

TUSCAN HILLS PLAZA

1415-1455 Cipriani Loop, Monument, CO 80132

2,158 SF AVAILABLE



FOR LEASE

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com

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PROPERTY DETAILS

AVAILABLE FOR LEASE

AVAILABLE

2,158 SF

PRICING

\$26.00/SF

NNN

\$14.90/SF

ZONING

CC

CITY/COUNTY

Monument/El Paso

ABOUT THE PROPERTY

- Fully built out salon with stunning views of foothills
- Located on Hwy. 105 with good traffic counts
- Situated to capture Monument and north Colorado Springs residents
- Strong Household incomes
- 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

MONUMENT SIGN W/ ELECTRONIC DISPLAY



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SITE PLAN

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Suite	Tenant	SF
1455	Back East Bar & Grill	4,685
1445	Hidden Gems	1,302
1435	Max Strength	2,277
1425	Jasmine Garden	1,302
1415	Rangewood Orthodontics	2,000
1405	100% Chiropractic	1,629
1495	AVAILABLE - Former Hotsy Totsy	2,158

SPACE 1495: 2,158 SF



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TRADE AREA

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DEMOGRAPHIC HIGHLIGHTS

AVAILABLE FOR LEASE

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%

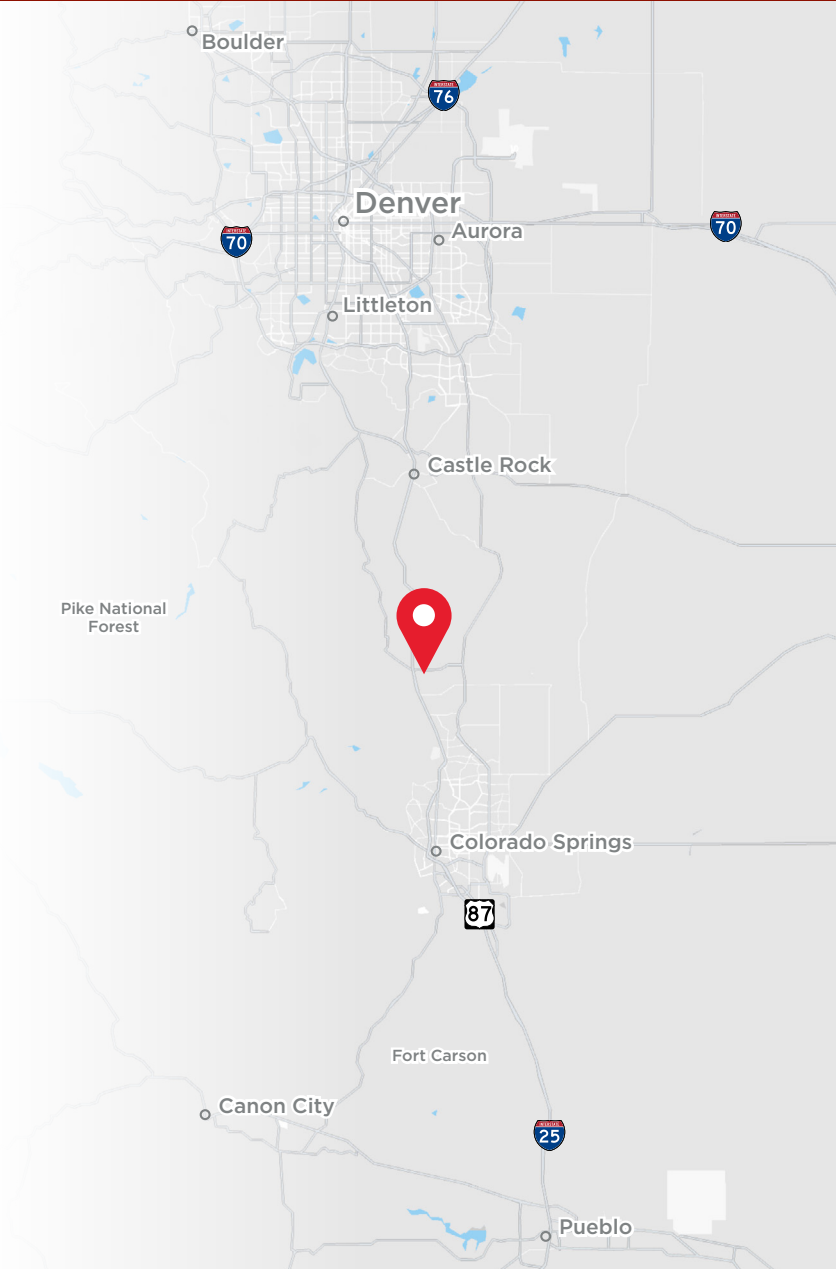
Daytime Population	1 Mile	3 Miles	5 Miles
2025 Daytime Population	5,220	25,915	38,800
Workers	2,645	11,967	16,092
Residents	2,575	13,948	22,708

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.