

Crossroads at Monument

1777-1793 Lake Woodmoor | Monument, CO 80132

Base Lease rate \$22.00 - \$24.00 PSF, NNN



FOR LEASE 1,400 – 2,733 SF

BASE LEASE RATE \$22 - \$24 PSF, NNN

NNN EXPENSES \$9.00 PSF (2018 est)

FOR SALE Lot 3 – 40,842 SF
\$550,000.00

LOT SIZE 1.76 Acres

GLA 130,066 SF

ZONING C-2



Property Features

- Fast-growing, high-demand, high-end demographic & income area
- Approximately 35' of storefront
- Good access; ingress & egress
- Approximately one mile from I-25
- Liberal county zoning
- Brand-new construction
- Available end cap space (1,350 SF) has hydraulic lift
- One pad site for sale – county zoning, access & utilities to sites

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Demographics

	1 Mile	5 Miles	10 Miles
Total Households:	412	8,196	20,626
Total Population:	1,267	26,802	69,600
Average HH Income:	\$129,581	\$125,228	\$120,781

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Prime Retail Space for Lease | Pad Site for Sale

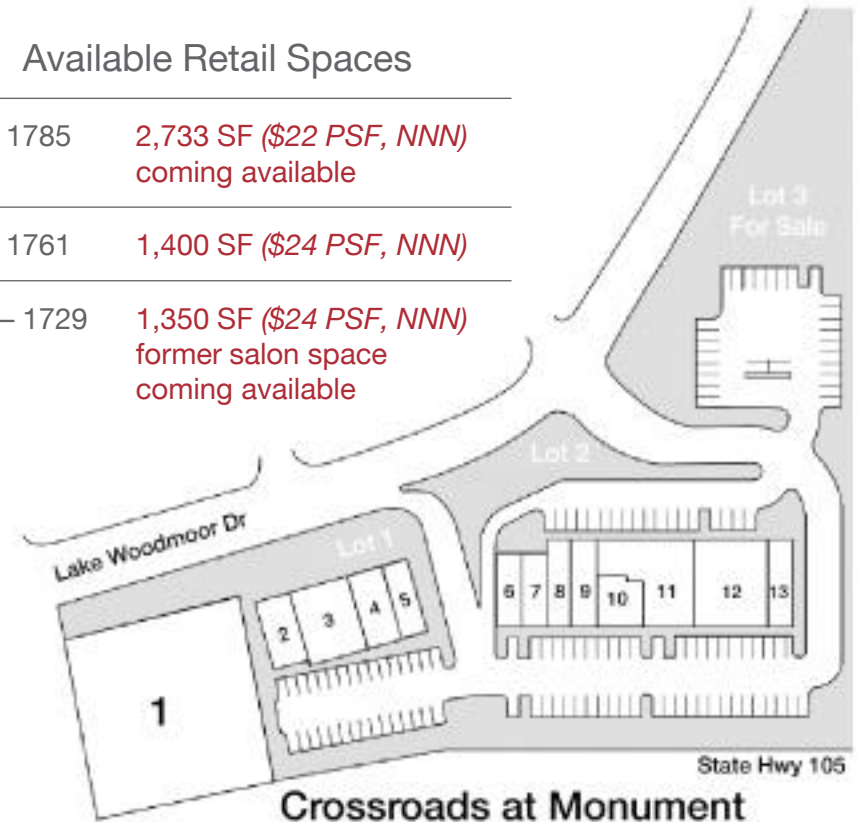
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Available Retail Spaces

#3 - 1785	2,733 SF (\$22 PSF, NNN) coming available
#9 - 1761	1,400 SF (\$24 PSF, NNN)
#13 - 1729	1,350 SF (\$24 PSF, NNN) former salon space coming available



Traffic Counts

	Vehicles Per Day
US Hwy 105	15,000

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