

AVAILABLE Silver Star Village

980-992 GOLD CANYON ROAD, MONUMENT, CO 80132

RETAIL

2018 Estimated Demographics

	1 mile	5 mile	10 mile
Population	5,619	42,532	85,264
Average Household Income	\$137,099	\$146,378	\$147,608

2018 Traffic Counts

West Highway 105 at Jackson Creek Parkway	19,000 VPD (2014)
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CONTACT US

Patrick Kerscher

Senior Associate
+1 719 471 6045
patrick.kerscher@cbre.com

Dan Rodriguez

Senior Associate
+1 719 471 6046
dan.rodriguez@cbre.com

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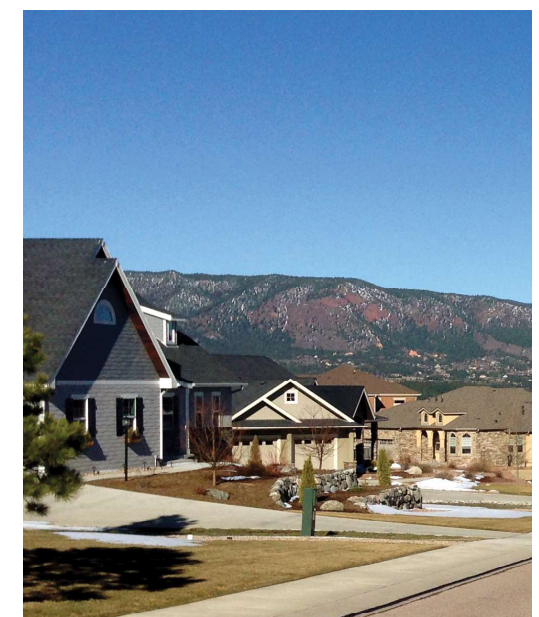
1.88 ACRES FOR SALE!



RETAIL/OFFICE/MEDICAL

TWO PARCELS TOTALING 1.88 ACRES

- + Fast-growing, high-demand, high-end demographic and income area of Monument, CO
- + Frontage and signage on Highway 105
- + Construction of 75 single-family homes to the east is now complete. Village Center at Woodmoor will include an additional 128 single-family home sites currently under construction to the west.
- + All utilities to site include street, curb and gutter in place
- + Fully entitled, zoned commercial, and available for quick close
- + Site has two hard corners, great visibility and easy access
- + Sales Price \$5.00 PSF



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FAST GROWING AREA

WITH MAJESTIC MOUNTAIN VIEWS

Situated near the 1.88 acre land parcel, construction of 75 single-family homes to the east is now complete. Village Center at Woodmoor will include an additional 128 single-family home sites currently under construction to the west.

This new upscale premium community is the newest housing development in the area. Village Center at Woodmoor is surrounded by trees, with majestic views of Pikes Peak, Mount Herman, and the Front Range. Offering quality D-38 schools, nearby trails and open spaces to mountain bike and hike, residents will enjoy the beautiful Colorado outdoors.

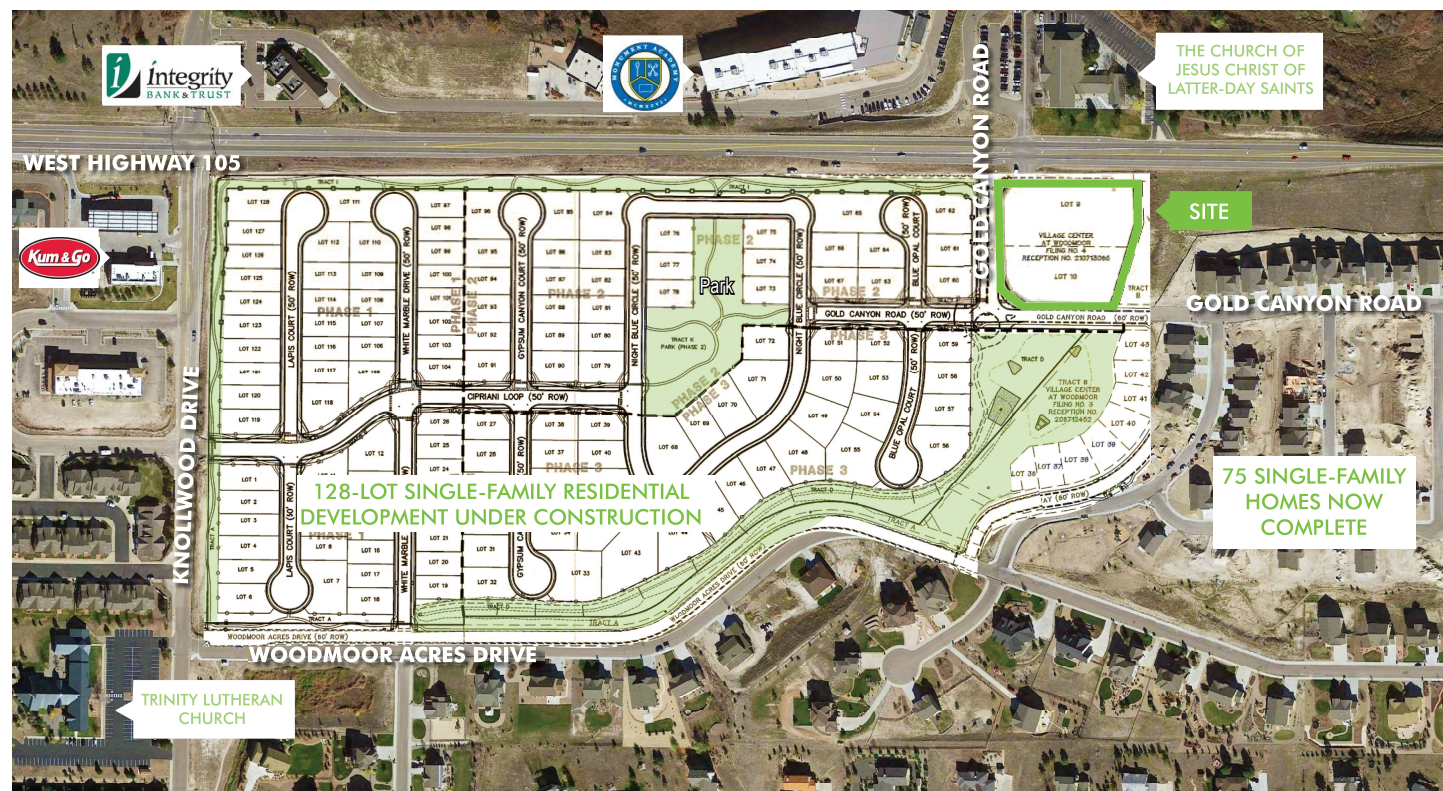
Just off I-25 and County Highway 105, the location provides convenient access to the United States Air Force Academy and to I-25 with downtown Colorado Springs less than 30 minutes away, and Denver a mere 45 minutes to the north.



MONUMENT, COLORADO

A SWIFTLY GROWING TOWN

Monument is a swiftly growing town located at the base of the Rampart Range in El Paso County, Colorado. Monument is bordered by Pike National Forest on the west, Colorado Springs and the United States Air Force Academy on the south, the City of Castle Rock on the north and rolling plains to the east. Elevations in this area range from 6,900 to 7,400 feet above sea level. Monument is home to both small business and large chains such as Home Depot and Walmart; and the large manufacturer Synthes.



Monument Facts

ECONOMY

The unemployment rate in Monument is 7.00 percent(U.S. avg. is 6.30%). Recent job growth is Positive. Monument jobs have increased by 0.88 percent.

COST OF LIVING

Compared to the rest of the country, Monument's cost of living is 34.50% Higher than the U.S. average.

POPULATION

As of 2014, Monument's population is 5,403 people. Since 2000, it has had a population growth of 96.40 percent.

TRANSPORTATION

Average Commute time is 25 minutes. The National Average is 25 minutes.

REAL ESTATE

The median home cost in Monument is \$368,400. Home appreciation the last year has been 3.10 percent.

SCHOOLS

Monument public schools spend \$9,018 per student. The average school expenditure in the U.S. is \$12,435. There are about 15.6 students per teacher in Monument.

Source: www.bestplaces.net

