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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

BUILDING SIZE	27,894 SF
AVAILABLE SPACE	850-2,100 SF
LEASE RATE	\$14.00/SF NNN
NNN EXPENSES	\$7.00/SF (est.)
LOT SIZE	3.6 Acres
PARKING SPACES	111
PARKING RATIO	4.00/1,000
ZONING	C-1 (Monument)
YEAR BUILT	1983-1984




For more information, please contact:


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210 	209 Game City	208 Tk Nails	206 Dirty Dogs Grooming	205 Inconcievable Toys and Games
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A Rocky Mountain Barbershop	B 	C 	G 	H Laundromat
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 212
 213
 214

 202
Vacant 850 SF 201
 200

Vacant 1,050 SF I
Vacant 1,050 SF J
COLUMBINE GARDENS 一條龍 K

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

AVAILABILITY	
SUITE 201	850 SF
SUITE I	1,050 SF
SUITE J	1,050 SF

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