



**LEASE**

# The Garrison

**608-610 GARRISON STREET**

Lakewood, CO 80215

**PRESENTED BY:**

**PETER O'BRYAN**

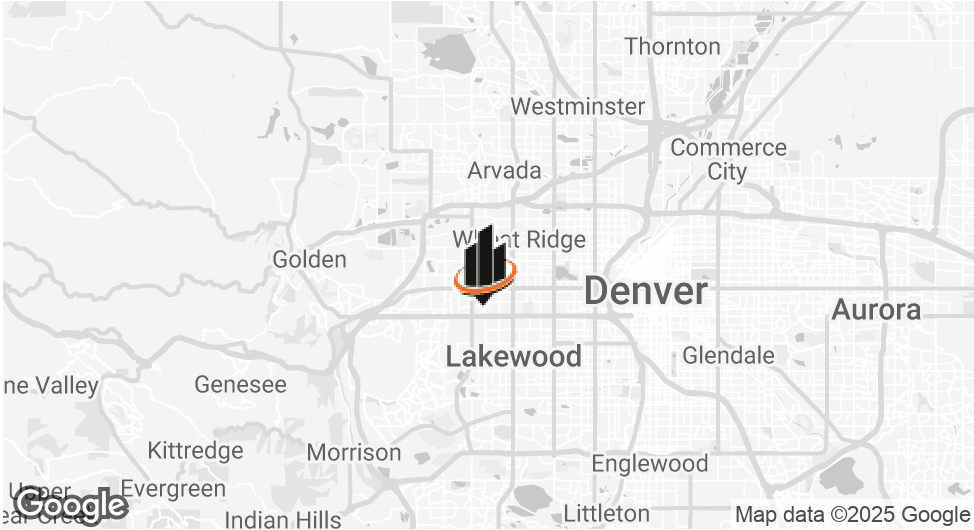
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 / SF NNN
AVAILABLE SF:	1,100 - 1,901 SF
BUILDING TYPE:	Retail/Flex/Office
CITY/COUNTY:	Lakewood/Jefferson
YEAR BUILT:	1984
ZONING:	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



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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.

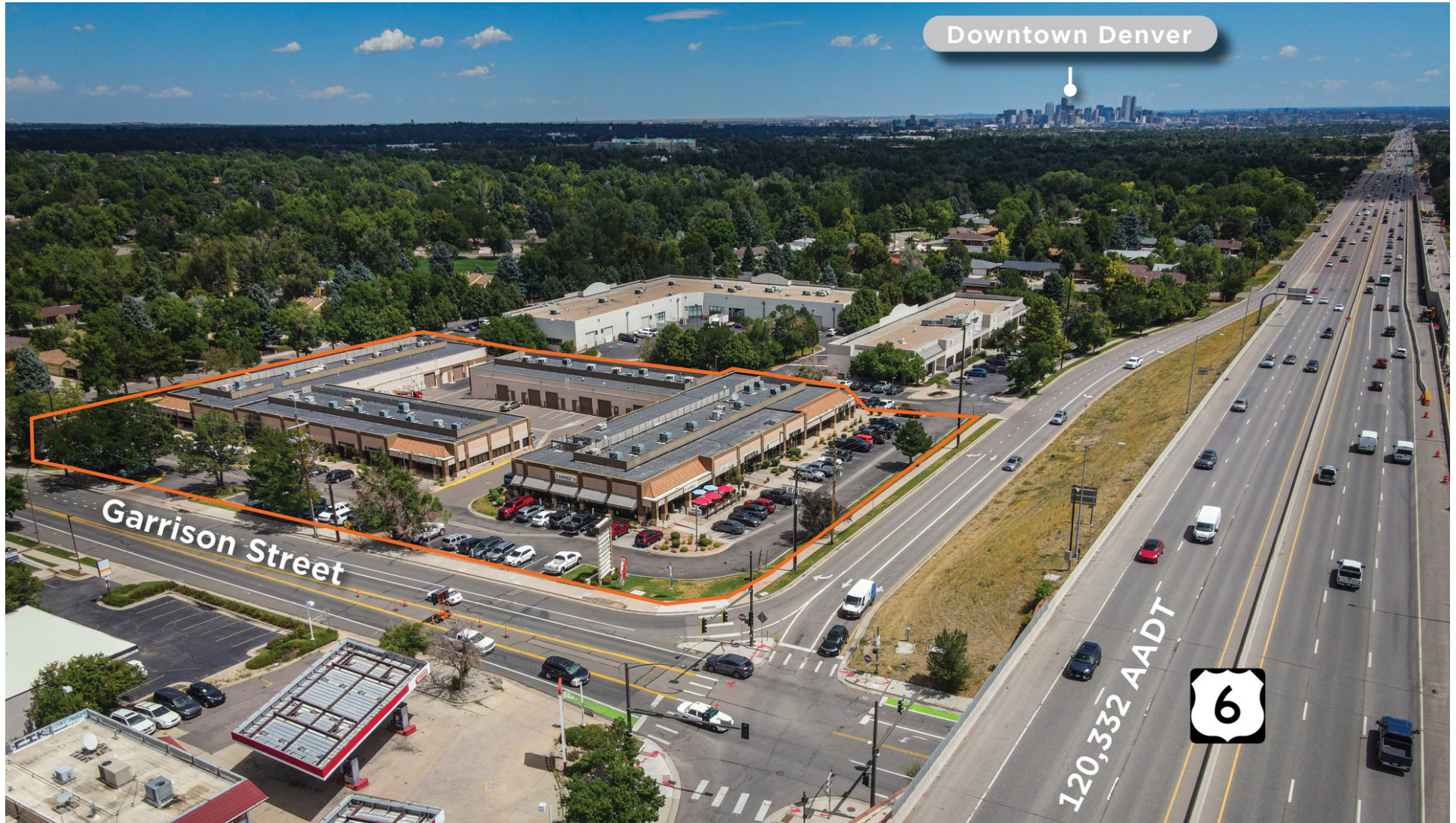
## A PLACE FOR EVERYONE

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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**THE GARRISON** | 608-610 Garrison Street Lakewood, CO 80215

**SVN | DENVER COMMERCIAL**



## ADDITIONAL PHOTOS



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AVAILABLE SPACES



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## AVAILABLE SPACES

### LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,100 - 1,901 SF	LEASE RATE:	\$16.00 SF/yr

### AVAILABLE SPACES

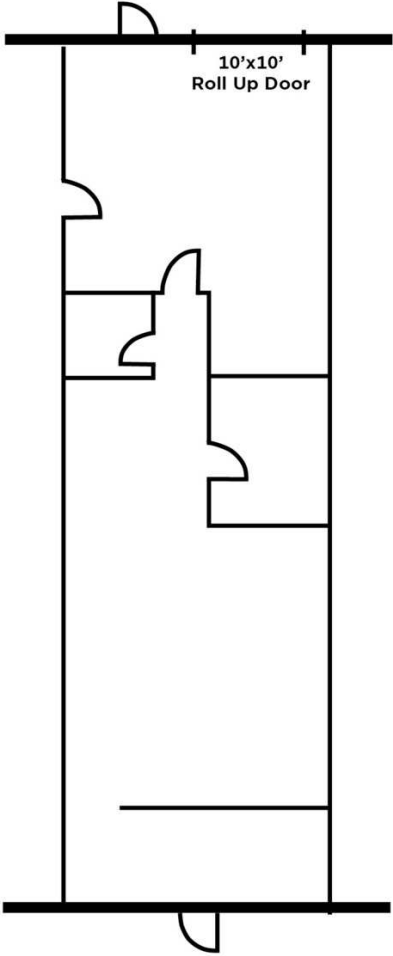
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
608 Garrison Suite F	Available	1,901 SF	NNN	\$16.00 SF/yr	Large Retail/Showroom Space, Warehouse with roll-up door
610 Garrison Suite I	Available	1,100 SF	NNN	\$16.00 SF/yr	-

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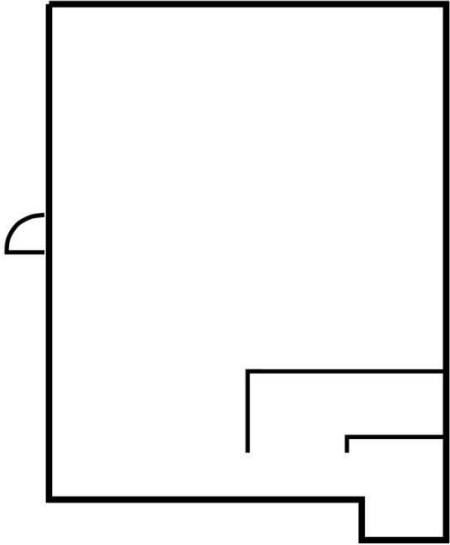


FLOOR PLANS

608 Garrison - Unit F  
1,901 SF



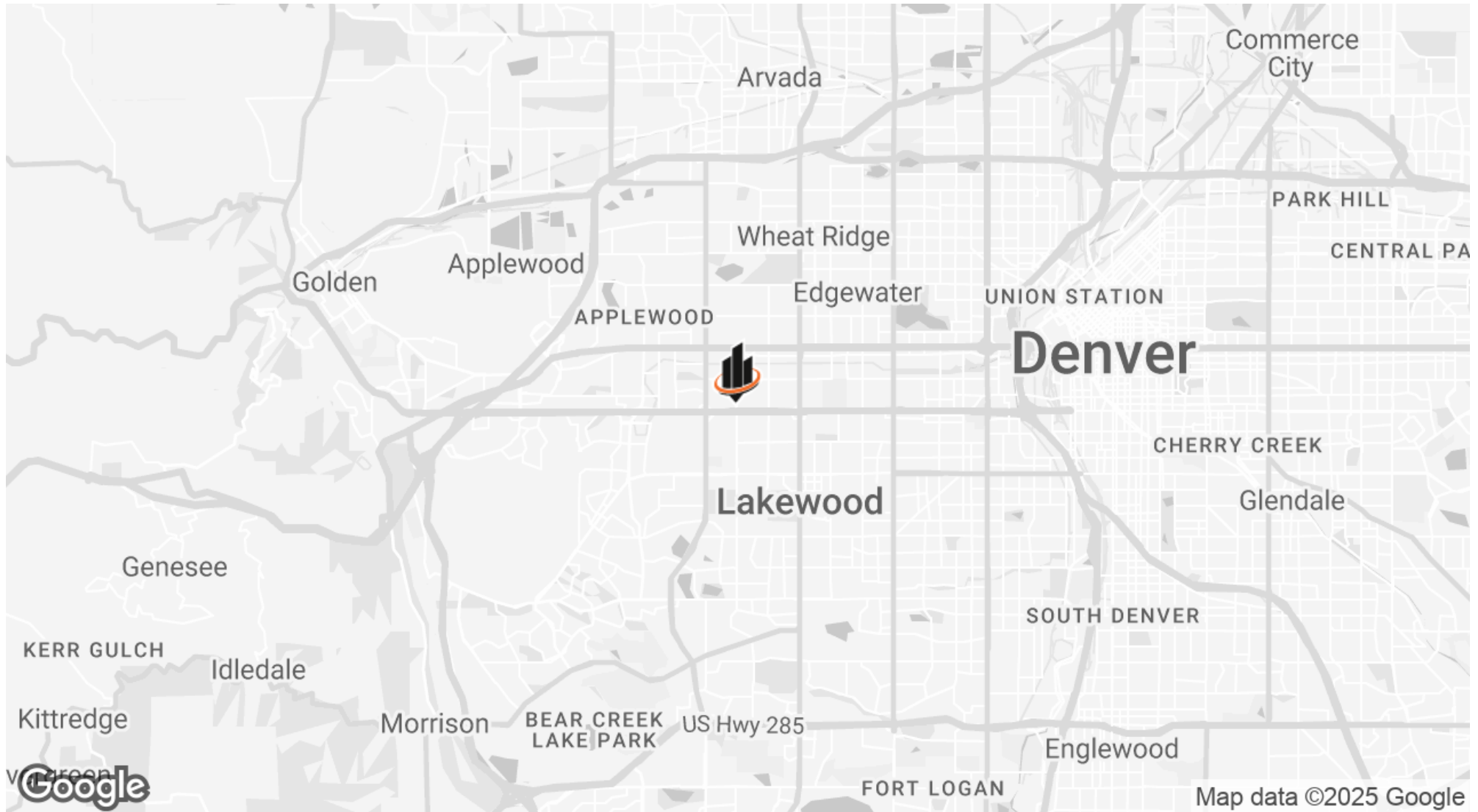
610 Garrison - Unit I  
1,100 SF



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## LOCATION MAP



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## RETAILER MAP



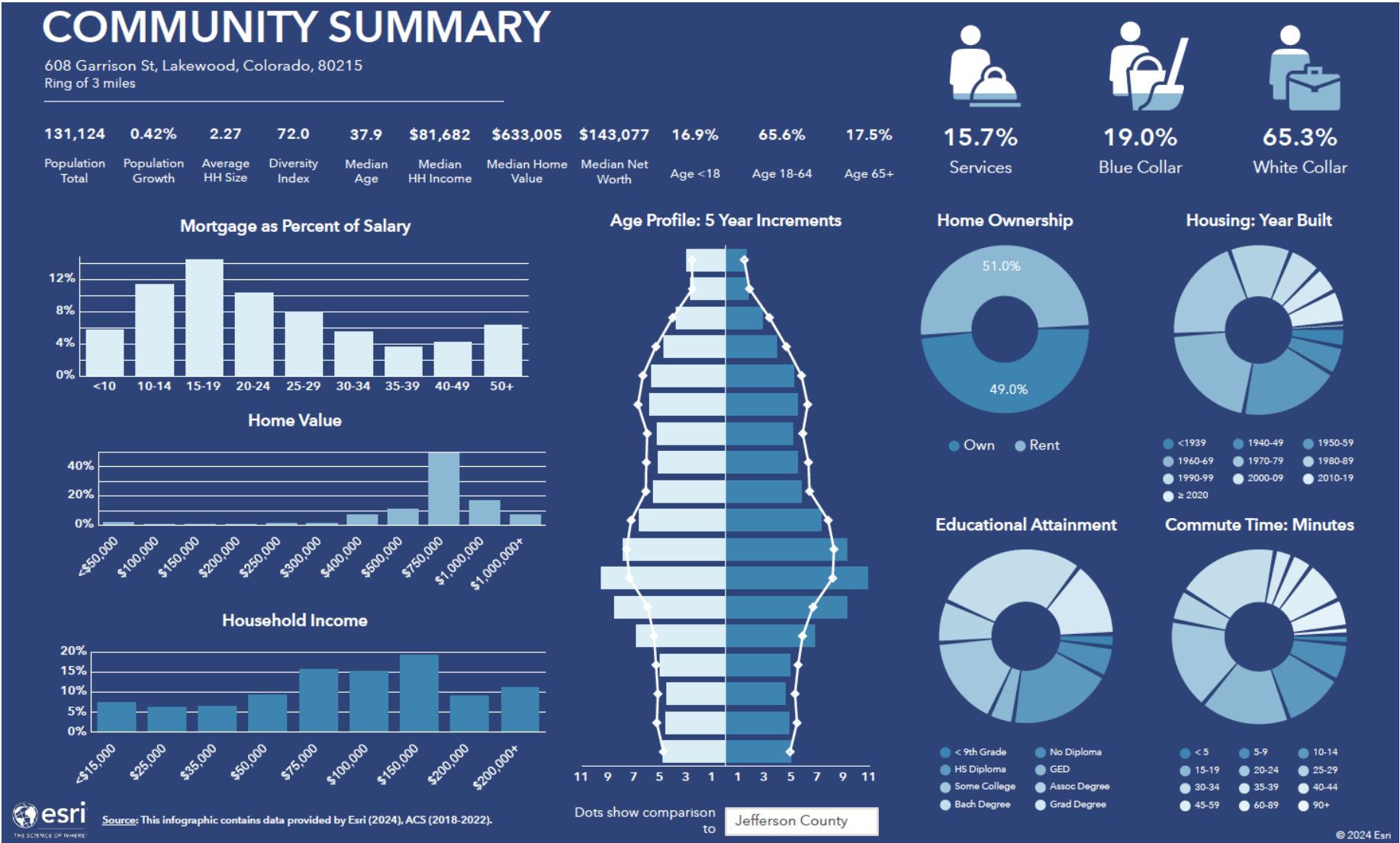
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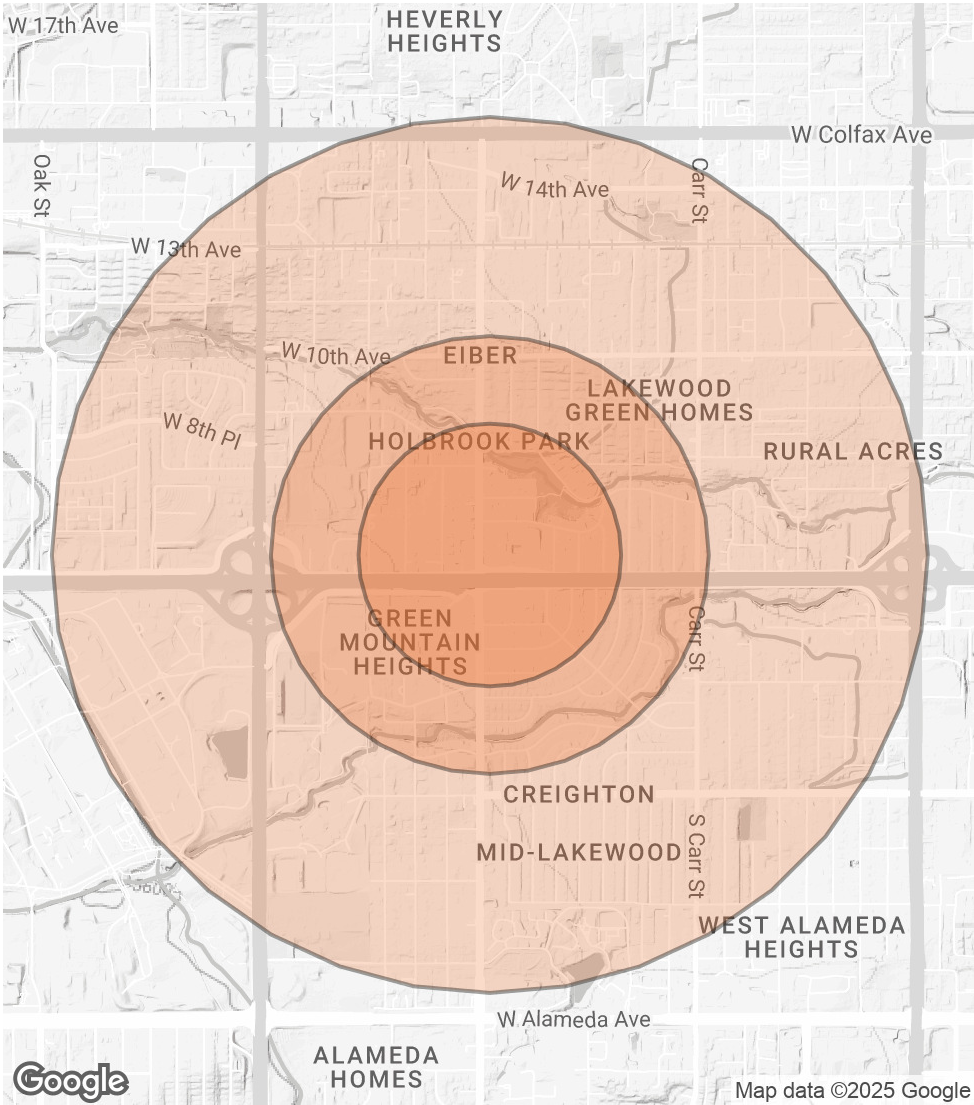


DEMOGRAPHICS MAP & REPORT

POPULATION	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
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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