

7895 MORRISON RD.

Lakewood, CO 80227



FOR SALE | Well located commercial property with existing tenant in place

Property Facts

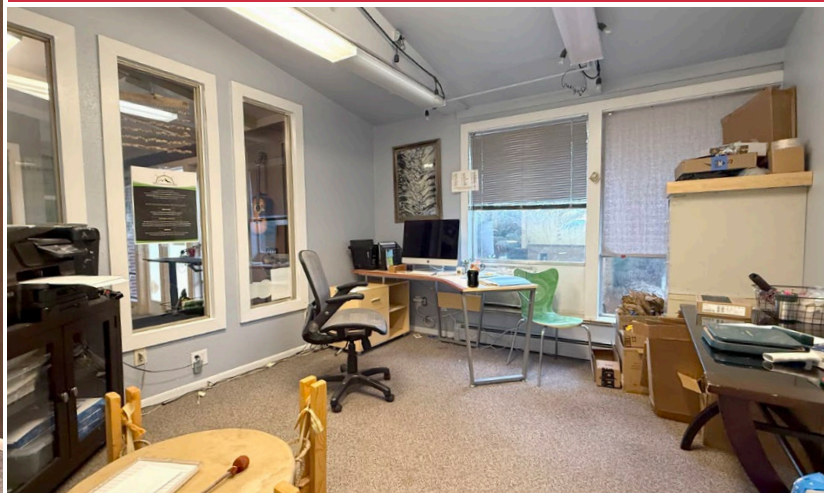
Building Size	3,023 SF
Land Size	45,738 SF
Zoning	M-N-S
Property Taxes	\$18,521

Rare Opportunity Ideal for Owner User

Acquire a well-located commercial property in Lakewood with an established long-term tenant in place and flexible future control of the property. The current tenant, Denver Area Rugs, has occupied the location for many years and operates a well-known regional showroom from the site.

The existing lease includes termination provisions, providing a new owner the ability to either maintain the income stream or reposition the property for owner-occupancy, redevelopment, or re-leasing.

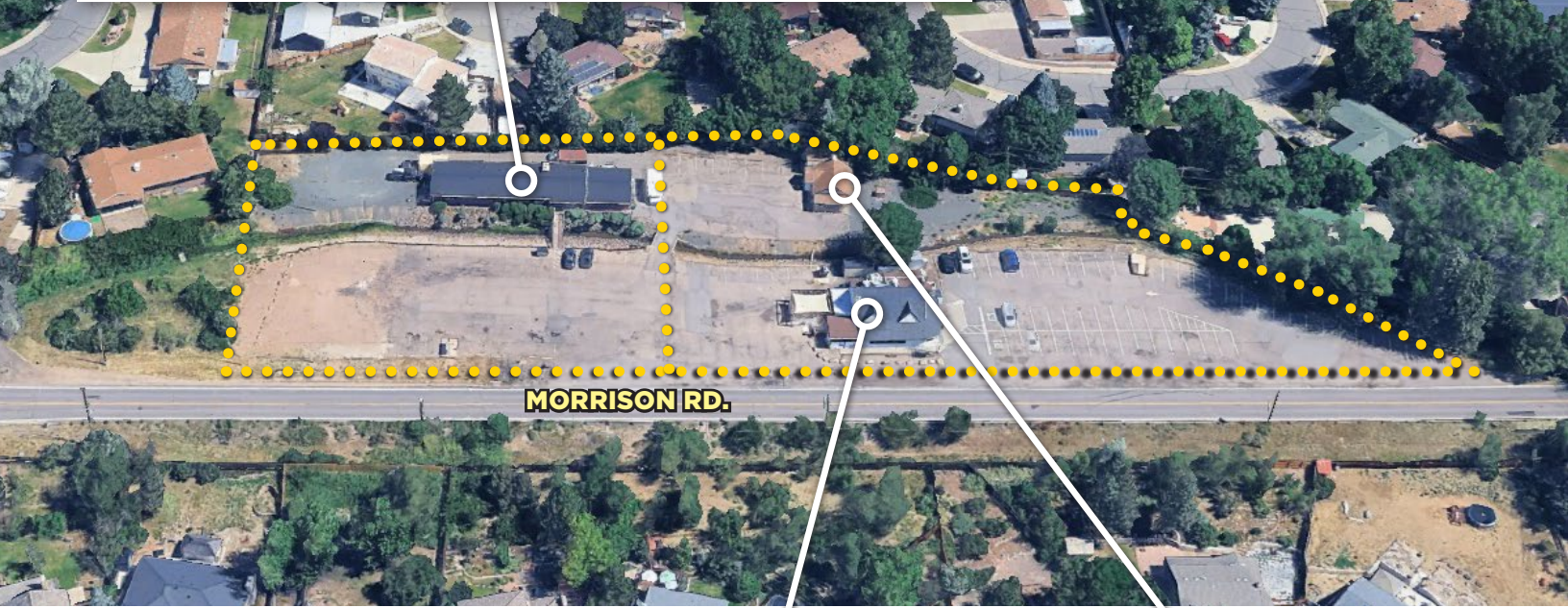
ASKING PRICE: \$775,000



7895 Morrison Rd.

3,023 SF

\$775,000



ALSO AVAILABLE

Front Range Inn and Accessory Airbnb

\$1,425,000



Front Range Inn 2,436 SF



Airbnb 500 SF

ALL THREE PROPERTIES CAN BE PURCHASED FOR \$2,100,000

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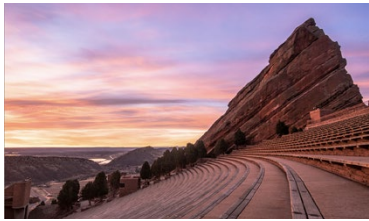
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RED ROCKS AMPITHEATRE

World-Class Music Venue with over **1.75 Million** visitors in 2025

6 MILES (10 MIN DRIVE)



NAIShames Makovsky

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Demographics

	1 MI	3 MI	5 MI
Population	11,982	127,267	325,703
Median Age	43.6	39	38.4
Total Consumer Spending	\$191.6M	\$1.7B	\$4.4B
Avg HH Income	\$120,750	\$97,769	\$97,991