

Retail and Flex Building for Sale

1420 GARRISON STREET, LAKEWOOD, CO 80215

PRICE REDUCED!



[Click Here for Virtual Tour](#)



Overview

Hoff & Leigh is pleased to present this versatile owner/user opportunity located on a high-visibility corner in Lakewood. With two freestanding buildings, this property is ideal for professionals seeking a turnkey office, medical, or wellness use with additional income or expansion space.

Situated steps from the Garrison Light Rail Station and adjacent to Safeway, the location offers excellent accessibility, visibility, and walk-ability — perfect for medical, dental, wellness, or boutique professional practices.

This flexible layout provides move-in ready professional space plus an income-producing or supportive operations building on-site.

Potential Enterprise Zone benefits and local Lakewood improvement programs may be available to qualified buyers/users.





Ideal Owner-User Uses

- Medical Office or Clinic
- Physical or Occupational Therapy
- Counseling, Chiropractic, or Wellness Center
- Professional Office (Law, Real Estate, Financial, Design, etc.)
- Hybrid Live/Work Concept or Studio Office
- Tattoo Studio (current set up)
- Construction Office/Shop

Highlights

- New Roof & Plumbing September, 2017
- 2 Buildings: 2,376 SF Total: 1 Owner/User and 1 Income Producing Property
- Large Corner Lot: 0.37 Acres
- Pylon Signage, Double-Sided, Illuminated
- High Traffic Count on Colfax Avenue
- High Foot Traffic and Street Front Exposure on Garrison
- Seller Financing Available

Property Details

	Sales Price \$635,000 \$575,000 (\$242.00 / SF)		Building Size 2,376 SF
	Lot Size 0.37 Acres		Zoning M-N-U

[Zoning Information](#)

Rev: June 1, 2026



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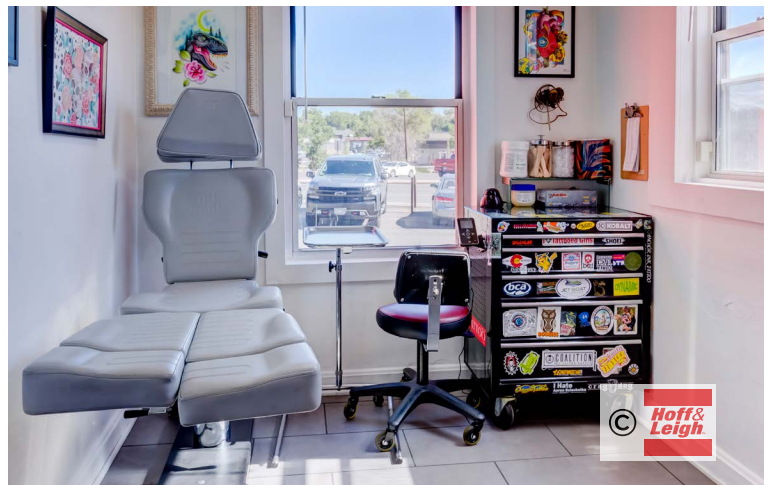
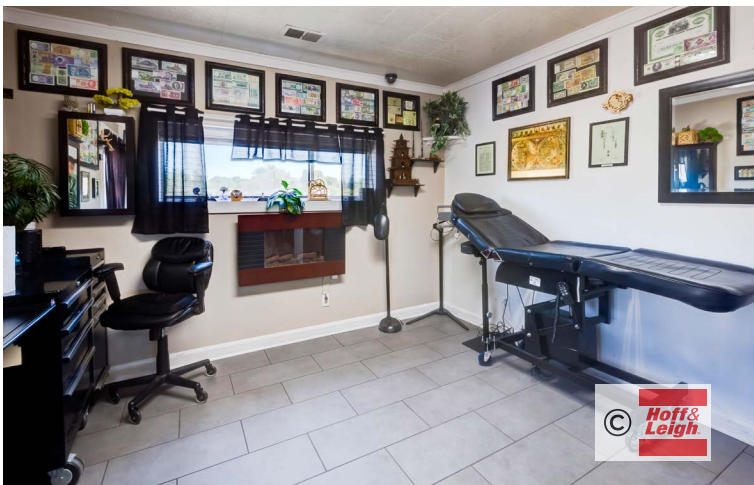
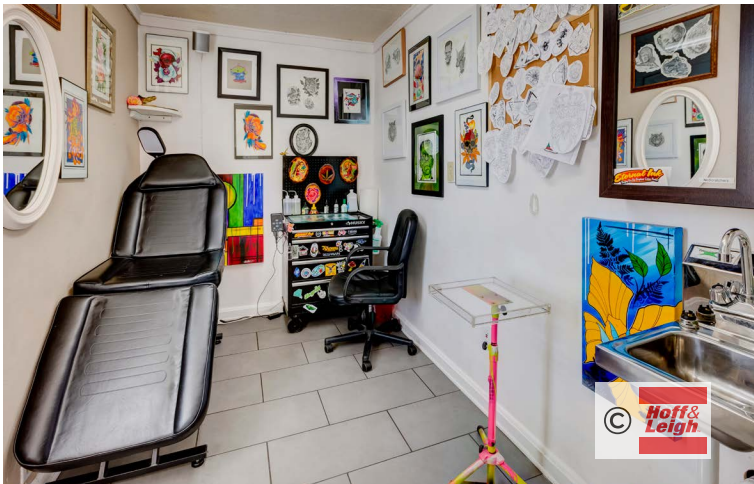
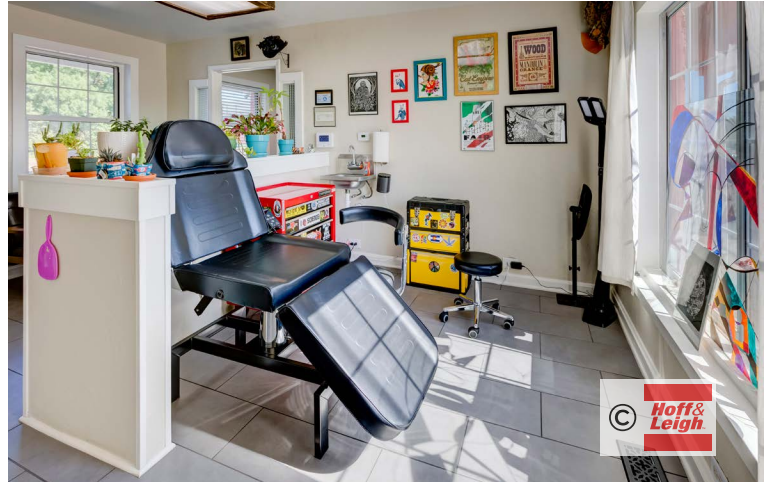
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RETAIL BUILDING



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INDUSTRIAL / GARAGE BUILDING



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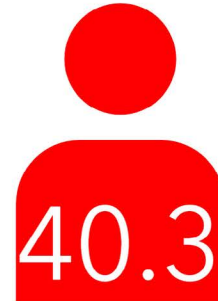
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DEMOGRAPHICS



124,344
Population



40.3
Median Age



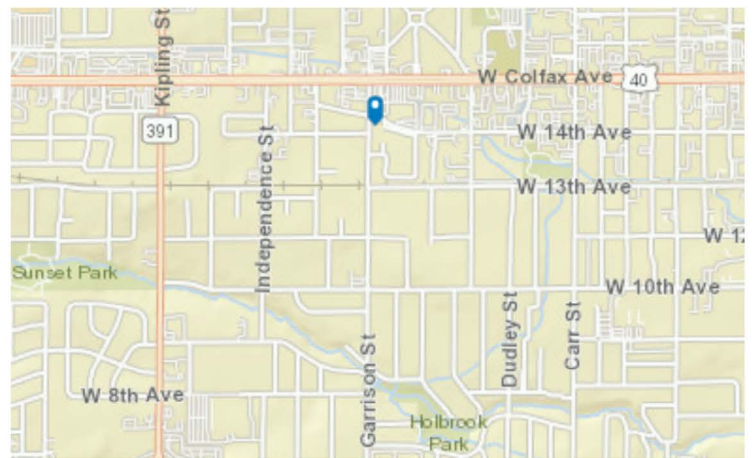
2.2
Average
Household Size



\$71,317
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Village Pkwy	6,900	0.0
W 14th Ave	7,494	0.1
I- 70 Bus	6,001	0.1
Garrison St & W Colfax Ave	26,550	0.1
Garland St	31,900	0.2



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City of Lakewood

Planning Department
 Civic Center North
 470 South Allison Parkway
 Lakewood, CO 80226-3127
 Voice: 303-987-7571
 Fax: 303-987-7990
www.lakewood.org/planning

ZONE DISTRICT SUMMARY



M-N-U

Mixed Use - Neighborhood - Urban

The M-N-U district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses. The Urban context reflects a more pedestrian-oriented environment that requires buildings to be located within a short distance of adjacent public streets. Parking shall be located behind or to the side of buildings.

The official Zoning Ordinance is available online: www.lakewood.org/zoning

Building Setbacks

Front
 (measured from edge of existing or future public improvements.)

Minimum: 0 feet
 Maximum: 20 feet

¹Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.

Side¹
Rear¹

Minimum: 0/5 feet
 Minimum: 0/5 feet

²The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

Build-to-Zone Requirement²

50%

Height Requirements³

Minimum: None
 Maximum: 45 feet

³Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

Open Space⁴

Minimum: 15% or 30%

⁴All single-use multifamily developments must provide at least 30% open space.

Non-Residential Building Footprint

Maximum: 15,000 square feet

Retail Allowed per Business

Maximum: 20,000 square feet

Residential Density

Minimum: 10 DU/Acre
 Maximum: None

Surface Parking Lot Locations Allowed

- Behind rear plane of a building
 - To the side of a building

Standards for Single Family Uses

See [Table 17.5.2](#)

This summary is only a guide. Definitive information should be obtained from the complete [Zoning Ordinance](#). Rev. July 2019

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<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	<p>Single-Family Dwelling Unit Duplex Attached Dwelling Unit Multifamily Group Home (1-8 client residents) Group Residential Facility</p> <p>Bar Club, Lodge, or Service Organization Day Care Facility, Adult or Child Entertainment Facility, Indoor Fitness or Athletic Facility, Private Gallery or Studio Office Personal Service Restaurant Retail</p>	<p>Community Building Park Religious Institution School, Public or Private Transportation Facility, Public Utility Facility, Minor Home Business, Major Horticulture Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height</p>
<p>Limited Land Uses</p> <p>Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.</p>	<p>Accessory Dwelling Unit Medical Marijuana Business Motor Vehicle Rental or Leasing Motor Vehicle Service, Fueling Station Parking, Stand-Alone, Surface</p>	<p>Apiaries Community Garden Temporary Use, Short-term</p>
<p>Special Land Uses</p> <p>Permitted with a special use permit, subject to compliance with Section 17.4.3.</p>	<p>Animal Care Bed and Breakfast Solar Garden Utility Facility, Major Temporary Use, Long-term</p>	<p>Wind-Powered Electric Generator, Freestanding Wireless Communications Facility, > 60 ft. in Height</p>
<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Construction or Sales Trailer Outdoor Display Home Business, Minor Satellite Dish Antenna Solar Collection System</p>	<p>Wireless Communications Facility, Existing Structures Building Facade Mounted Roof Mounted Other Freestanding Support Structure</p>

Land use definitions can be found in Article 14 of the [Zoning Ordinance](#).

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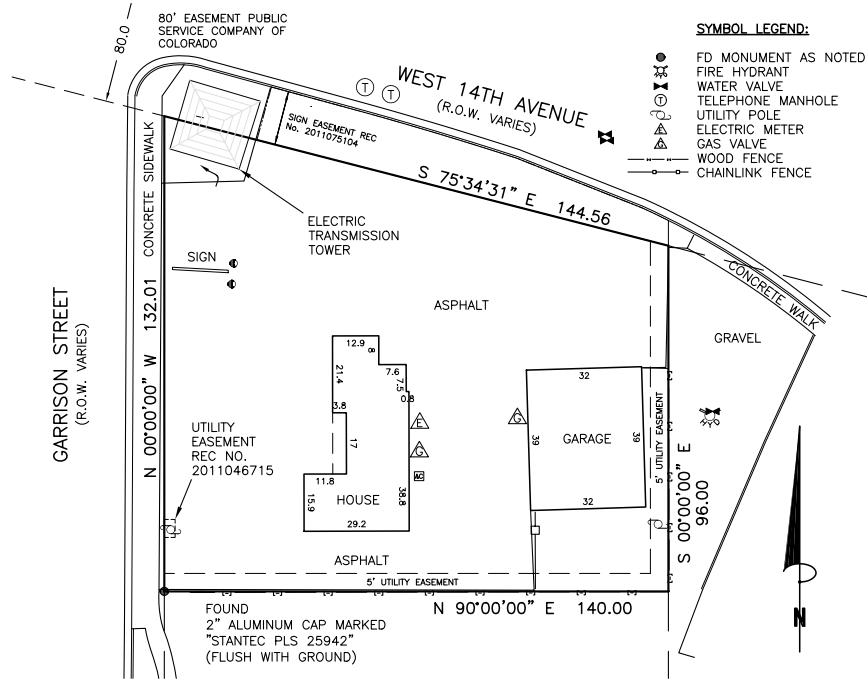
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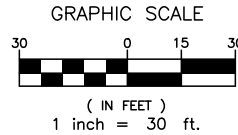
IMPROVEMENT LOCATION CERTIFICATE



I hereby certify that this Improvement Location Certificate was prepared for First Integrity Title Company; that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by Plucky Owl LLC, A Colorado limited liability company and describes the parcel's appearance on August 26, 2020. I further certify that the improvements on the parcel described hereon, on this date, August 28, 2020, except utility connections, are entirely within the bounds of the parcel except as shown, that there are no encroachments upon the described premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

The use of this Improvement Location Certificate by any person or entity other than the person or entity certified to herein without the express permission of Don R Hulsey is prohibited.

Don R Hulsey, Professional Land Surveyor
State of Colorado, P.L.S. 38291
For and on behalf of Compass Surveying and Mapping, LLC



Legal Description:

Lot 5, Block A, Cole Village, County of Jefferson, Colorado

Address: 1420 Garrison Street, Lakewood, CO

Easement information is per a Commitment For Title Insurance prepared by First Integrity Title Company, File No. 109-2029772-S, with an effective date of 06-24-2020.



COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

PROJECT NO. 20180
DATE: AUGUST 29, 2020
DRAWN BY: DRH
CHECKED BY: MSJ
SHEET: 1 OF 1

Rev: June 1, 2026