

# Monument Marketplace Center

556-590 West Highway 105, Monument, Colorado 80132



modified photo-imaging | Copyright © 2024 J.Barry Winter | All Rights Reserved

## Retail Space For Lease

Asking Rate

**\$21.50 psf + NNN**

### Est Daily Traffic Count

State Highway 105 (2020) **14,000 VPD**

State Hwy 105 (2022) **15,960 VPD**

### Demographics (2024)

|                    | 1-mi     | 3-mi      | 5-mi      |
|--------------------|----------|-----------|-----------|
| Avg Est Population | 3,886    | 23,236    | 39,980    |
| Avg HH Income      | \$138,38 | \$156,687 | \$161,225 |

Sources: Traffic Metrix | CoStar Group | 04-02-24

### ★ Monument Marketplace Center

#### PROPERTY HIGHLIGHTS

- ▶ Safeway anchored retail center
- ▶ Largest center in the area
- ▶ Former Sandwich shop of 20+ years (formerly SUBWAY until recently)
- ▶ Only one vacancy remains



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

**Lev Cohen**

720-880-2925 direct | 720-232-4118 cell  
lev@weststarcommercial.com

**Tim Hakes**

720-880-2923 direct | 720-352-9457 cell  
tim@weststarcommercial.com

www.weststarcommercial.com



disclaimer: approximate locations only of each listed enterprise

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change

Copyright © 2024 Weststar Commercial | All Rights Reserved

MMKC-111024

# Monument Marketplace Center

556-5900 West Highway 105, Monument, Colorado 80132



disclaimer: above is only a loosely drawn approximation of all spaces and boundaries



## AREA OVERVIEW

As an interesting start when Monument, Colorado was first settled as a stop along the Rio Grande Railroad in 1872, it has evolved through history by constantly re-inventing itself.

Today, its community continues to thrive from its growing businesses in the tourism, service, manufacturing and information industries. Further, the health care and wellness industries continue to flourish, meeting the demands of the rising populations.

**Monument Marketplace** is a Safeway anchored retail center serving the daily needs of the neighboring community. With highway 105 exposure, a rest area off I-25 adjacent to the property, ample parking and competitive rates, this center is well worth looking into. *Please contact one of our brokers for further information.*

# weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

**Lev Cohen**

720-880-2925 direct | 720-232-4118 cell  
lev@weststarcommercial.com

**Tim Hakes**

720-880-2923 direct | 720-352-9457 cell  
tim@weststarcommercial.com

[www.weststarcommercial.com](http://www.weststarcommercial.com)

All information contained in this brochure has been gathered from reliable sources. Weststar Commercial makes no guarantee, warranty or representation regarding the accuracy of this information. Interested parties are responsible to independently verify the information contained within this marketing brochure.

MMKC-111024