

Colorado
Retail
Services

TUSCAN HILLS PLAZA

1415 Cipriani Loop, Monument, CO 80132

FORMER DENTAL ENDCAP AVAILABLE



FOR LEASE

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PROPERTY DETAILS

FORMER DENTAL END CAP AVAILABLE

AVAILABLE
2,000 SF

PRICING
\$28.00/SF

NNN
\$14.82/SF

ZONING
CC

CITY/COUNTY
Monument/El Paso

MONTHLY
\$7,136.67

ABOUT THE PROPERTY

- Fully built out dental suite
- End Cap located on Hwy. 105 with strong traffic counts
- Situated to capture Monument and north Colorado Springs residents
- Tall exposed ceilings
- Great access to I-25 and Hwy. 83

TRAFFIC COUNTS

W. Hwy. 105, west of site
W. Hwy. 105, east of site

Year: 2025 | Source: Esri

19,000 VPD
12,293 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,661	28,305	46,474
Daytime Population	5,220	25,915	38,800
Avg. Household Income	\$175,124	\$186,146	\$187,947
Estimated Households	1,748	10,105	16,663

Year: 2025 | Source: Esri



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SITE PLAN

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PHOTOS

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TRADE AREA

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DEMOGRAPHIC HIGHLIGHTS

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Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	4,661	28,305	46,474
2030 Projected Population	4,839	30,780	50,383
Proj. Annual Growth 2025 to 2030	0.75%	1.69%	1.63%

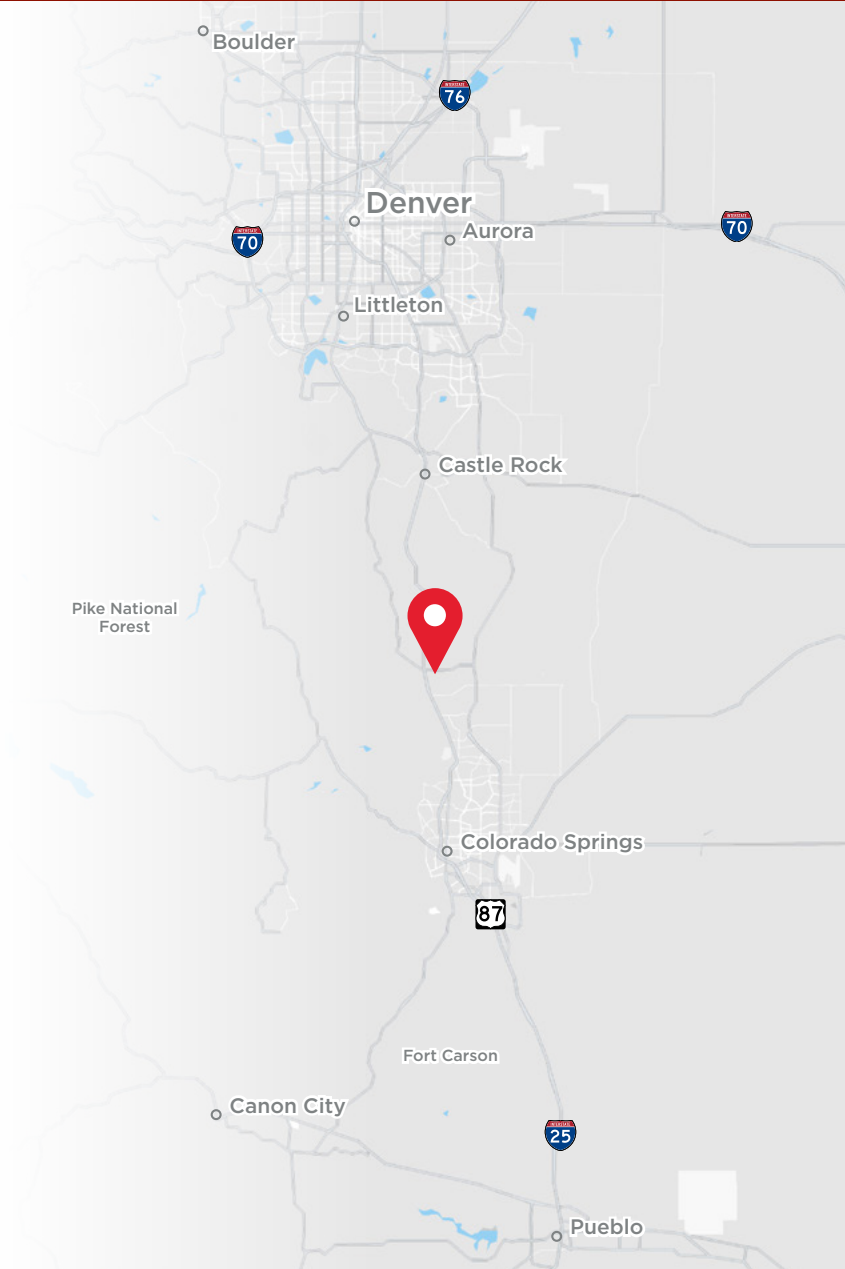
Daytime Population	1 Mile	3 Miles	5 Miles
2025 Daytime Population	5,220	25,915	38,800
Workers	2,645	11,967	16,092
Residents	2,575	13,948	22,708

Income	1 Mile	3 Miles	5 Miles
2025 Est. Average Household Income	\$175,124	\$186,146	\$187,947
2025 Est. Median Household Income	\$156,724	\$159,520	\$159,331

Households & Growth	1 Mile	3 Miles	5 Miles
2025 Estimated Households	1,748	10,105	16,663
2030 Estimated Households	1,833	11,097	18,241
Proj. Annual Growth 2025 to 2030	0.95%	1.89%	1.83%

Race & Ethnicity	1 Mile	3 Miles	5 Miles
2025 Est. White	83%	83%	83%
2025 Est. Black or African American	2%	1%	1%
2025 Est. Asian or Pacific Islander	3%	2%	3%
2025 Est. American Indian or Native Alaskan	0%	1%	0%
2025 Est. Other Races	12%	12%	12%
2025 Est. Hispanic (Any Race)	9%	9%	9%

Source: ESRI



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.