SAFEWAY (SHADOW ANCHOR)  
END CAP SPACE, I-25 SIGNAGE  
556-558 W. Highway 105, Monument, CO 80132

FORMER COMFORT DENTAL

BUILDING INFORMATION

Building Type: Retail  
Year Built: 1995  
Total Square Foot: 16,510  
Lease Rate: $16.00 NNN  
NNN: $8.62  
Area 1: 1,231 SF  
Area 2: 1,269 SF  
Total: 2,500 SF  
Major Shadow Tenant: Safeway  
Schedule: #711420101

Ideally located next to Safeway, this former dental space has plenty of parking and room for signage facing the main lot as well as facing I-25 with 90,000 vehicles per day. Join neighboring tenants The UPS Store, Subway, Pho Brothers II, and Arby’s. The space can be leased as 2,500 SF or divided into two smaller spaces.

<table>
<thead>
<tr>
<th>Population</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg HH Income</td>
<td>$134,498</td>
<td>$137,779</td>
</tr>
<tr>
<td>Consumer Spending</td>
<td>$286,313</td>
<td>$476,140</td>
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</tbody>
</table>

Traffic Count Hwy 105 & I-25: 90,000 VPD

CANDACE SEATON  
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