

Monument Plaza

Retail For Lease

481 Highway 105 Monument, CO



NAI Highland

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01/05/2026



SCAN ME

PROPERTY SPECIFICATIONS

Monument Plaza

Retail For Lease

481 Highway 105 Monument, CO

BUILDING SIZE

27,894 SF

LOT SIZE

3.6 AC

PARKING

4/1,000 RSF (111 Spaces)

Y.O.C.

1984

ZONING

C-1 (Monument)

LEASE RATE

\$16.50 - \$18.00 PSF NNN

NNN EXPENSES

\$7.03 (2025 est.)

BUILDING SIZE

SUITE 210 - 1,544 SF

SUITE 208 - 1,575 SF

SUITE 201 - 550 SF

SUITE G - 2,144 SF

NEIGHBORING TENANTS

Freedom Martial Arts, Domino's Pizza, Horseshoe Donuts, Valkyrie's Loft Toys & Games, Monument Music, RoadStar Academy, Game City, TK Nails, Love My Pets, MatchBox Candle Co., Rocky Mountain Barbershop, Visiting Angels, Chief Vapor, Columbine Gardens, Laundromat, U-Haul

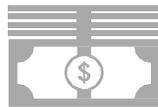


NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile	3,443
3 Miles	24,047
5 Miles	39,673



AVERAGE HOUSEHOLD INCOME

\$119,689
\$149,206
\$151,374



PROJECTED GROWTH 2020 TO 2025

9.85%
8.70%
7.55%



TRAFFIC COUNT

20,090 v.p.d. (2020)
Hwy 105
62,980 v.p.d. (2020)
Hwy 105 & I-25



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SITE PLAN & TENANT DIRECTORY

Monument Plaza

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<p>Available 1,544 SF</p> <p>210</p>	<p>209 Game City</p>	<p>Available 1,575 SF</p> <p>208</p>	<p>206 Love My Pets</p>	 <p>205 203</p>
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<p>A Rocky Mountain Barbershop</p>	<p>B Visiting Angels</p>	<p>C </p>	<p>Available 2,144 SF</p> <p>G</p>	<p>H Laundromat</p>
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MONUMENT Music
EVENTS INSTRUCTION
212

roadstar
Driving school
213

FREEDOM SOUL SCHOOL
THE MARTIAL ARTS
214

 **Horseshoe DONUTS**
202
Available 550 SF
201


200


Hand Poured in Colorado
I

U-HAUL
J

COLUMBINE GARDENS
一條龍
K

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NEIGHBORING RETAIL AERIAL

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