

MONUMENT PERSONAL WAREHOUSE

1925 DEER CREEK ROAD #B106 MONUMENT, CO 80132



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Do not miss out on this opportunity to lease a newer truly FLEXIBLE space conveniently located in Monument, Colorado along Interstate 25. Available immediately! The 905 square foot space (28' wide x 32' deep) can be used for both personal and/or business uses. High clear height and possesses a large 14' overhead door, concrete flooring, and LED lighting. Asking Lease Rate of \$19.50/sf NNN (\$1,471/month) with estimated CAM of \$8.41/sf (\$634/month). Tenant pays utilities (electric and water) directly to provider in addition to CAM/NNN. Call for details or for a showing.

PROPERTY HIGHLIGHTS

- Newer Unit for Light-Industrial, Showroom, Flex Use
- Located Adjacent to I-25 for Great Visibility
- 14' Roll-up Garage Door
- Ample Parking

OFFERING SUMMARY

Base Rent Lease Rate:	\$19.50 SF/yr (\$1,471/month)
CAM/NNN:	\$8.41/SF/yr (\$634/month)
Available SF:	905 SF
Building Size:	32,075 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,060	4,263	7,201
Total Population	2,834	11,446	19,588
Average HH Income	\$142,532	\$132,245	\$132,248

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HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

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ADDITIONAL PHOTOS



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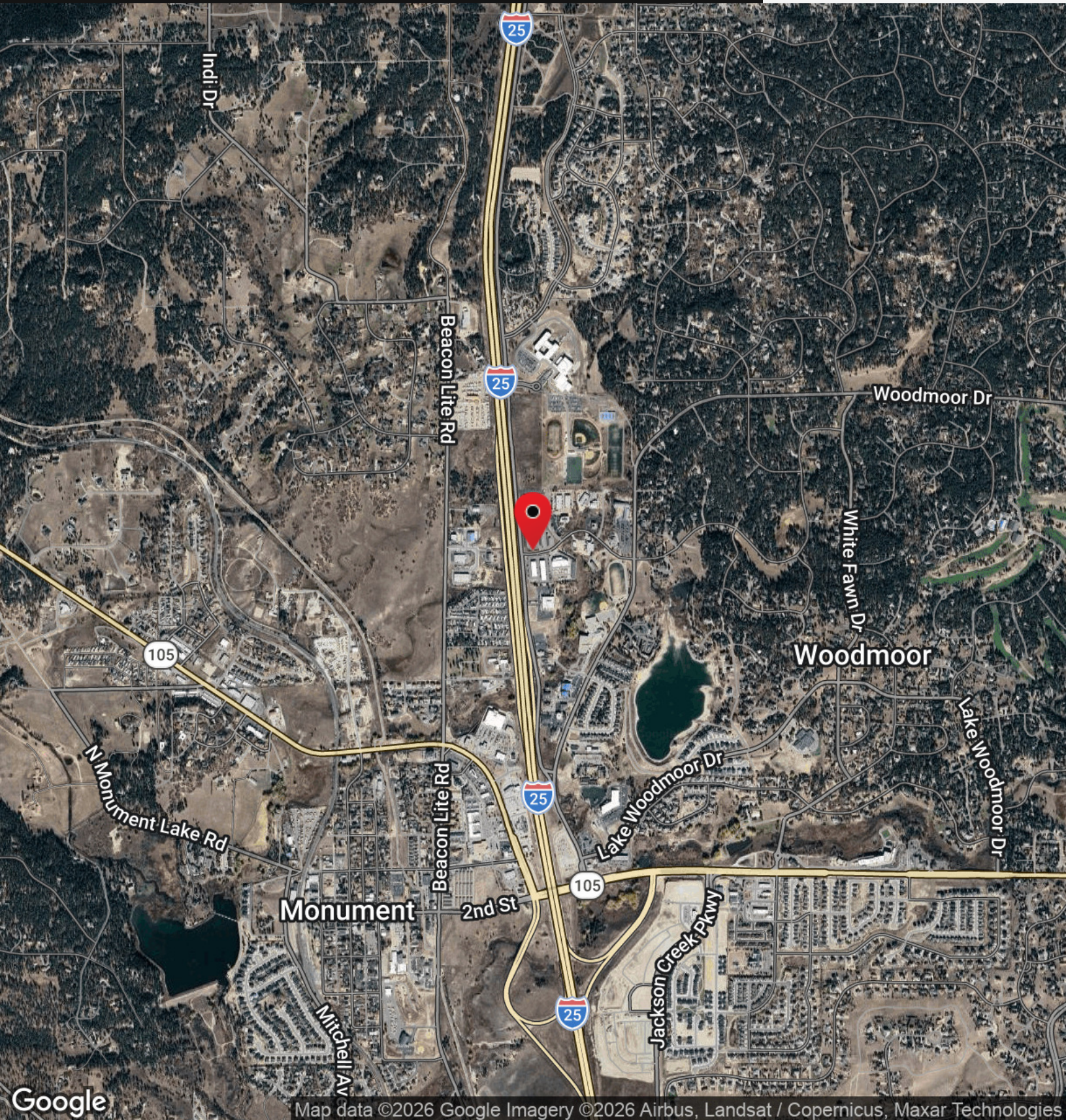
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LOCATION MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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SITE PLAN

LOT 2 - VACANT
GREATER EUROPE MISSION
SUBDIVISION
APN: 7111303005
ZONED: CC

DEER CREEK ROAD
(60'-0" R.O.W.)

1945 DEER CREEK RD
(BUILDING A)
14,205 SF

1925 DEER CREEK RD
(BUILDING B)
18,085 SF

LOT 18/
WOOD/
TECHN/
APN: 2

MONUMENT HILL ROAD
(ROW - WIDTH VARIES)

LOCATION OF UNIT

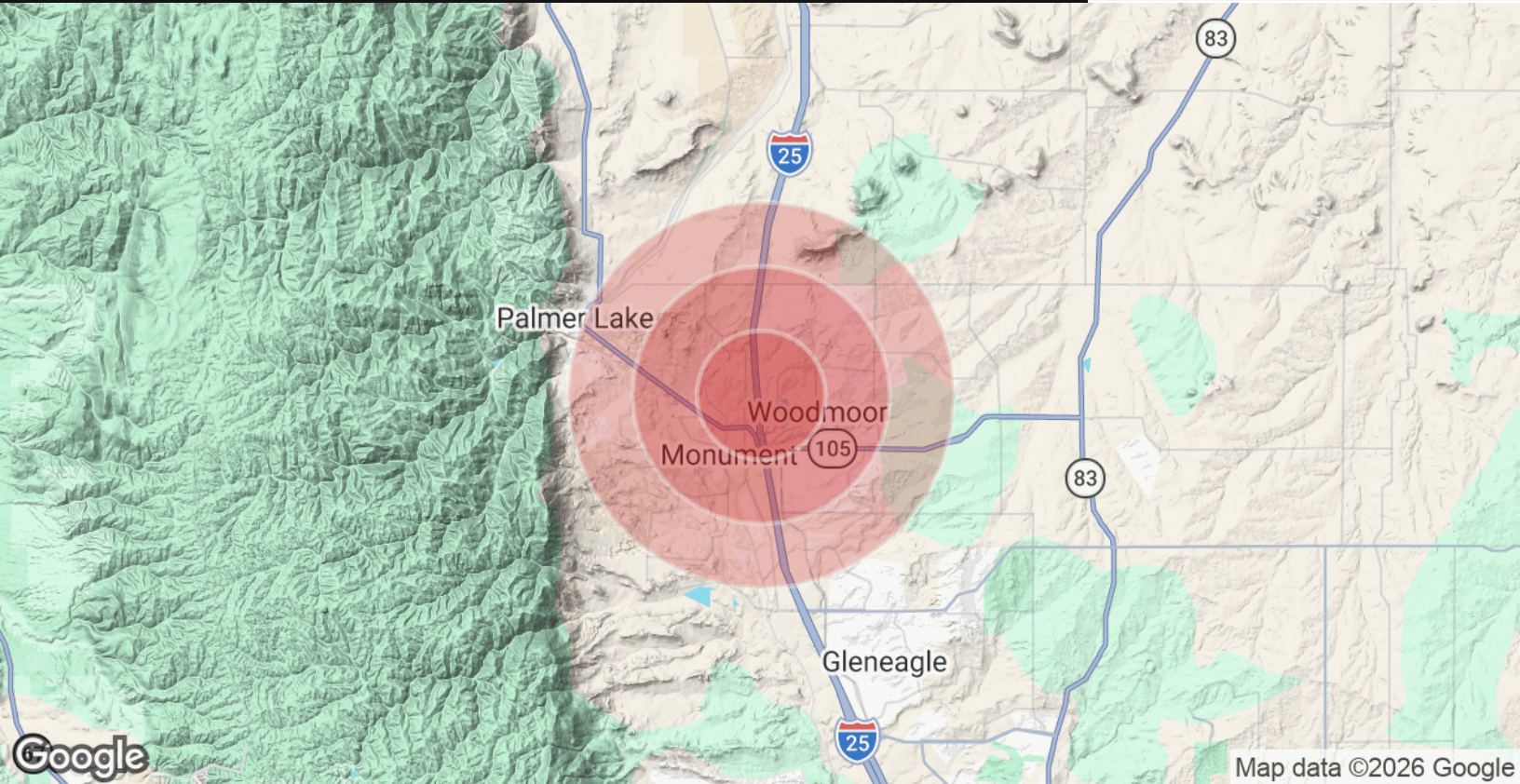
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,834	11,446	19,588
Average Age	48.6	46.3	44.3
Average Age (Male)	46.8	45.3	43.4
Average Age (Female)	48.9	46.5	44.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,060	4,263	7,201
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$142,532	\$132,245	\$132,248
Average House Value	\$525,426	\$489,139	\$483,134

2020 American Community Survey (ACS)

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MEET THE TEAM



NICK HIER

Owner

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