



Overview

AVAILABLE

2.35 acres

RATE


Contact Broker for Pricing

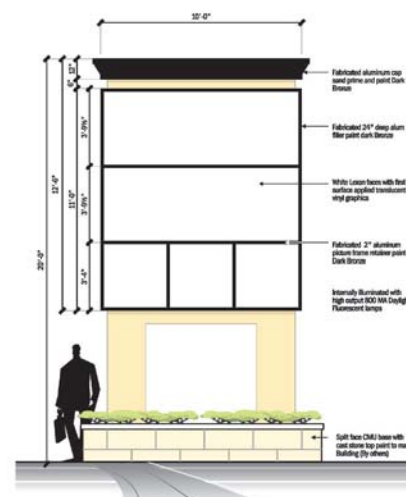
Traffic Counts

I-25: North of W Baptist Rd	71,271 VPD
W Baptist Rd: East of I-25	15,766 VPD
W Baptist Rd: East of Jackson Creek Pkwy	10,595 VPD
Jackson Creek Pkwy: North of W Baptist Rd	8,404 VPD

Source: CDOT

Description

- Great visibility and access from Baptist Rd
 - Close proximity to I-25
 - Strong retail synergies
 - Prominent monument signage on W Baptist Rd
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- An aerial photograph of the area around the intersection of Baptist Road and Interstate 25 (I-25). A red rectangle highlights the proposed site location on Baptist Road, just west of its intersection with I-25. The surrounding area includes other commercial buildings, parking lots, and green spaces. The map also shows the alignment of I-25 running north-south and Baptist Road running east-west.



Contact

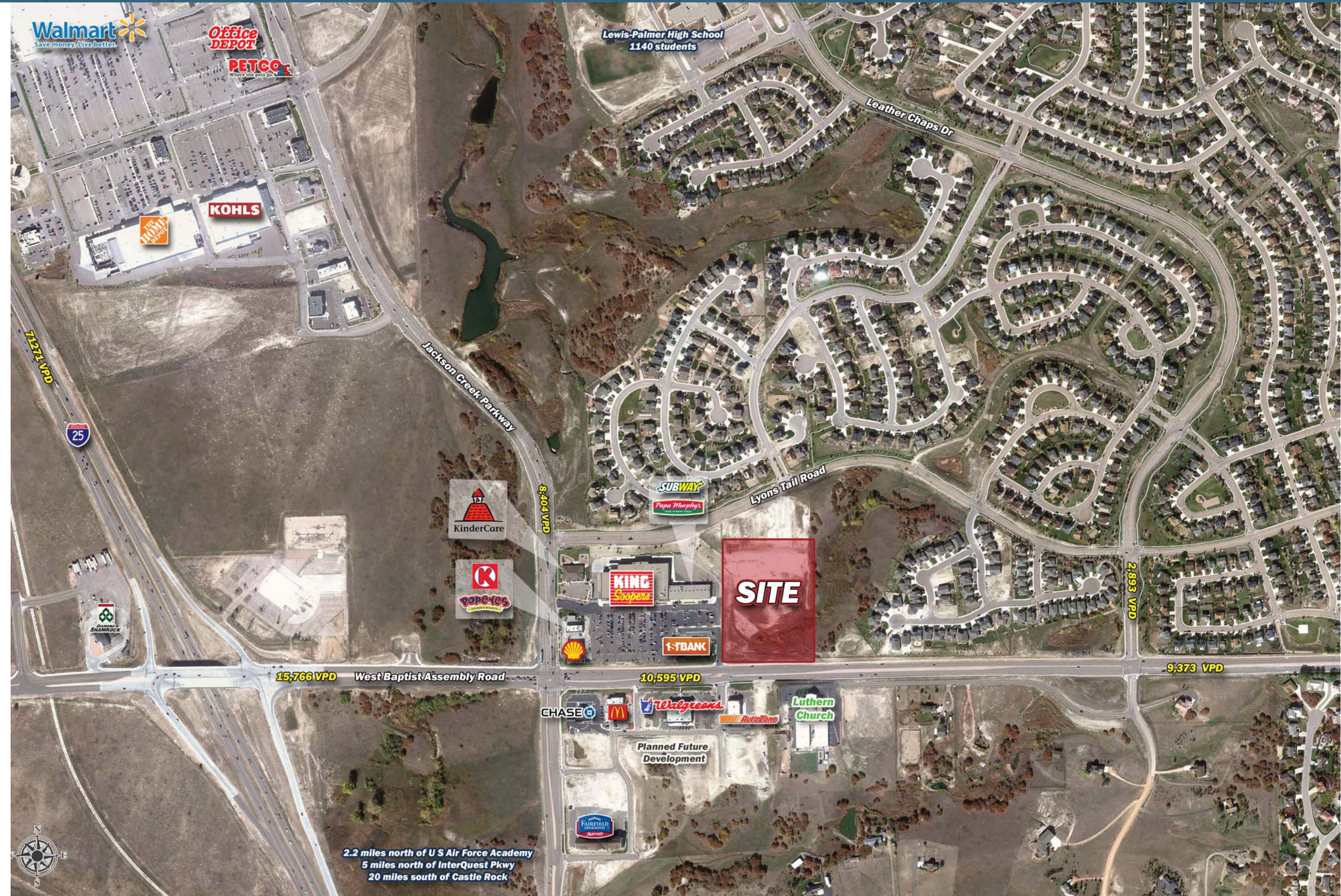
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Demographics

Demographics	3 MILE	5 MILE	7 MILE
Current Population	24,148	51,316	64,829
Household Estimate	8,168	16,158	20,638
Average HH Income	\$144,262	\$143,440	\$145,124

Year: 2017 | Source: Esri



Executive Summary

West Baptist Rd & Jackson Creek Pkwy | Monument, CO



	3 miles	5 miles	7 miles
Population			
2000 Population	11,253	22,118	36,137
2010 Population	20,588	43,525	55,624
2017 Population	24,148	51,316	64,829
2022 Population	26,045	55,703	70,416
2000-2010 Annual Rate	6.23%	7.00%	4.41%
2010-2017 Annual Rate	2.22%	2.30%	2.13%
2017-2022 Annual Rate	1.52%	1.65%	1.67%
2017 Male Population	49.4%	52.2%	51.7%
2017 Female Population	50.6%	47.8%	48.3%
2017 Median Age	40.9	37.0	37.6
Households			
2000 Households	3,840	7,480	10,888
2010 Households	6,991	13,503	17,503
2017 Total Households	8,168	16,158	20,638
2022 Total Households	8,816	17,655	22,548
2000-2010 Annual Rate	6.17%	6.08%	4.86%
2010-2017 Annual Rate	2.17%	2.51%	2.30%
2017-2022 Annual Rate	1.54%	1.79%	1.79%
2017 Average Household Size	2.96	2.91	2.92
Housing Units			
2017 Total Housing Units	8,264	16,427	21,244
2017 Owner Occupied Housing Units	6,602	12,528	16,039
2017 Renter Occupied Housing Units	1,566	3,630	4,600
2017 Vacant Housing Units	96	269	606
Race and Ethnicity			
2017 White Alone	89.9%	88.4%	88.2%
2017 Black Alone	1.7%	2.0%	2.2%
2017 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2017 Asian Alone	3.1%	3.5%	3.4%
2017 Pacific Islander Alone	0.1%	0.2%	0.2%
2017 Hispanic Origin (Any Race)	7.2%	7.5%	7.6%
Income			
2017 Median Household Income	\$109,250	\$109,741	\$112,158
2017 Average Household Income	\$144,262	\$143,440	\$145,124
Per Capita Income	\$49,067	\$46,039	\$46,899
2017 Population 25+ by Educational Attainment			
Total	15,805	30,976	39,728
High School Graduate	7.5%	9.0%	9.4%
GED/Alternative Credential	1.2%	1.1%	1.2%
Some College, No Degree	17.4%	17.8%	17.7%
Associate Degree	8.0%	8.3%	8.5%
Bachelor's Degree	32.2%	34.7%	34.2%
Graduate/Professional Degree	32.0%	27.6%	27.4%
Daytime Population			
2017 Total Daytime Population	19,727	51,035	65,864
Workers	7,112	27,268	35,673
Residents	12,615	23,767	30,191