



Colorado Springs
Commercial

541 W HWY 105 MONUMENT, CO 80132

3,162 SF FREESTANDING RETAIL | **FOR SALE**



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541 W HIGHWAY 105 offers a unique opportunity to acquire a partially leased commercial property in the heart of Monument. The property includes a 1,614 SF Starbucks location that will remain in place, providing immediate income from a nationally recognized tenant, along with 1,548 SF of available space that creates additional upside for a new owner.

The vacant space may be leased to generate additional income or occupied by an owner-user seeking a highly visible location along the Highway 105 corridor. Positioned near I-25 and downtown Monument, the property benefits from convenient regional access, strong exposure, and continued growth throughout the Tri-Lakes area.

With established income already in place and a clear path to further stabilize the property, 541 W Highway 105 offers a flexible acquisition opportunity for investors and owner-users.



BUILDING SIZE
3,162 SF



SITE ACRES
0.87 AC



PARKING
20 SPACES



YEAR BUILT
1971



PARCEL #
7114203038



LEASED
51%



ZONING
CC



SALE PRICE
\$1,400,000



FLOORPLAN

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



1 MILE	3 MILES	5 MILES
1,559	8,802	14,855



1 MILE	3 MILES	5 MILES
4,278	24,780	41,967



1 MILE	3 MILES	5 MILES
\$155,708	\$170,024	\$176,956



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