

FLEX / OFFICE / RETAIL FOR LEASE

THE GARRISON

608-610 GARRISON STREET, LAKEWOOD, CO 80215



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Solid Tenant Mix
- Nice Balance of Office (40%) and Warehouse (60%)
- 10' x 12' Roll-up Door in Warehouse
- 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

2023 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Home Value
2 Mile	51,3325	\$86,561	\$447,952
5 Mile	340,723	\$97,318	\$430,282
10 Mile	1,009,286	\$107,358	\$452,758

PROPERTY DETAILS

AVAILABLE	Unit 608-R: ±1,259 SF
LEASE RATE	\$16.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$9.00 / SF (Estimated)
MONTHLY RENT	\$2,622.92 (Estimated)
PARKING	2.75: 1,000
CITY / COUNTY	Lakewood / Jefferson

TRAFFIC COUNTS

Vehicles Per Day (VPD)

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

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

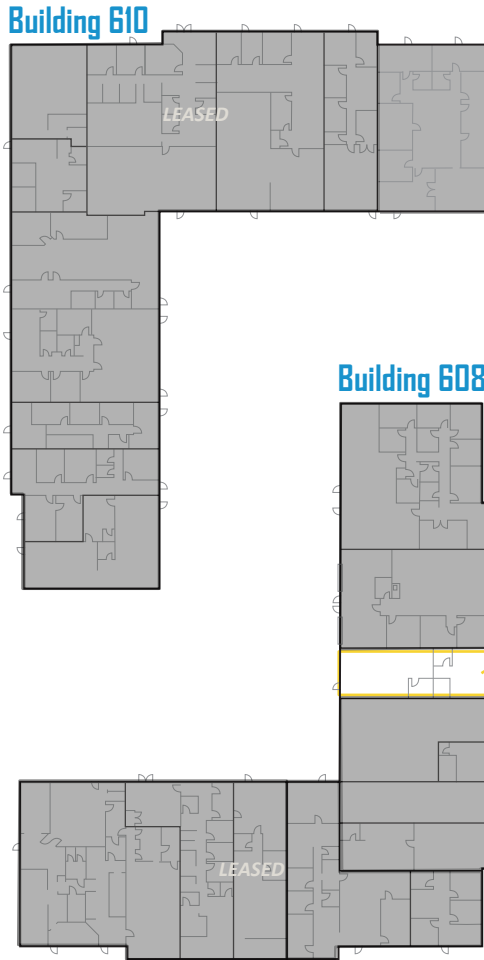
DAVID MARULLI
Capital Markets
david@trevey.com
C: 720-298-2840

NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880



SITE PLAN

608 Garrison - Unit R: 1,259 SF



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