



LEASE

The Garrison

608-610 GARRISON STREET

Lakewood, CO 80215

PRESENTED BY:

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CO #FA100098951

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 / SF NNN
AVAILABLE SF:	1,100 - 4,242 SF
BUILDING TYPE:	Flex/Retail/Office
CITY/COUNTY:	Lakewood/Jefferson
YEAR BUILT:	1984
ZONING:	PUD

PROPERTY OVERVIEW

Centrally located with versatile floor plans that are ideal for flex, retail, and office users, accommodating a complementary tenant mix, The Garrison is a fantastic location for your business. Whether you're looking for a new retail storefront, a modern office space, or a flexible layout, this property has everything you need to thrive. Drive-in doors are located in the rear of most spaces making loading and unloading a breeze! Experience the convenience and potential of this exceptional leasing opportunity!

PROPERTY HIGHLIGHTS

- Located along 6th, a major Denver artery with approximately 120K VPD
- Drive-in doors in the rear of most spaces for seamless loading and unloading
- Motivated Landlord
- Versatile floor plans suitable for retail, office, and flex users
- Complimentary tenant mix

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

At The Garrison, enjoy prime visibility from the mountains at the 6th Ave. and Garrison St. exit. This retail/flex center offers everything you need, with easy access to the stunning mountain views that Colorado is famous for. The Garrison is an ideal location for businesses seeking visibility and accessibility, making it a standout choice for retail and flex tenants. Whether you're coming from or heading towards the mountains, The Garrison provides a strategic and convenient location to grow your business and find new clients.

A PLACE FOR EVERYONE

Able to accommodate almost any type of business, The Garrison is a perfect location for your business. Join a group of diverse other tenants that include, but are not limited to:

- * Jaime's Mexican Restaurant
- * School of Rock
- * Stone Security
- * Stryker Homedica Osteonics
- * Colorado Analytical Laboratories
- * Parcel's Design Studio
- * Gigi's Playhouse
- * Tipping Hat Plumbing

AERIAL VIEW



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ADDITIONAL PHOTOS



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AVAILABLE SPACES

610 Garrison Street



608 Garrison Street

LEGEND

Available
Unavailable

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AVAILABLE SPACES

LEASE INFORMATION

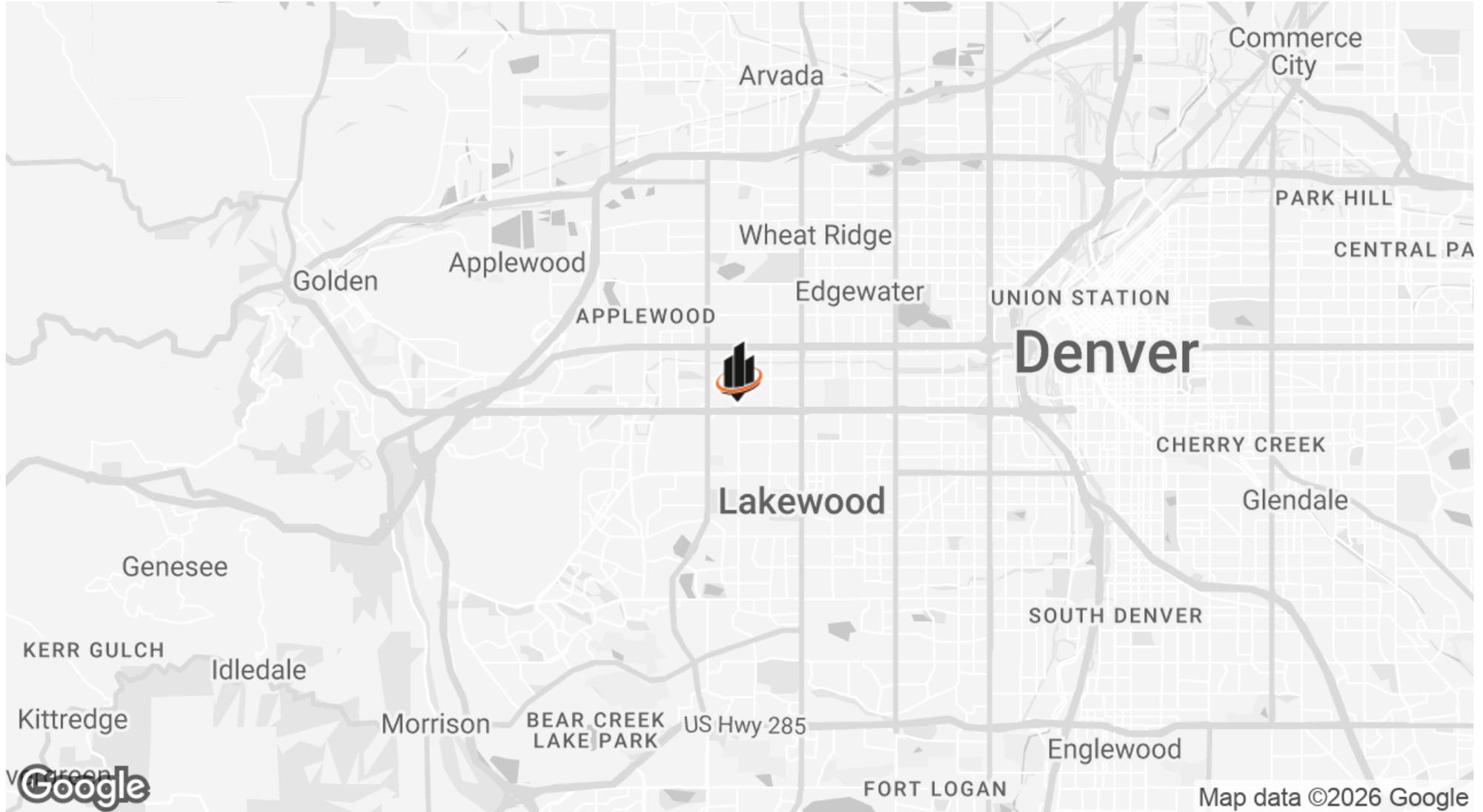
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,100 - 4,242 SF	LEASE RATE:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
608 Garrison Unit E	Available	2,341 - 4,242 SF	NNN	\$16.00 SF/yr	Former Kava Bar. Available May 1st. Can be combined with unit F for a total of 4,242 SF
608 Garrison Unit F	Available	1,901 - 4,242 SF	NNN	\$16.00 SF/yr	Office and garage space with low dock access. Can be combined with unit E for a total of 4,242 SF
610 Garrison Unit D	Available	1,842 SF	NNN	\$16.00 SF/yr	Built out office space with an attached garage with a roll-up door.
610 Garrison Unit I	Available	1,100 SF	NNN	\$16.00 SF/yr	Former salon with plumbing in place for 3 hairwashing stations and washer/dryer hookups.

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LOCATION MAP



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RETAILER MAP



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SVN | DENVER COMMERCIAL 9

ESRI COMMUNITY PROFILE - 3 MILE RADIUS

COMMUNITY SUMMARY

608 Garrison St, Lakewood, Colorado, 80215
Ring of 3 miles

131,124	0.42%	2.27	72.0	37.9	\$81,682	\$633,005	\$143,077	16.9%	65.6%	17.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.7%
Services

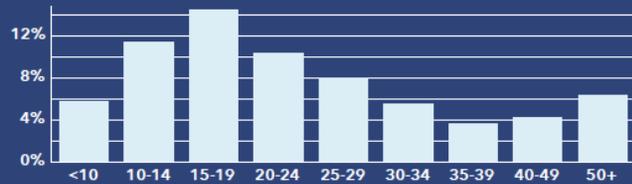


19.0%
Blue Collar

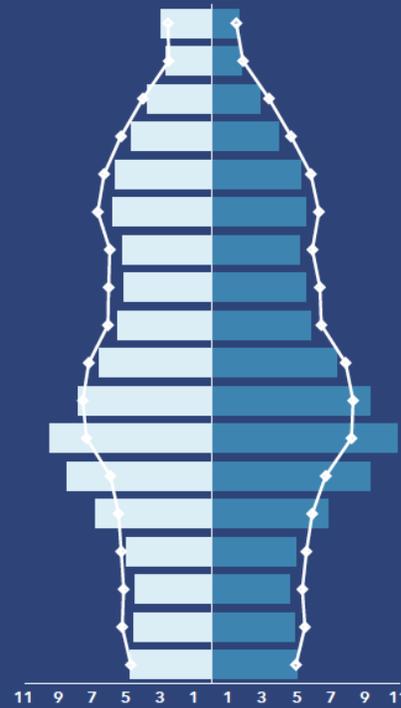


65.3%
White Collar

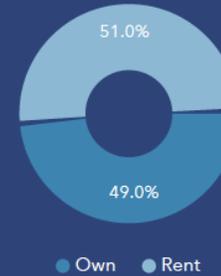
Mortgage as Percent of Salary



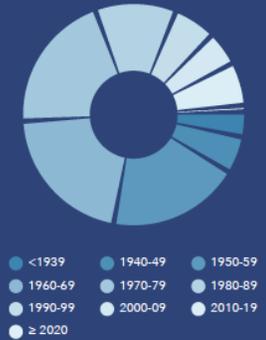
Age Profile: 5 Year Increments



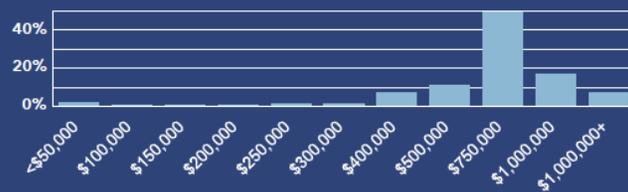
Home Ownership



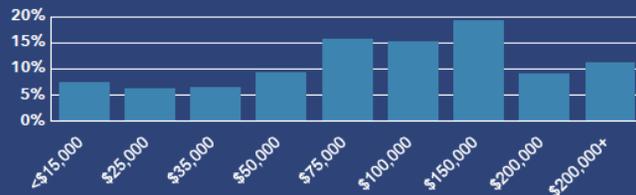
Housing: Year Built



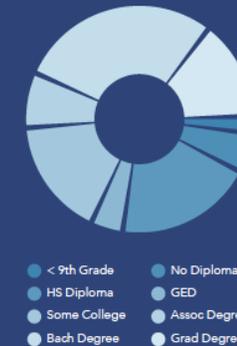
Home Value



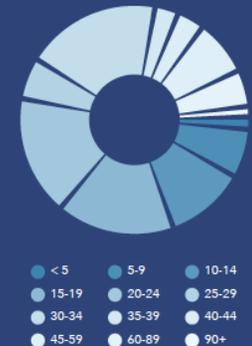
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

Dots show comparison to Jefferson County

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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

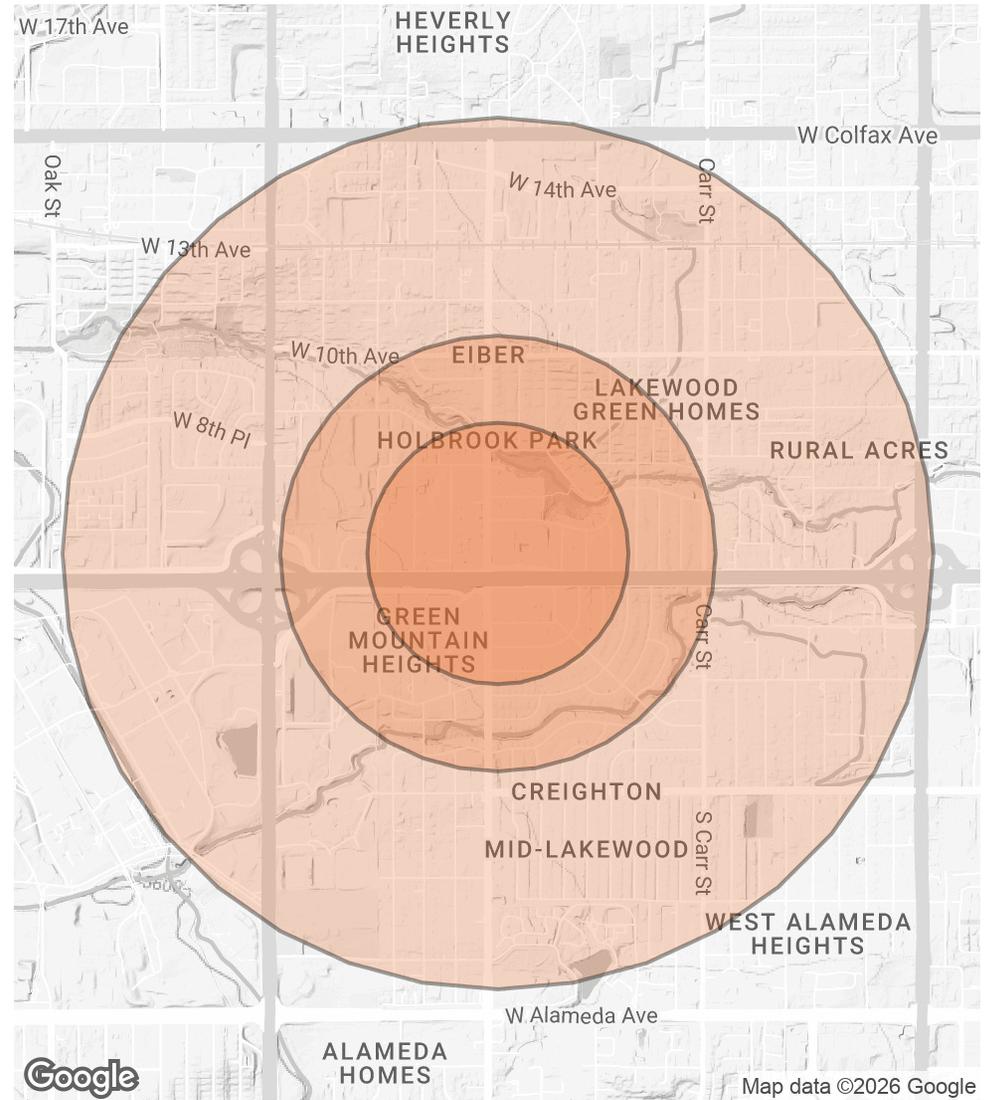
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	534	2,210	11,588
AVERAGE AGE	45	44	40
AVERAGE AGE (MALE)	43	43	39
AVERAGE AGE (FEMALE)	46	46	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	217	895	4,686
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$127,722	\$129,035	\$106,366
AVERAGE HOUSE VALUE	\$680,108	\$665,332	\$644,866

Demographics data derived from AlphaMap



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