



# Monument Marketplace

15854-16086 Jackson Creek Pkwy, Monument, CO 80132

**RETAIL FOR LEASE OR FOR SALE**

**INLINE SPACE & PAD SITES AVAILABLE**

## PROPERTY HIGHLIGHTS

- Monuments Largest Retail Center
- Excellent Demographics
- High Income Area
- High Growth Area
- Excellent Visibility
- New Retail & Pad Sites Available
- Professionally Managed & Maintained
- Adjacent to New Residential Development

## EXCLUSIVELY MARKETED BY



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# Monument Marketplace



Jackson Creek Prkwy

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### TENANT DIRECTORY | LEASED SQUARE FOOTAGE

#### MULTI-TENANT RETAIL

UNIT 15	20,917 Square Feet
UNIT 20	1,035 Square Feet

#### STAND-ALONE RETAIL

UNIT 22	5,933 Square Feet
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#### PAD SITES

PAD SITE A	7.92 Acres
PAD SITE B	1.41 Acres
PAD SITE C	1.30 Acres
PAD SITE D	21,150 Square Feet (Proposed Building)

#### DEMOGRAPHICS (2024)

POPULATION 1 MILE	3,837
POPULATION 3 MILES	30,134
POPULATION 5 MILES	53,848
AVG HH INCOME 1 MILE	\$158,965
AVG HH INCOME 3 MILES	\$188,105
AVG HH INCOME 5 MILES	\$200,244

#### TRAFFIC COUNTS (2022)

I-25 & W Baptist Rd 69,249 Vehicles Per Day

W Baptist Rd & Jackson Creek Pkwy 17,436 Vehicles Per Day

Jackson Creek Pkwy was expanded from 2 to 4 lanes in 2019

1. COMPLETE URGENT CARE	4,311 SF
2. AVAILABLE	2,859 SF
3. DON TEQUILA'S	3,960 SF
4. MONUMENT PIES & GRINDERS	2,640 SF
5. PIZZA HUT	1,400 SF
6. AVAILABLE	1,480 SF
7. MONUMENT CLEANERS	1,370 SF
8. TK NAILS	1,455 SF
9. SUPER CUTS	1,548 SF
10. RODOLFO'S MEXICAN GRILL	1,764 SF
11. TAN YOUR HIDE	2,400 SF
12. SPORTS CLIPS	1,230 SF
13. FUJI MT.	3,960 SF
14. PETS SMART	20,083 SF
15. AVAILABLE	20,917 SF
16. JERSEY MIKE'S	1,200 SF
17. AMERICA'S BEST	3,000 SF
18. VERIZON	2,010 SF
19. POSTAL ANNEX	1,200 SF
20. AVAILABLE	1,035 SF
21. FORGE COFFEE LAB	1,755 SF
22. AVAILABLE (FORMER CHILI'S)	5,933 SF
23. TEXAS ROADHOUSE	7,135 SF



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Lewis Palmer High School

Higby Rd

Jackson Creek Pkwy

Jackson Creek Senior Living  
New Subdivision Under Construction

My Storage Jackson Creek

Vista Apartments 267 Class Units

Leatherchaps Rd

Walmart  
 PETSMART  
 DISCOUNT TIRE  
 TEXAS  
 Christian Brothers

# Monument Marketplace

THE HOME DEPOT  
 KOHLS  
 Party Animals

Ent  
 Tires LES SCHWAB  
 Advance Auto Parts  
 brakes plus  
 goodwill  
 TRACTOR SUPPLY CO

jiffylube  
 WELLS FARGO  
 LIQUOR STORE  
 Freddy's STEAKHOUSE  
 O'Reilly AUTO PARTS

KING Scoopers  
 LIQUOR STORE  
 Shell  
 P  
 I-BANK  
 7-Eleven

NATURAL GROCERS

Baptist Rd

Baptist Rd

CHASE  
 McDonald's  
 W  
 FAIRFIELD DON & BUTTER  
 Auto Zone