

Office Space for Lease

550 W. Hwy 105

Monument, CO 80132

JOIN SAFEWAY



PROPERTY SUMMARY

550 West Hwy 105 is a building situated in the affluent Monument / Tri-Lakes area and is conveniently located off of I-25. It has excellent visibility from the frontage road - Hwy 105 and I-25. Other respected medical offices in the building include the Palmer Lake Veterinary Hospital and Spa Medica. It is part of the Safeway anchored center.



Spa Medica, LLC

BUILDING FEATURES

BUILDING SIZE	9,842 SF
AVAILABLE SPACE	1,332 SF
LEASE RATE	\$22.00 PSF NNN
NNN (Est. 2023)	\$9.50 PSF
YEAR BUILT	1995
ZONING	CC

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KCRE Advisors, LLC
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Colorado Springs, CO 80921
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FLOOR PLAN
SCALE: 1/8" = 1'-0"



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	4,222	24,892	42,847
HOUSEHOLDS	1,629	9,196	15,419
AVE HH INCOME	\$124,043	\$124,999	\$131,681

COMBINED TRAFFIC COUNTS

Hwy 105	3rd Street S.	15,960	VPD	2022
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*Sourced by CoStar

Surrounding Businesses & Restaurants:



SAFeway



McDonald's



Walgreens



The UPS Store



DOLLAR TREE

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