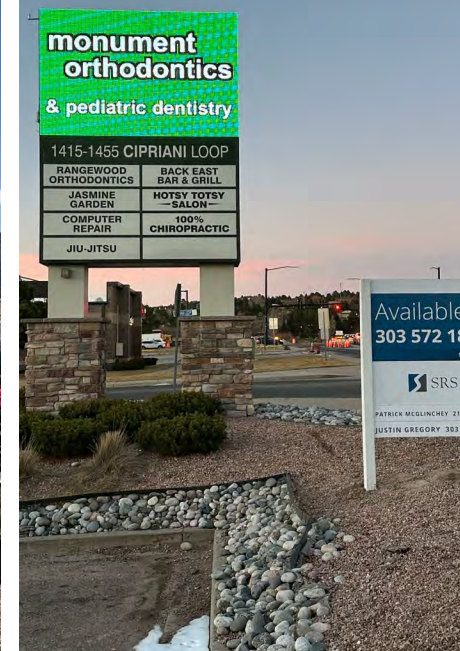
Tuscan Hills Plaza

1415-1455 Cipriani Loop | Monument, CO 80132



FOR LEASE

MONUMENT SIGN W/ ELECTRONIC DISPLAY



AVAILABLE

1,302 SF

BASE RATE

\$21.00/SF

NNN

\$10.08/SF

CITY/COUNTY

Monument/El Paso

ZONING

CC

ABOUT THE PROPERTY

- 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: 2023 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,436	26,541	43,748
Daytime Population	5,171	24,489	36,693
Avg. Household Income	\$167,751	\$178,824	\$177,172
Estimated Households	1,679	9,416	15,564

Year: 2023 | Source: Esri

CONTACT

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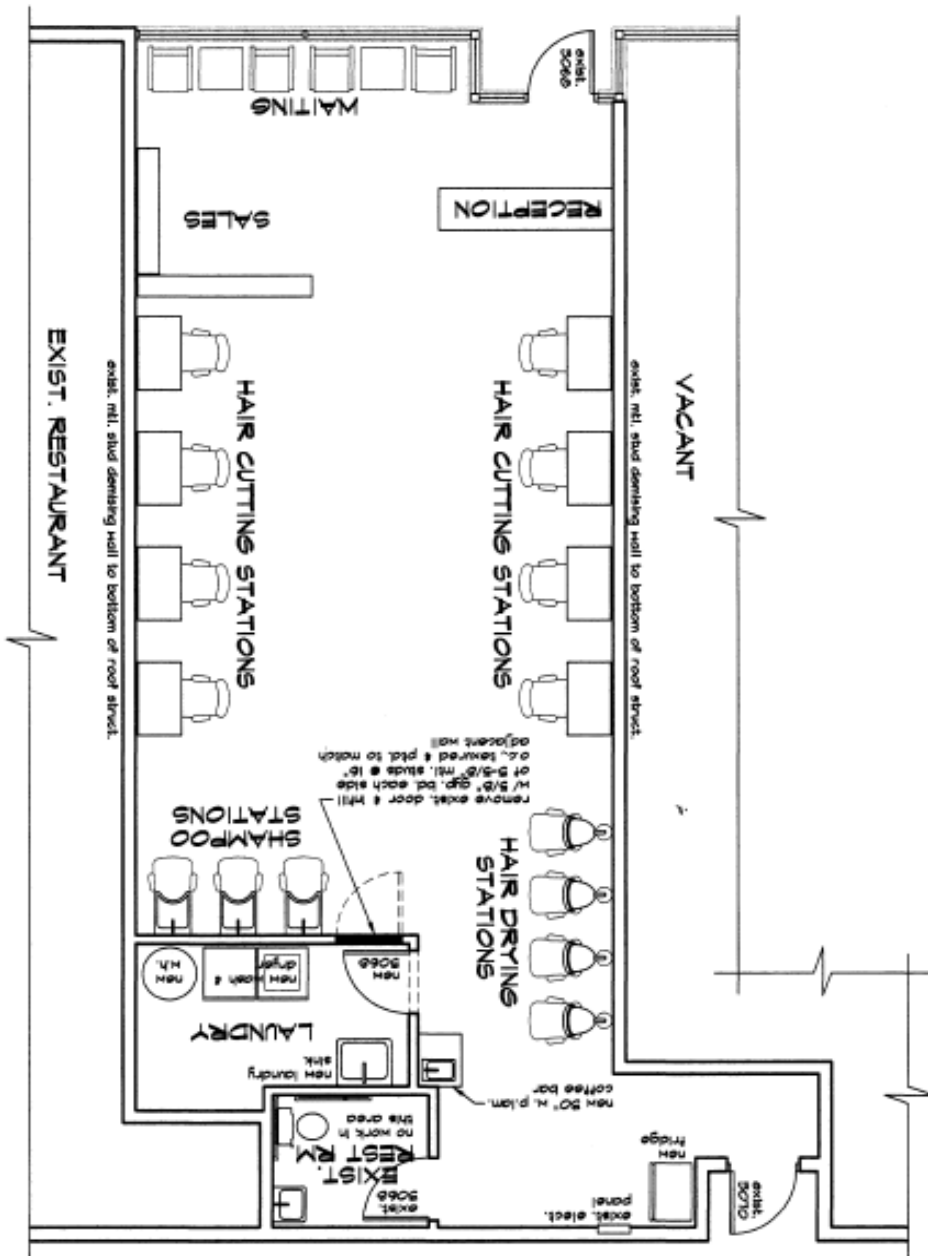
Suite	Tenant	SF
1455	Back East Bar & Grill	4,685
1445	AVAILABLE - Former Salon	1,302
1435	Max Strength	2,277
1425	Jasmine Garden	1,302
1415	Rangewood Orthodontics	2,000
1405	100% Chiropractic	1,629
1395	Hotsy Totsy	2,121

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SPACE 1445 - 1,302 SF - Salon Buildout





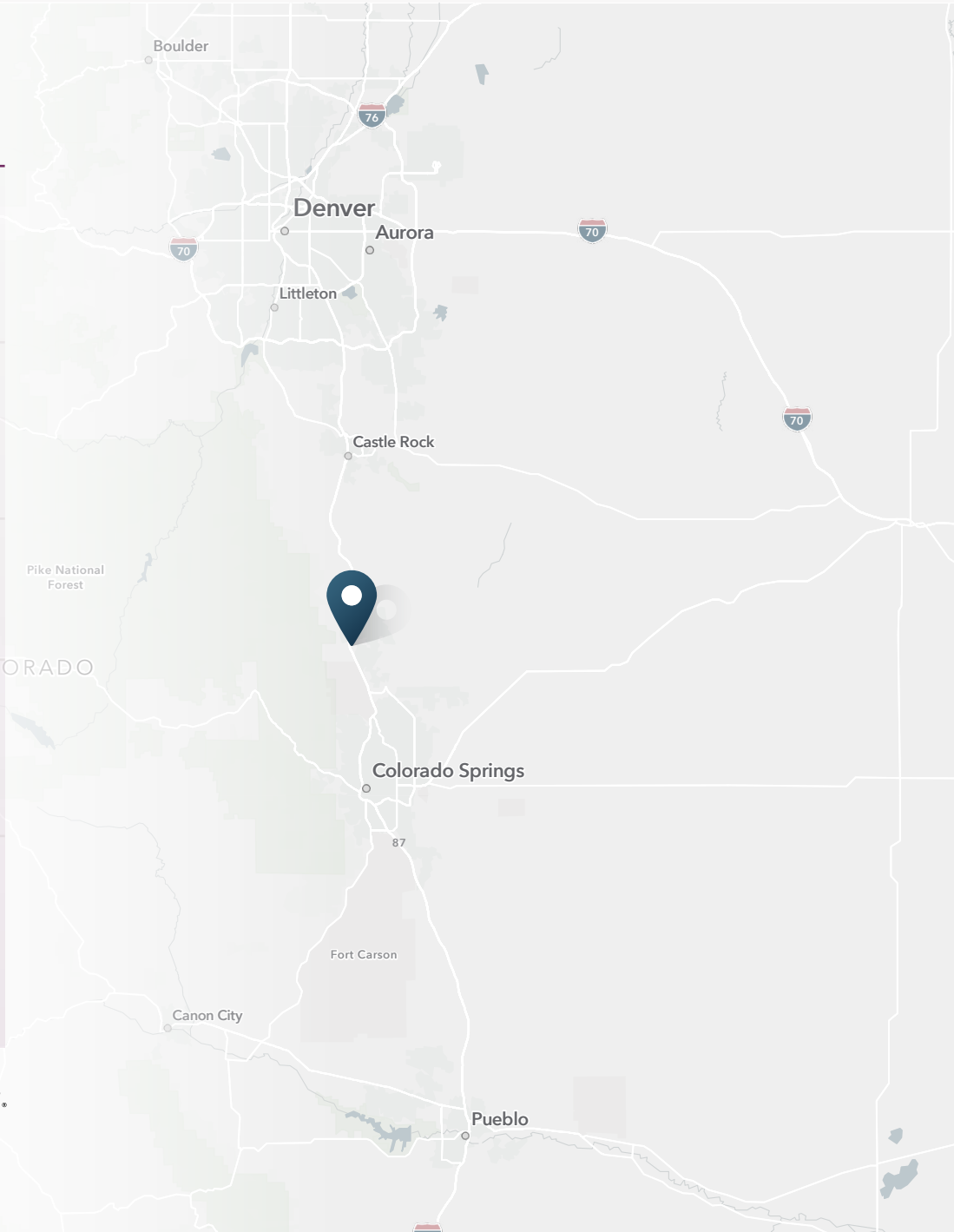
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	4,436	26,541	43,748
2028 Projected Population	4,420	28,052	46,225
Projected Annual Growth 2023 to 2028	-0.07%	1.11%	1.11%
Daytime Population			
2023 Daytime Population	5,171	24,489	36,693
Workers	2,653	10,949	14,430
Residents	2,518	13,540	22,263
Income			
2023 Est. Average Household Income	\$167,751	\$178,824	\$177,172
2023 Est. Median Household Income	\$128,277	\$142,299	\$142,883
Households & Growth			
2023 Estimated Households	1,679	9,416	15,564
2028 Projected Households	1,689	10,032	16,575
Projected Annual Growth 2023 to 2028	0.12%	1.28%	1.27%
Race & Ethnicity			
2023 Est. White	83%	84%	84%
2023 Est. Black or African American	2%	1%	1%
2023 Est. Asian or Pacific Islander	3%	2%	3%
2023 Est. American Indian or Native Alaskan	0%	1%	1%
2023 Est. Other Races	3%	2%	2%
2023 Est. Hispanic	8%	8%	8%



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





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