

# Legacy at Jackson Landing

I-25 & Baptist Road | Monument, CO 80132

SH

SullivanHayes  
BROKERAGE



## Property Details

- New planned retail anchored center in Monument, Colorado
- Anchors, pads, shops and land available
- Located just north of Baptist Rd along I-25 freeway with great visibility
- Delivery summer 2026

RETAIL ANCHORED CENTER  
AVAILABLE FOR LEASE, BUILD-TO-SUIT, OR SALE

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# SITE PLAN CONCEPTUAL

LEGACY AT JACKSON LANDING MONUMENT, CO 80132



## AVAILABILITY

<b>MAJOR A (ANCHOR PENDING)</b>	<b>129,000 SF</b>
<b>MAJOR B</b>	<b>16,000 SF</b>
<b>SHOPS A</b>	<b>8,400 SF</b>
<b>SHOPS B</b>	<b>17,600 SF</b>
<b>SHOPS C</b>	<b>9,000 SF</b>
<b>PAD A</b>	<b>2,000 SF</b>
<b>PAD B</b>	<b>3,000 SF</b>
<b>PAD C</b>	<b>3,500 SF</b>
<b>RESTAURANT A</b>	<b>6,500 SF</b>
<b>RESTAURANT B</b>	<b>6,000 SF</b>
<b>HOTEL</b>	<b>65,930 SF</b>

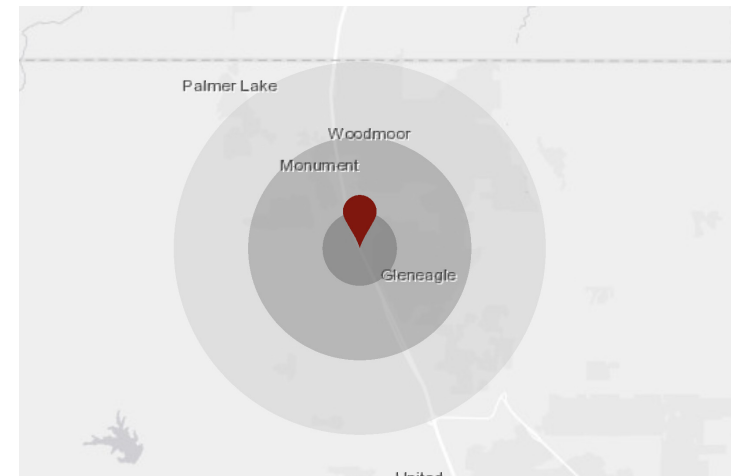
## DEMOGRAPHICS

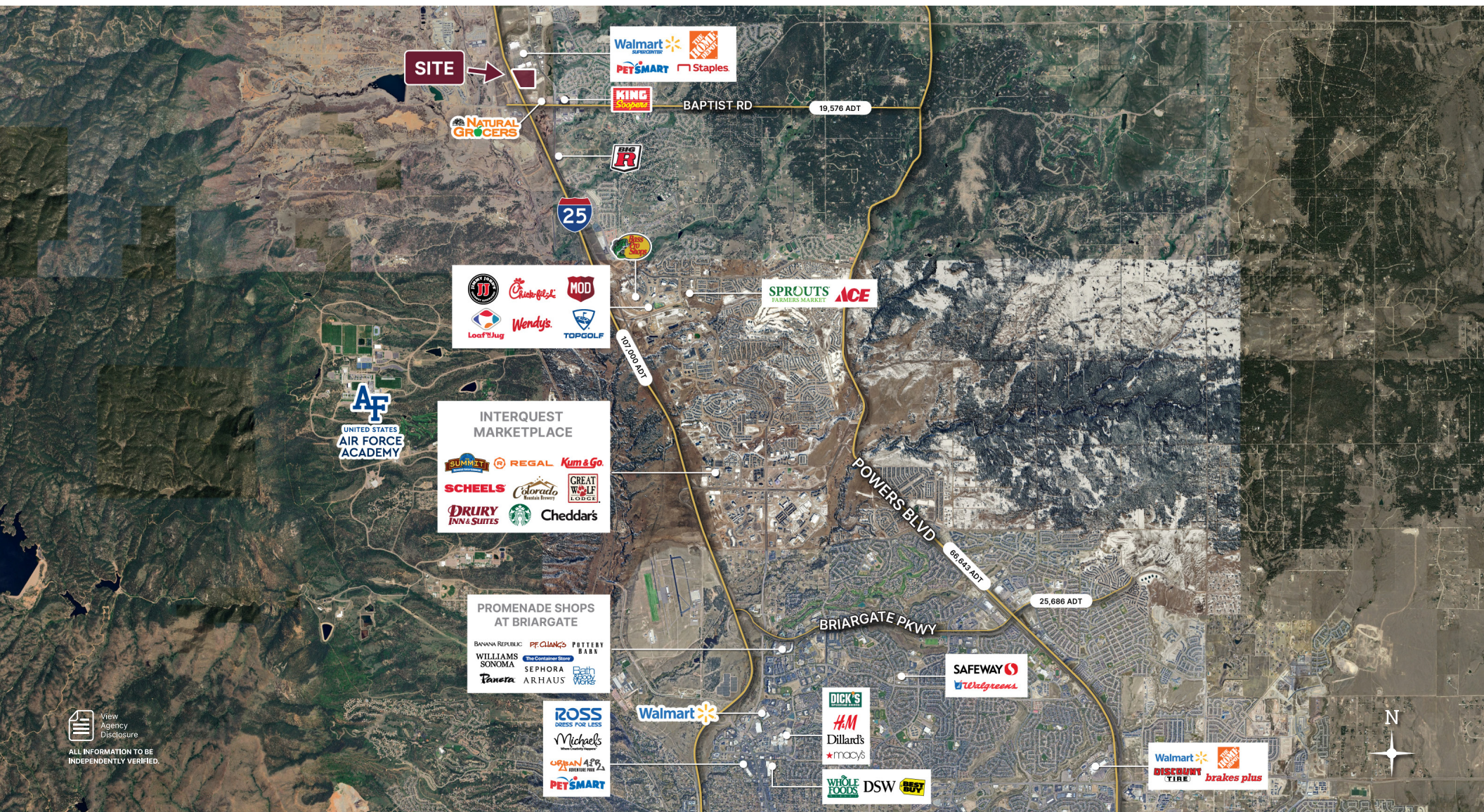
<p>TOTAL POPULATION</p>	1M	2,003
	3M	28,527
	5M	59,900
<p>AVERAGE ANNUAL INCOME</p>	1M	\$170,292
	3M	\$187,102
	5M	\$193,952
<p>DAYTIME POPULATION</p>	1M	2,578
	3M	9,618
	5M	21,220

SOURCE: ESRI 2024

## TRAFFIC COUNTS

➔	<b>BAPTIST RD EAST OF I-25</b>	19,576 ADT (ESRI 2021)
➔	<b>BAPTIST RD WEST OF I-25</b>	20,000 ADT (ESRI 2019)
⬆	<b>I-25 NORTH OF HWY 105</b>	98,000 ADT (ESRI 2022)
⬇	<b>I-25 SOUTH OF ALLEGIANCE DR</b>	107,000 ADT (ESRI 2022)





View Agency Disclosure  
 ALL INFORMATION TO BE INDEPENDENTLY VERIFIED.



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