

Monument Market Centre

556-590 West Highway 105, Monument, Colorado 80132



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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 Market Centre

PROPERTY HIGHLIGHTS

- ▶ Safeway anchored retail center
- ▶ Largest center in the area
- ▶ Former liquor store
(only vacancy remaining in this center)
- ▶ Ample onsite parking

weststar

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disclaimer: only approximate locations for each listed enterprise

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TENANTS & AVAILABILITY

- 556-558 Mountain Lake Family Veterinary
- 560 Vivi Nail Salon
- 562-564 Pho Brothers II
- 570 ARC Thrift Store
- 574 A Better Hearing Center
- 578 Foot Reflexes
- 582 My House Cafe
- 586** ★ 3,214 sf Available for Lease
(formerly liquor store)
- 590 The UPS Store



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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 Market Centre 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.*

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