



**LEASE**

# The Garrison

**608-610 GARRISON STREET**

Lakewood, CO 80215

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.00 / SF NNN
<b>AVAILABLE SF:</b>	1,258 - 1,901 SF
<b>BUILDING TYPE:</b>	Retail/Flex/Office
<b>CITY/COUNTY:</b>	Lakewood/Jefferson
<b>ZONING:</b>	PUD

### PROPERTY OVERVIEW

Centrally located with versatile floor plans that are ideal for retail, office, and flex 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



## 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

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**AERIAL VIEW**



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**ADDITIONAL PHOTOS**



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# AVAILABLE SPACES

610 Garrison Street



## LEGEND

Available

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# AVAILABLE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN
<b>TOTAL SPACE:</b>	1,258 - 1,901 SF

<b>LEASE TERM:</b>	Negotiable
<b>LEASE RATE:</b>	\$16.00 SF/yr

## AVAILABLE SPACES

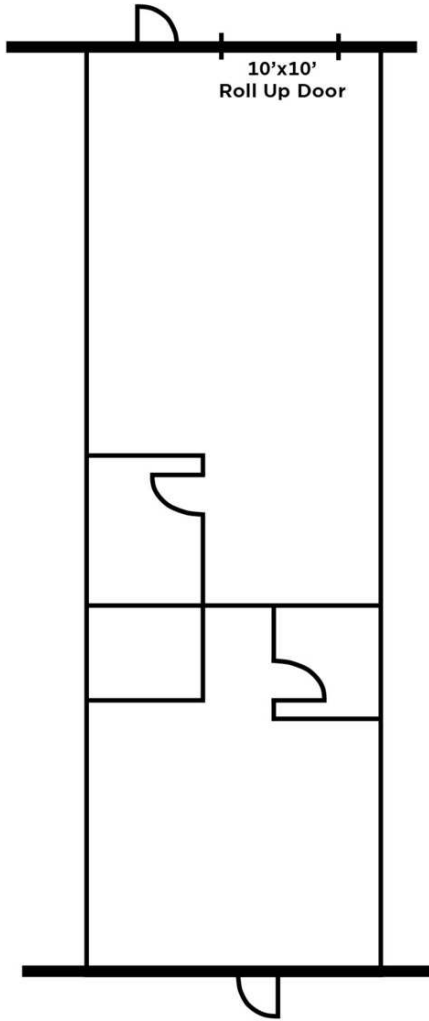
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
608 Garrison Suite F	Available	1,901 SF	NNN	\$16.00 SF/yr	Large Retail/Showroom Space, Warehouse with roll-up door
608 Garrison Suite R	Available	1,259 SF	NNN	\$16.00 SF/yr	Office, Showroom with Office, Large Warehouse with roll-up door
610 Garrison Unit T	Available	1,258 SF	NNN	\$16.00 SF/yr	3 Offices, Retail Space, IT Room, Garage with roll-up door

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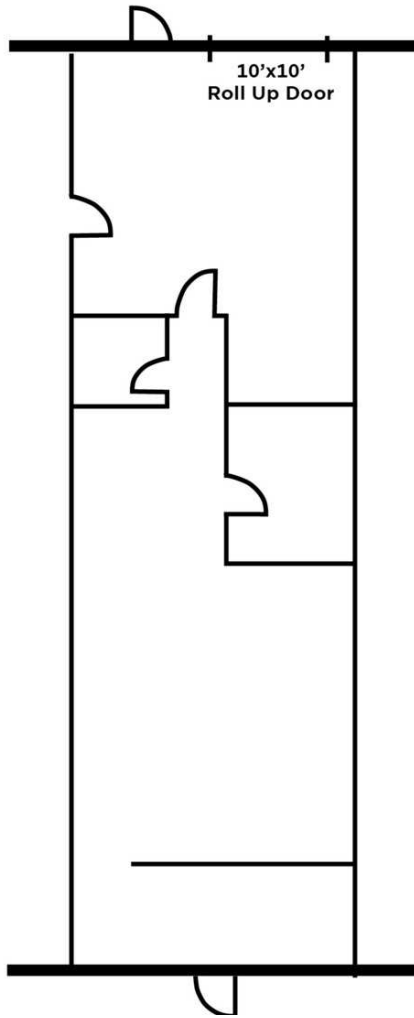
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# FLOOR PLANS

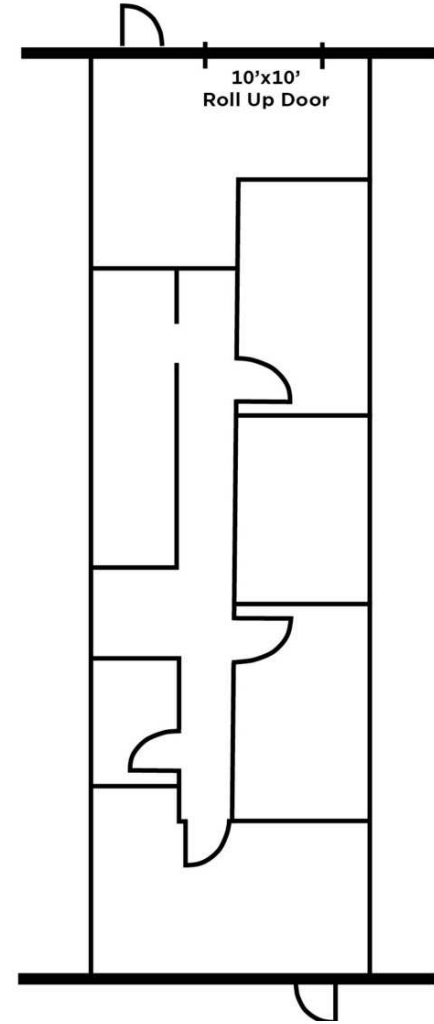
608 Garrison - Unit R  
1,259 SF



608 Garrison - Unit F  
1,901 SF



610 Garrison - Unit T  
1,258 SF

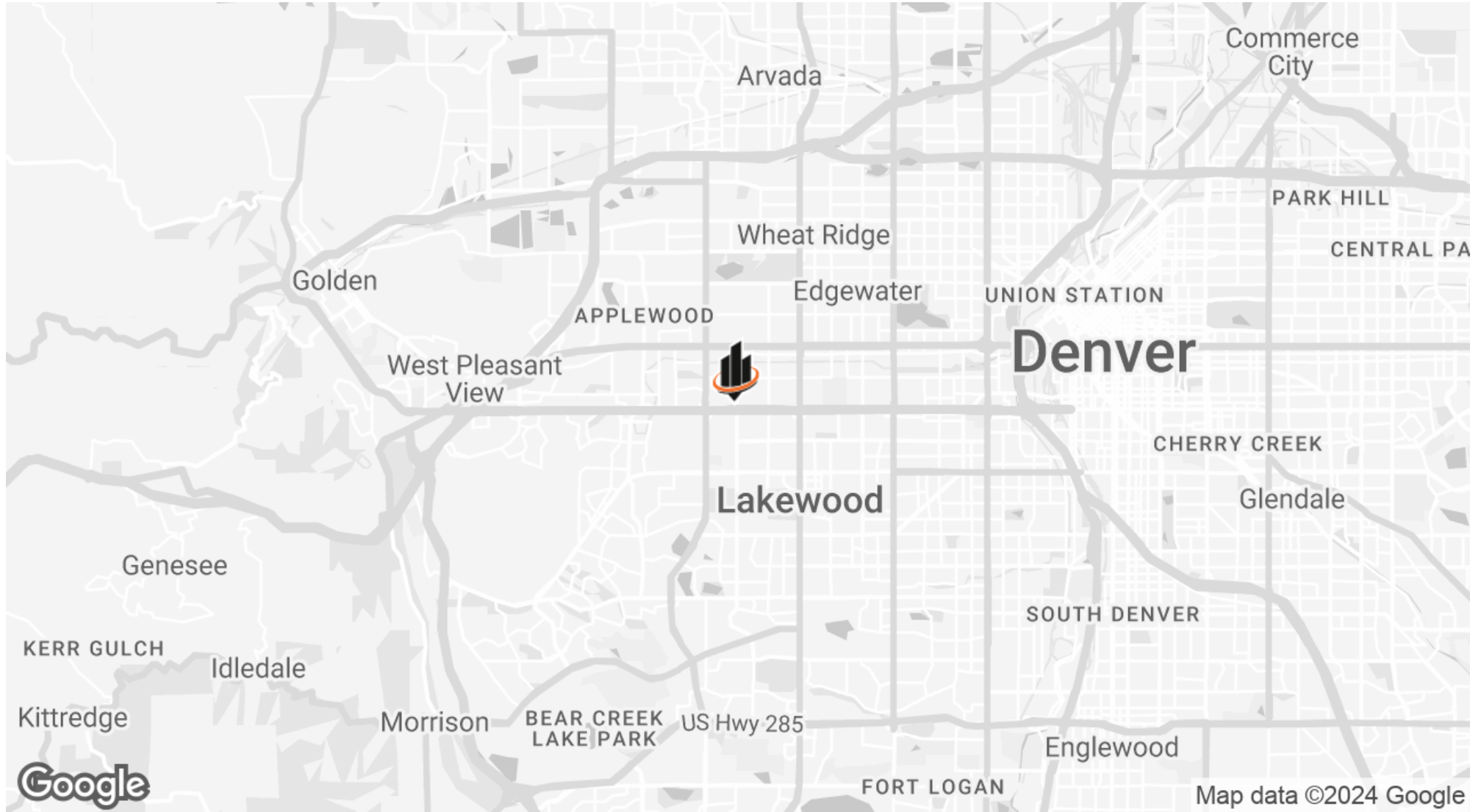


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# LOCATION MAP



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# RETAILER MAP



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# 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

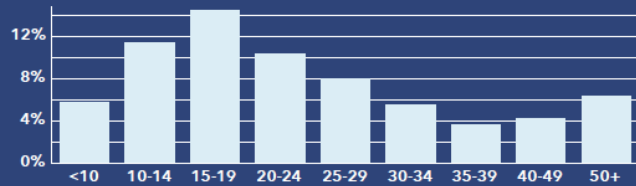


19.0%  
Blue Collar



65.3%  
White Collar

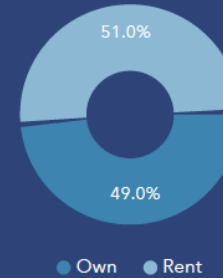
Mortgage as Percent of Salary



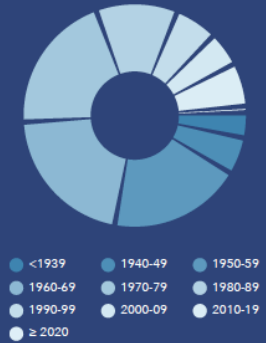
Age Profile: 5 Year Increments



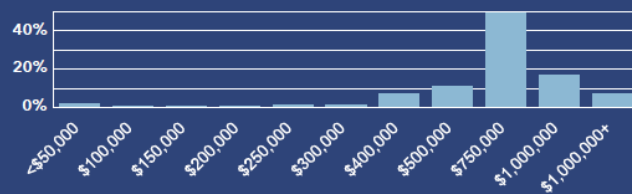
Home Ownership



Housing: Year Built



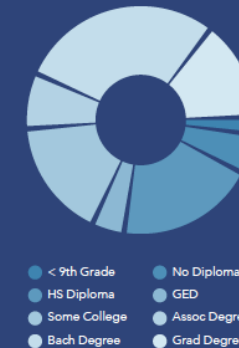
Home Value



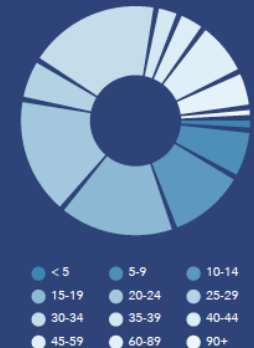
Household Income



Educational Attainment



Commute Time: Minutes



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

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

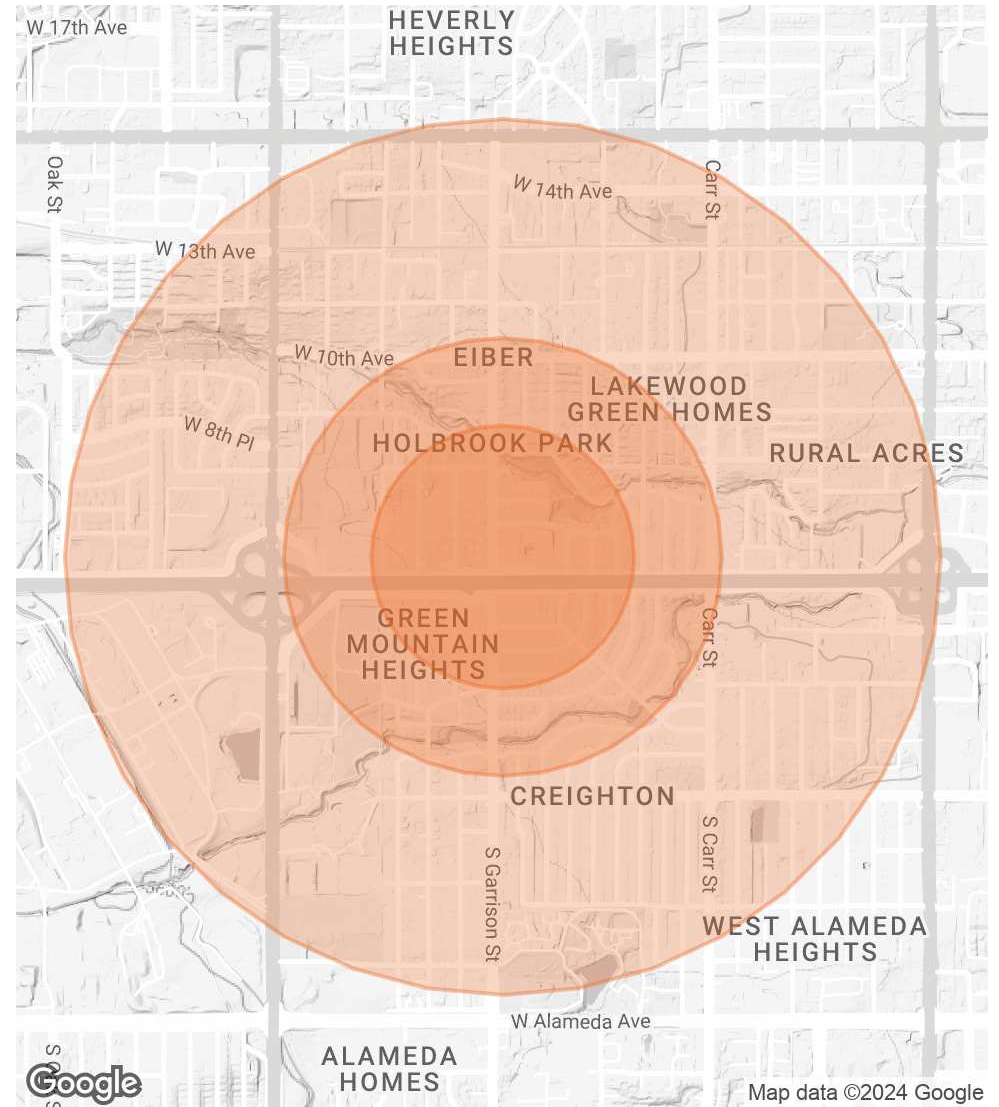
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	534	2,210	11,588
AVERAGE AGE	45	44	40
AVERAGE AGE (MALE)	43	43	39
AVERAGE AGE (FEMALE)	46	46	41

## 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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