


**JOIN THESE RETAILERS:**

**PROPERTY FEATURES:**

- Highly-trafficked central business district of Monument
- Strong area demographics
- Easy access and high visibility from Hwy 105 & I-25
- Affordable lease rates
- Ample Parking

**PROPERTY DETAILS**

<b>BUILDING SIZE</b>	27,894 SF
<b>AVAILABLE SPACE</b>	850-2,100 SF
<b>LEASE RATE</b>	\$14.00/SF NNN
<b>NNN EXPENSES</b>	\$6.00/SF (est.)
<b>LOT SIZE</b>	3.6 Acres
<b>PARKING SPACES</b>	111
<b>PARKING RATIO</b>	4.00/1,000
<b>ZONING</b>	C-1 (Monument)
<b>YEAR BUILT</b>	1983-1984

For more information, please contact:

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<b>210</b> <b>LIVE NOW</b>	<b>209</b> Game City	<b>208</b> Tk Nails	<b>206</b> Dirty Dogs Grooming	<b>205</b> Inconcievable Toys and Games
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<b>A</b> Rocky Mountain Barbershop	<b>B</b> Beads & Needs	<b>C</b> Chief & Vagos	<b>G</b> <b>BROKEN BONES</b> SMOKIN' GOOD BARBECUE	<b>H</b> Laundromat
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<b>AMERICAN FAMILY INSURANCE</b>
<b>212</b>
<b>roadstar</b>
<b>213</b>
<b>WELLS FARGO</b>
<b>214</b>

<b>Horseshoe DONUTS</b>
<b>202</b>
<b>Vacant 850 SF 201</b>

<b>200</b>

<b>Vacant 1,050 SF I</b>
<b>Vacant 1,050 SF J</b>
<b>COLUMBINE GARDENS 一條龍</b>
<b>K</b>

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION</b>	3,389	20,922	35,343
<b>AVG. HH INCOME</b>	\$108,283	\$125,402	\$132,472
<b>TRAFFIC COUNT (HWY 105)</b>	19,401 v.p.d		

AVAILABILITY	
<b>SUITE 201</b>	850 SF
<b>SUITE I</b>	1,050 SF
<b>SUITE J</b>	1,050 SF

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