MONUMENT PLAZA

RETAIL SPACE FOR LEASE

481 Highway 105
Monument, CO 80132

Mark Useman | Senior Broker

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NAI Highland

2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

719.577.0044

www.highlandcommercial.com

Monument Plaza Retail Space for Lease

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PROPERTY SPECIFICATIONS

BUILDING SIZE
27,894 SqFt

RATE
$18 /SqFt + NNN

LOT SIZE
3.6 Acres

NNN Charges
$8.72 (2026 EST.)

YEAR BUILT
1984

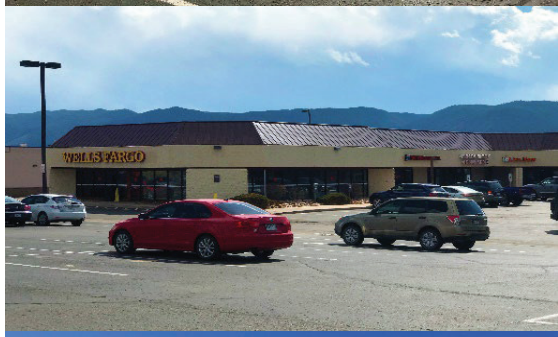
ZONING
C-1 (Monument)

PARKING
4/1000 RSF

AVAILABLE UNITS
SUITE 201 (550 SqFt)

NEIGHBORING TENANTS

- Freedom Martial Arts
- Domino's Pizza
- Horseshoe Donuts
- Valkyrie's Loft Toys & Games
- Monument Music
- Road Star Driving School
- Game City
- Love My Pets
- Matchbox Candle CO
- Rocky Mountain Barbershop
- Visiting Angels
- Chief Vapor
- Columbine Gardens
- Laundromat
- U-Haul
- Between the Sips
- Healing Spa
- Pentecostals of Monument



DEMOGRAPHICS (2025)

	POPULATION	AVG HH INCOME	2025-2030 GROWTH
1 mi	3,624	$126,328	1.7%
3 mi	25,476	$153,808	1.6%
5 mi	43,670	$158,999	1.7%

TRAFFIC COUNTS

I-25 & HWY 105 (2017)
77,000 VPD

HWY 105 & 3rd St (2022)
16,000 VPD

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SITE PLAN & TENANT DIRECTORY

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PENTECOSTALS OF MONUMENT 210	GAME CITY 209	HEALING SPA 208	LOVE MY PETS 206	VALKYRIE'S LOFT TOYS & GAMES 205 - 203

The Rocky Mountain BARBER SHOP A	Visiting Angels SENIOR HOME CARE BY ANGELS B	CHIEF VAPOR C	Between the Sips ROMANCE BOOKSTORE & TEA ROOM G	LAUNDROMAT H

[WALKWAY]

MONUMENT Music EVENTS INSTRUCTION
212

ROAD STAR Driving School
213

FREEDOM SOUL SCHOOL THE BODY SPIRIT HUMILITY STRENGTH MARTIAL ARTS
214

Horseshoe DONUTS
202

[ENTRY] → AVAILABLE 550 SqFt 201 ← [ENTRY]

[PARKING]

200

[PARKING]

MatchBox Candle Co. Hand Poured in Colorado
I

U-HAUL
J

COLUMBINE GARDENS CHINESE RESTAURANT
K

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NEIGHBORING RETAIL AERIAL

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