

FLEX / OFFICE / RETAIL FOR LEASE

THE GARRISON

608-610 GARRISON STREET, LAKEWOOD, CO 80215



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Solid Tenant Mix
- 10' x 10' Roll-up Doors
- Great Location off W. 6th Ave. for Easy Access
- Close Proximity to Garrison Street Light Rail
- Monument & Building Signage Available
- +/- 120,300 Vehicles Per Day on W. 6th Avenue

2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	50,031	21,872	\$87,468
5 Mile	349,185	143,524	\$93,827
10 Mile	1,139,231	492,728	\$105,221

PROPERTY DETAILS

AVAILABLE	Suite S: 2,518 SF Suite G: 3,647 SF (Divisible)
LEASE RATE	\$15.00 / SF NNN
CAM	\$7.00 / SF
BUILDING SIZE	25,020 SF
PARKING	2.75: 1,000
CITY / COUNTY	Lakewood / Jefferson

TRAFFIC COUNTS

Average

- Approx. 120,300 VPD on W. 6th Ave.
- Approx. 115,950 VPD on Garland St. at W. 6th Ave.
- Approx. 16,142 VPD on Garrison St. at W. 7th Pl.

TREVEY COMMERCIAL

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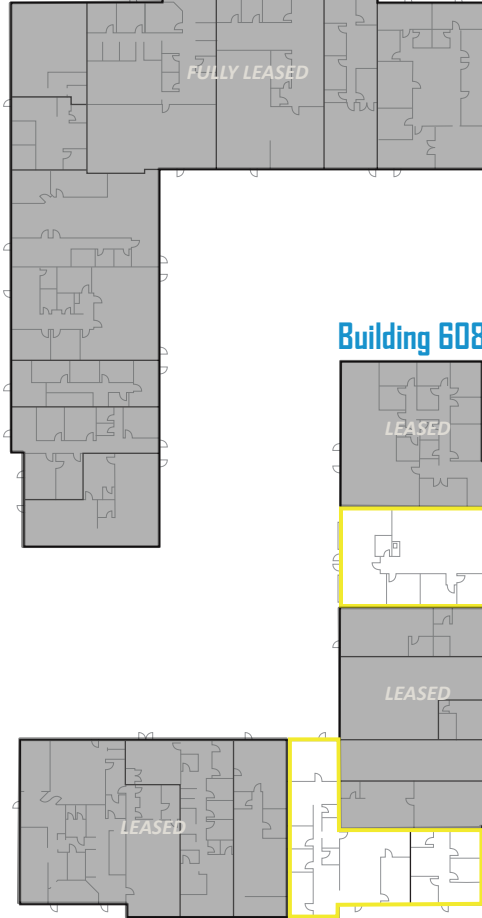
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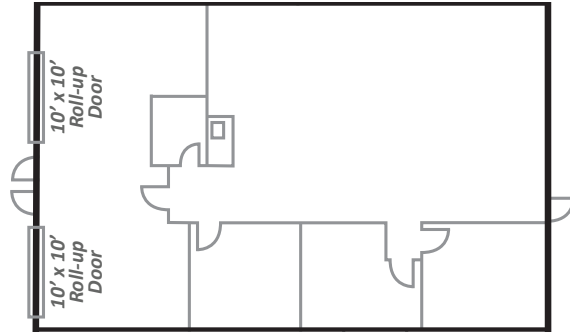


SITE PLAN

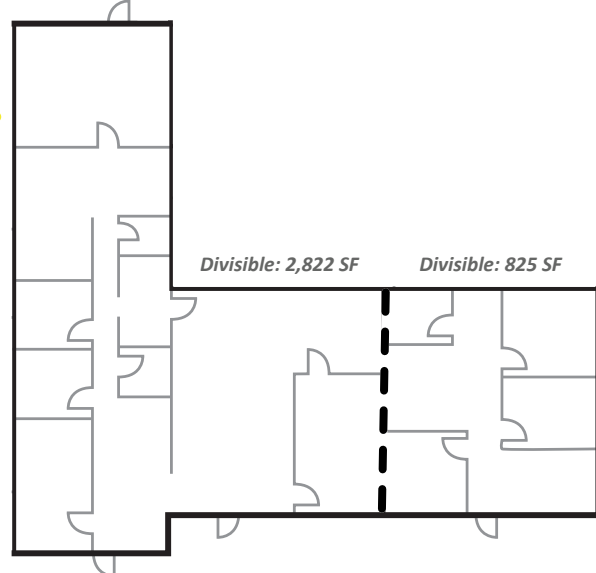
Building 610



608 Garrison - Suite S: 2,518 SF



608 Garrison - Suite G: 3,647 SF (Divisible)



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