

## ANCHORED BY BIG R TO THE NORTH



## 3 BUILDINGS AVAILABLE FOR PRE-LEASE

### PROPERTY DESCRIPTION

This Retail Development site is highly visible to I-25, just South of the Baptist Road Interchange fronting Struthers Road and Spanish Bit Drive directly adjacent to Big R. Close proximity to Monument, Trilakes, Glen Eagle and Northgate Housing and Business Districts.

Ideal Uses: Veterinarian Clinic, Restaurant Concepts, Coffee Store, Salon Spa, Fitness Center, Retail, Medical Office, UTV, ATV & Motorcycle Sales

### PROPERTY FEATURES

- ❖ 1,299 SF to 10,013 SF Available
- ❖ 117 Parking Spaces
- ❖ CC (Commercial Center Zoning El Paso County)
- ❖ **LEASE RATE: \$32.00 PSF, NNN**
- ❖ **NNN RATE: \$9.00 PSF (Estimated)**

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R 01/31/2022

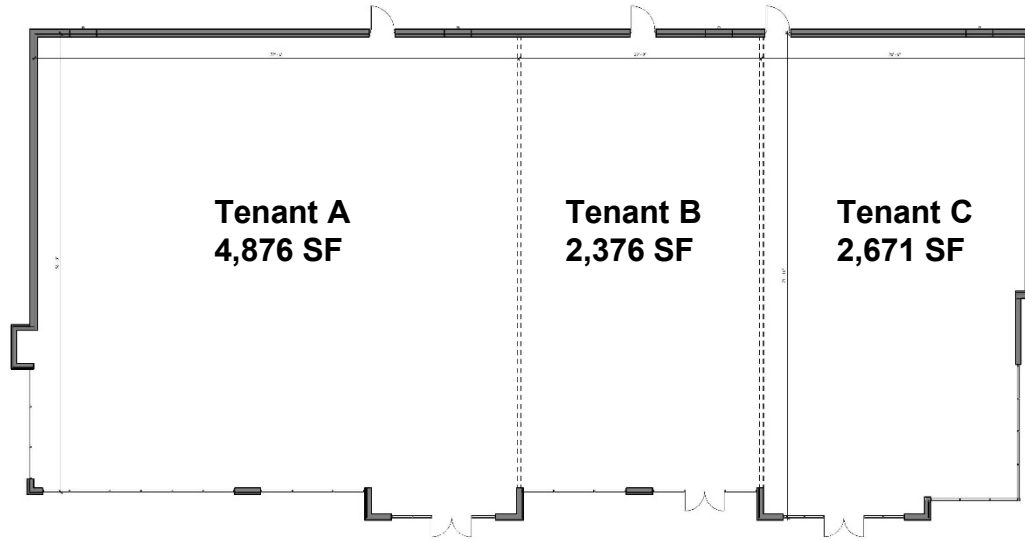
## BUILDING 1

### SPACE AVAILABLE

Tenant A – 4,876 SF

Tenant B – 2,376 SF

Tenant C – 2,671 SF



## BUILDING 2

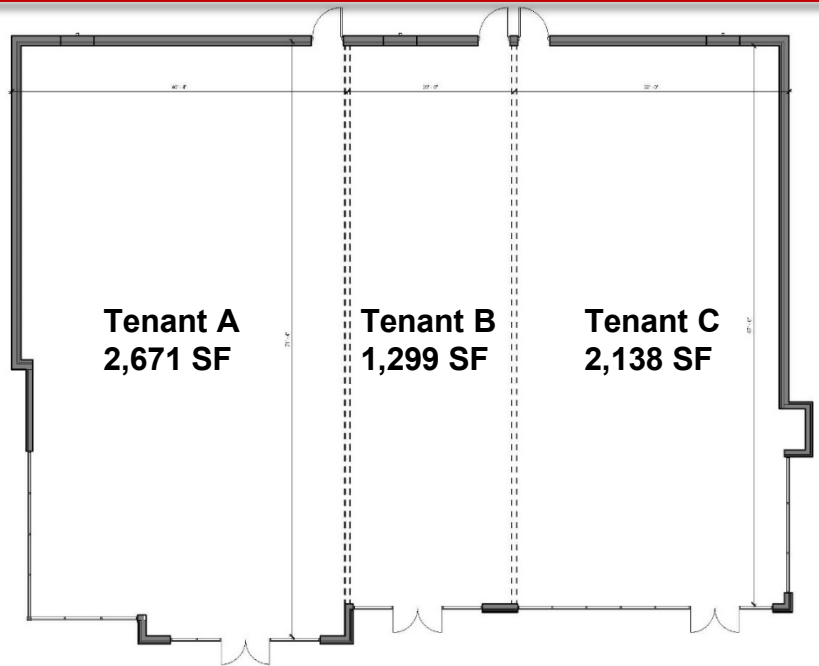
### SPACE AVAILABLE

Drive-Thru Available

Tenant A – 2,671 SF

Tenant B – 1,299 SF

Tenant C – 2,138 SF



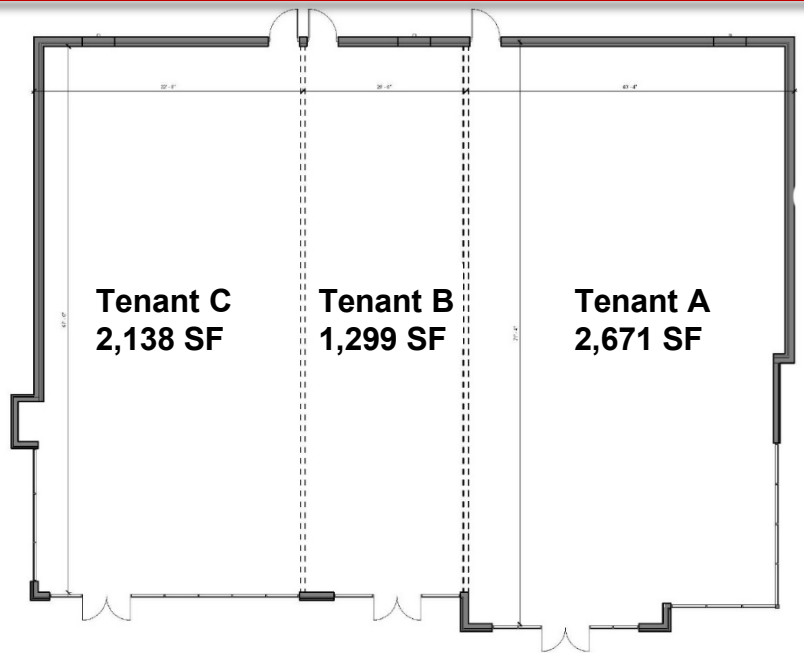
## BUILDING 3

### SPACE AVAILABLE

Tenant A – 2,671 SF

Tenant B – 1,299 SF

Tenant C – 2,138 SF





**NEIGHBORHOOD DEMOGRAPHICS**

	POPULATION	AVERAGE HOUSEHOLD INCOME	TRAFFIC COUNTS
1 Mile	8,610	\$58,726	Jackson Creek Pkwy & Struthers Rd
3 Miles	75,944	\$75,407	13,669 VPD
5 Miles	205,902	\$76,361	

