



**LEASE**

# 651 Garrison Street

**SUITES 110 & 250**

Lakewood, CO 80215

**PRESENTED BY:**

**PETER O'BRYAN**

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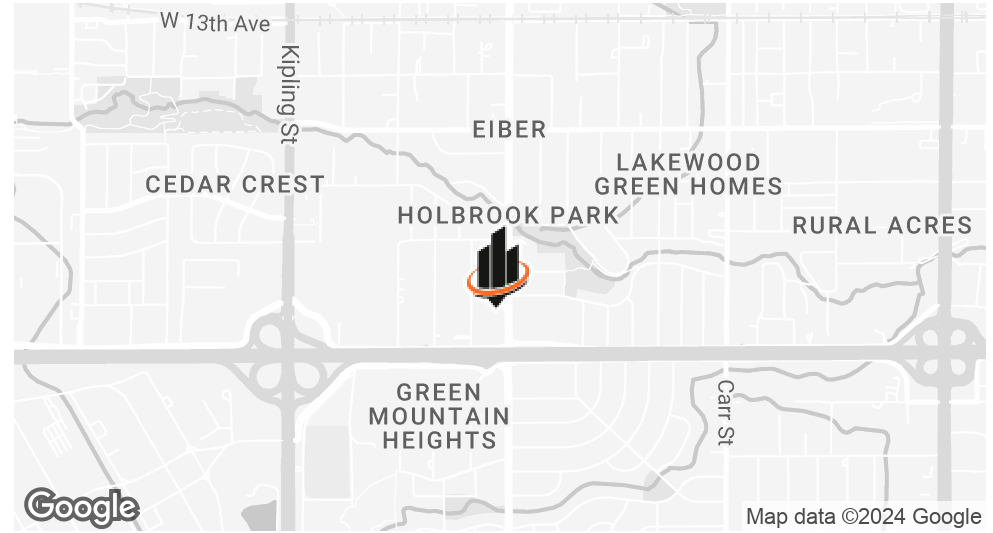
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$21.00 SF/yr (Gross)
<b>BUILDING SIZE:</b>	14,723 SF
<b>AVAILABLE SF:</b>	910 - 3,465 SF
<b>LOT SIZE:</b>	27,363 SF
<b>YEAR BUILT:</b>	2000
<b>APN:</b>	49-033-14-024

## PROPERTY OVERVIEW

Centrally located with a wide open floor plan with abundant light, The Garrison West is a fantastic location for your business. This office property has everything you need to thrive. Experience the convenience and potential of this exceptional leasing opportunity!

## PROPERTY HIGHLIGHTS

- Prime 1st and 2nd floor office space with an open floor plan and abundant natural light
- Located along 6th Avenue, a major Denver artery with approximately 120K VPD
- Conveniently located to local amenities

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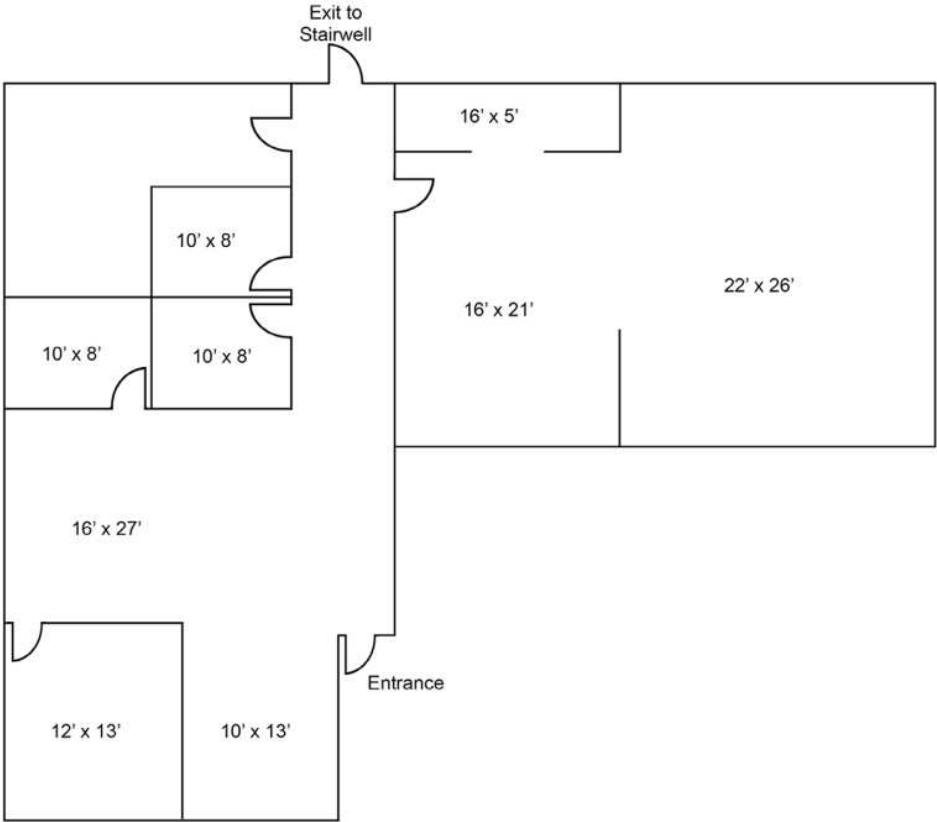
**AERIAL**



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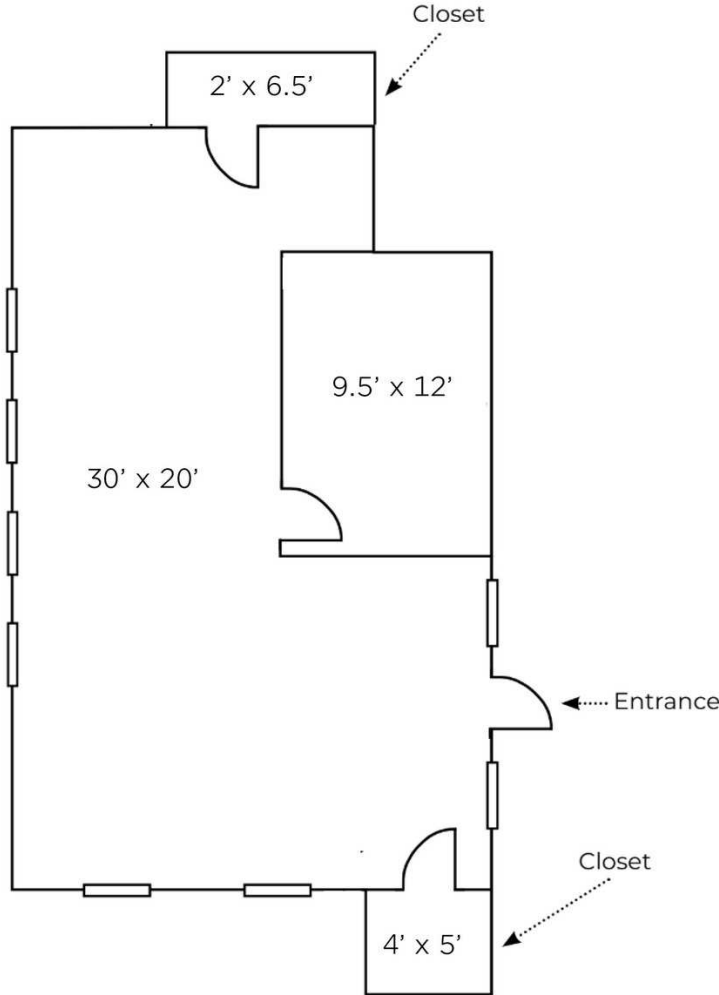
**SUITE 250 - 3,465 SF**



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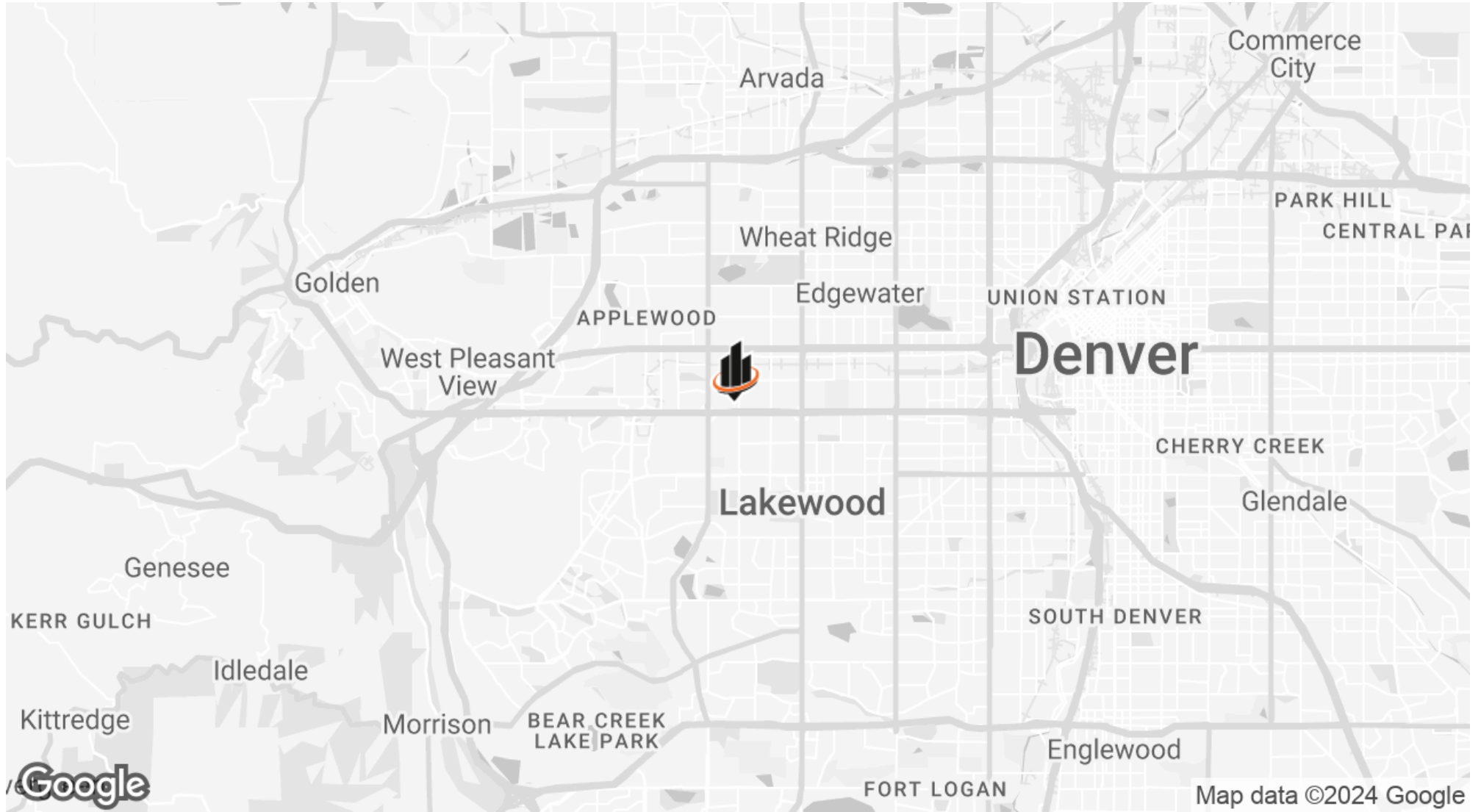
**SUITE 110 - 990 SF**



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# LOCATION MAP



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6

120,332 AADT

Garrison Street

PINKARD

# GARRISON RETAILER MAP



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# GARRISON 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

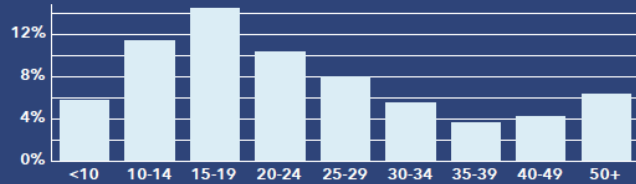


19.0%  
Blue Collar



65.3%  
White Collar

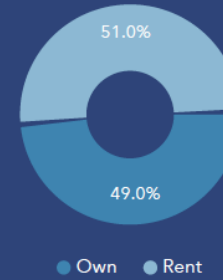
Mortgage as Percent of Salary



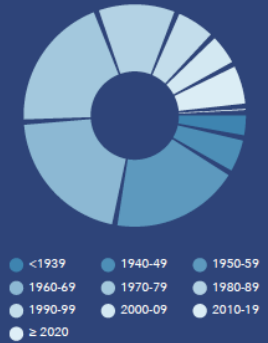
Age Profile: 5 Year Increments



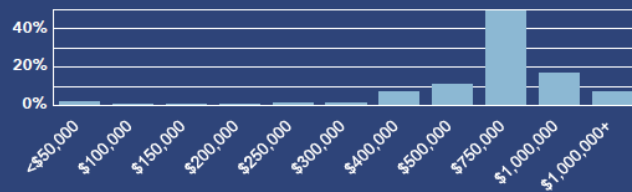
Home Ownership



Housing: Year Built



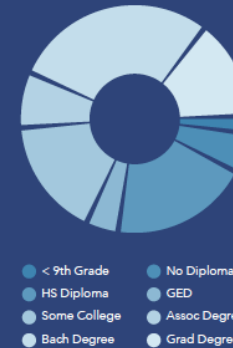
Home Value



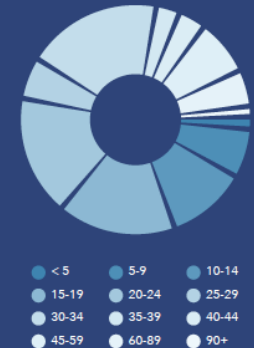
Household Income



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

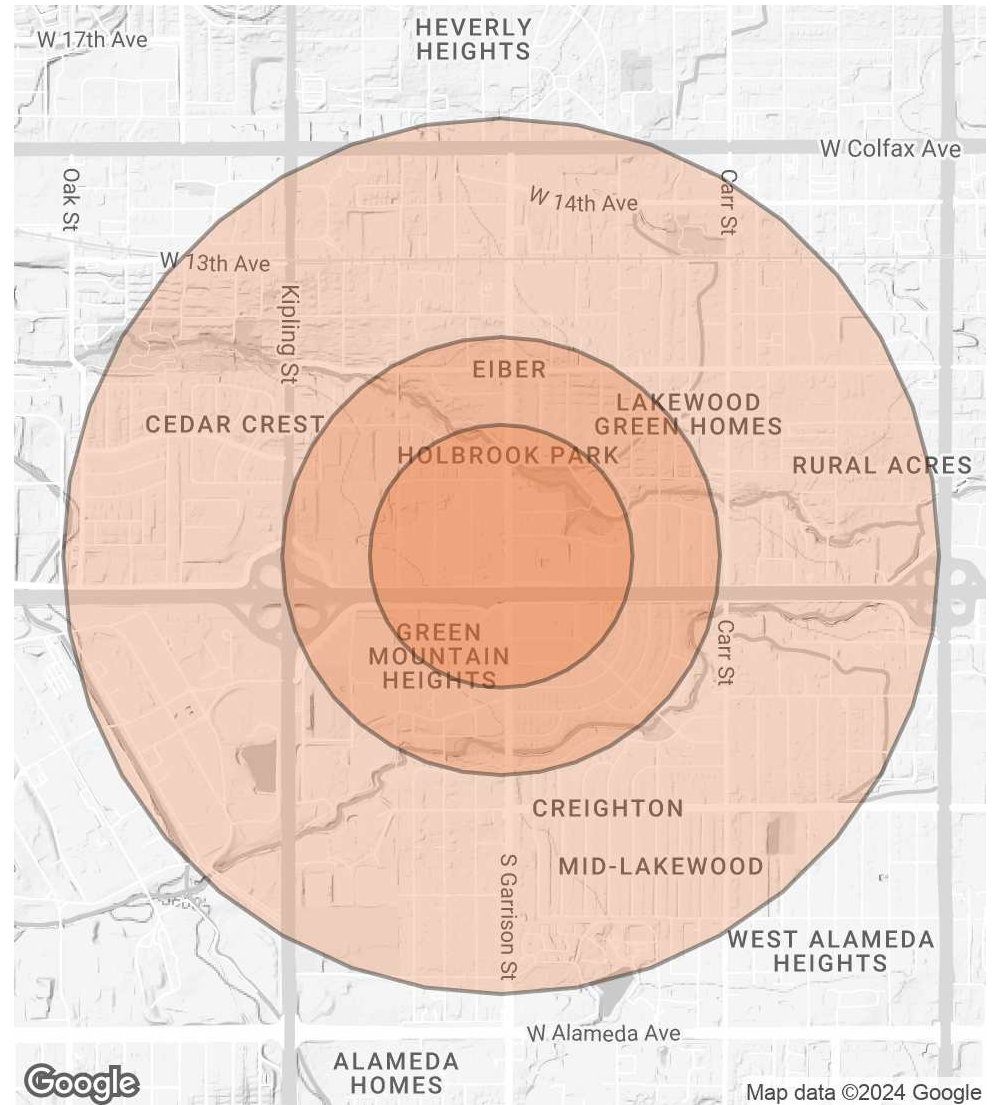
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	782	2,269	11,387
AVERAGE AGE	45	44	40
AVERAGE AGE (MALE)	44	43	39
AVERAGE AGE (FEMALE)	46	45	41

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	320	938	4,671
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$124,261	\$124,677	\$104,736
AVERAGE HOUSE VALUE	\$685,679	\$664,399	\$641,789

Demographics data derived from AlphaMap



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