

Turnkey, Salon-Ready Space For Lease

1492 S CARR STREET, LAKEWOOD, COLORADO 80232



Overview

1492 Carr St offers a turnkey, salon-ready space just off West Colfax. The layout is mostly wide-open—ideal for stations, retail display, or class/training—supported by a back storage area for inventory and equipment. Build-out includes five salon sinks and a private restroom, making move-in simple for hair, beauty, spa, or wellness concepts. Easy street access and a straightforward floor plan let you brand, furnish, and operate quickly. Bring your vision and open the doors.

***Salon sinks can stay or be removed**

***Please Do Not Disturb Tenant, Contact Hoff & Leigh for Showings**

<https://www.lakewood.org/files/assets/public/v/5/planning/development-assistance/pdfs/zone-district-pdfs/m-g-s.pdf>

Highlights

- Lighted Intersection
- Heavy Traffic
- Salon/Beauty Plumbing & Sinks in Place (5)
- Street Visible Retail Location

Property Details



Building Size
1,150 SF



Lease Rate
Negotiable



Space Available
1,150 SF



Zoning
M-G-S



Lot Size
0.54 Acres

Rev: November 24, 2025



Turnkey, Salon-Ready Space For Lease

1492 S CARR STREET, LAKEWOOD, COLORADO 80232



Rev: November 24, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Camozzi

C: 303.328.5611

O: 720.572.5187

CCamozzi@HoffLeigh.com



Katie Martineau

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com

Turnkey, Salon-Ready Space For Lease

1492 S CARR STREET, LAKEWOOD, COLORADO 80232



Rev: November 24, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Camozzi

C: 303.328.5611

O: 720.572.5187

CCamozzi@HoffLeigh.com



Katie Martineau

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com

Turnkey, Salon-Ready Space For Lease

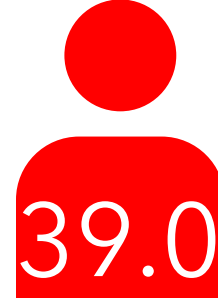
1492 S CARR STREET, LAKEWOOD, COLORADO 80232

1492 S Carr St, Lakewood, Colorado, 80232

DEMOGRAPHICS



133,755
Population



39.0
Median Age



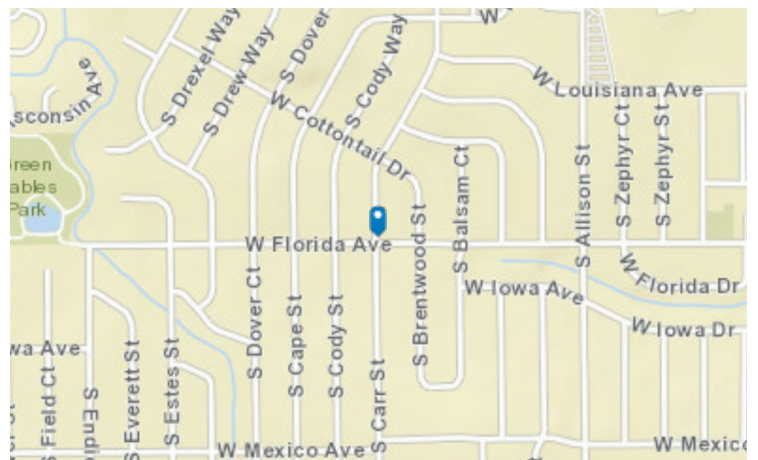
2.5
Average Household Size



\$88,425
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W Cottontail Dr	710	0.0
W Florida Ave	2,800	0.2
W Alabama Ave	710	0.3
S Zephyr St	2,750	0.3
W Mexico Ave	708	0.5



Rev: November 24, 2025



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Camozzi

C: 303.328.5611
O: 720.572.5187
CCamozzi@HoffLeigh.com



Katie Martineau

C: 763.242.0168
O: 720.572.5187
KMartineau@HoffLeigh.com



Turnkey, Salon-Ready Space For Lease

1492 S CARR STREET, LAKEWOOD, COLORADO 80232



Rev: November 24, 2025



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Camozzi

C: 303.328.5611

O: 720.572.5187

CCamozzi@HoffLeigh.com



Katie Martineau

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com