

Tuscan Hills Plaza

Retail For Lease
1435-1445 Cipriani Loop
Monument, CO 80132



BUILDING FEATURES	
Building Size	9,045 SF
Available Space	2,277 RSF 1,302 RSF
Lease Rate	\$28 PSF NNN
Operating Expense	\$9.77 PSF (2022 Est.)
Zoning	PBC

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,670	25,485	42,575
Households	1,774	9,107	15,079
Avg. Household Income	\$159,881	\$154,255	\$151,577

Combined Traffic Counts	
CO HW 105/ Jackson Creek Pkwy E (2020)	18,569 VPD
	*Sourced by CoStar

Join This Prominent Retail Center

Tuscan Hills Plaza offers excellent visibility with quick access to I-25 and a diverse mix of tenants. Tuscan Hills Plaza is surrounded by several affluent residential neighborhoods.



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AVAILABLE	2,277 sf
Rangewood Orthodontics	2,000
Back East Bar & Grill	4,685
Jasmine Garden	1,302
AVAILABLE 10/1/22	1,302



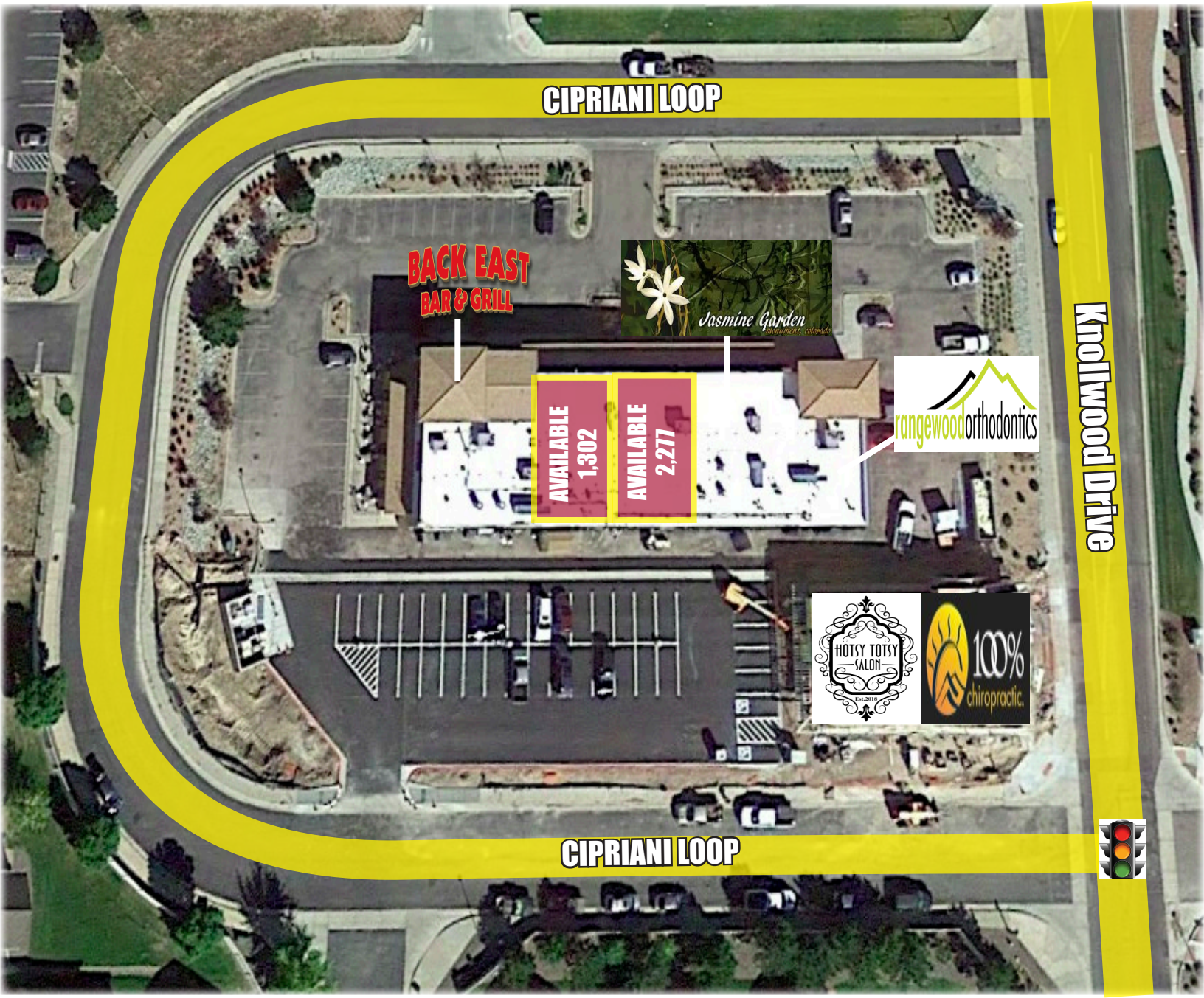
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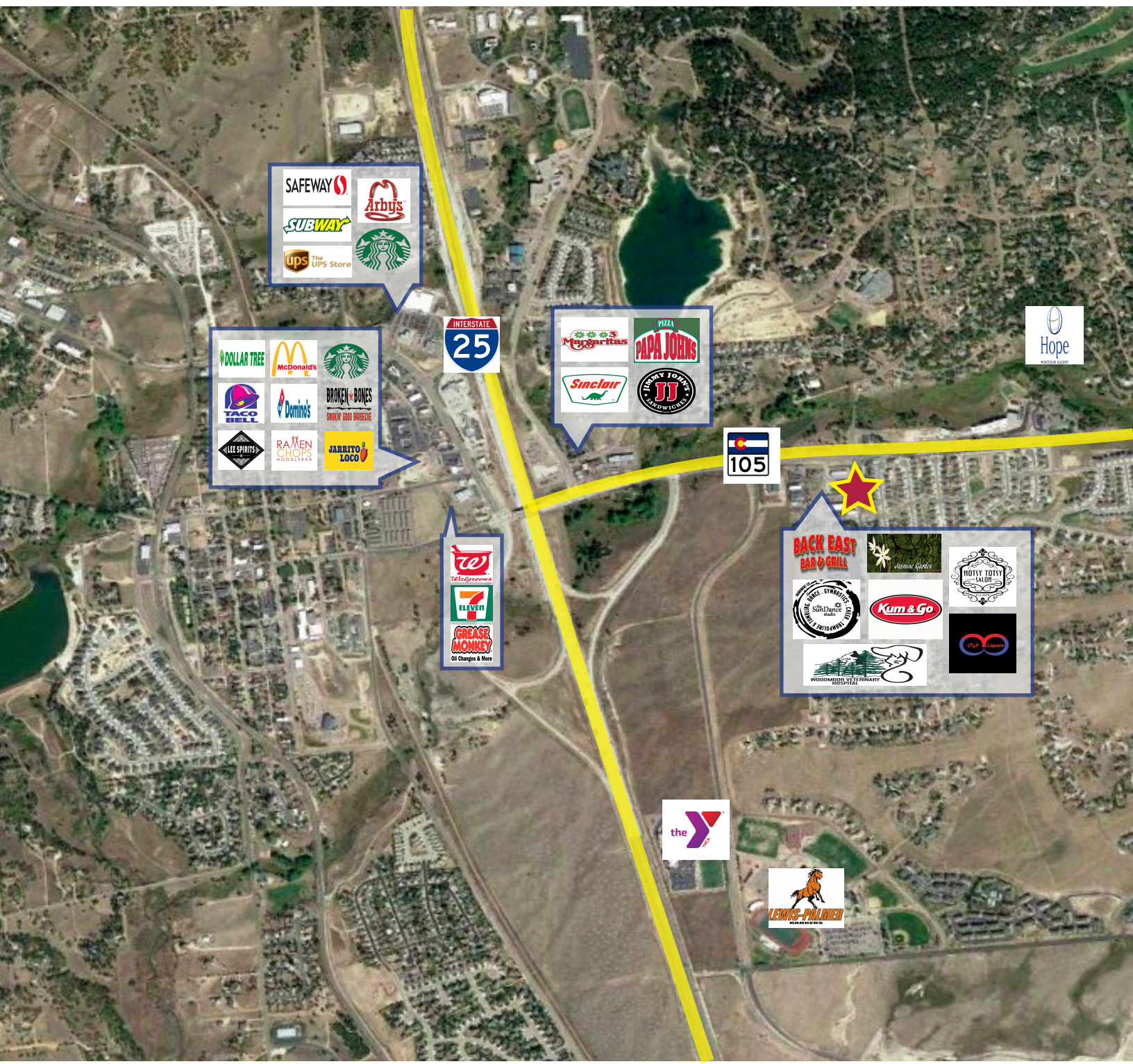


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