

# Retail and Flex Building for Sale

1420 GARRISON STREET, LAKEWOOD, CO 80215

**PRICE REDUCED!**



## 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

	<b>Sales Price</b> \$635,000   \$570,000 (\$239.90 / SF)		<b>Building Size</b> 2,376 SF
	<b>Lot Size</b> 0.37 Acres		<b>Zoning</b> M-N-U

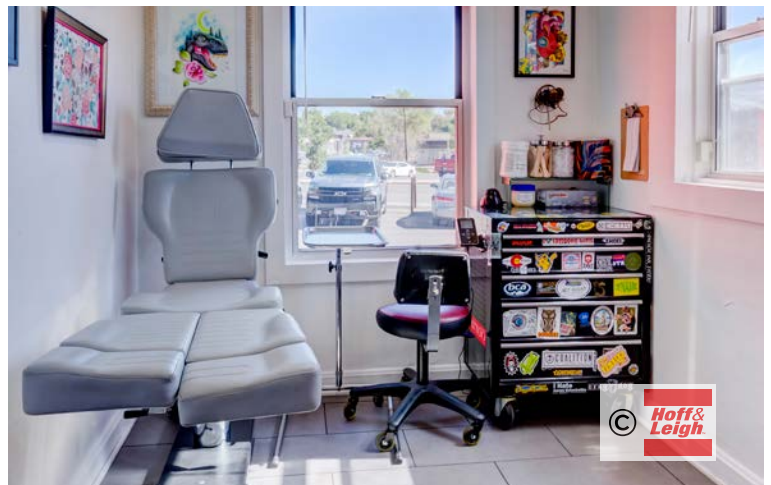
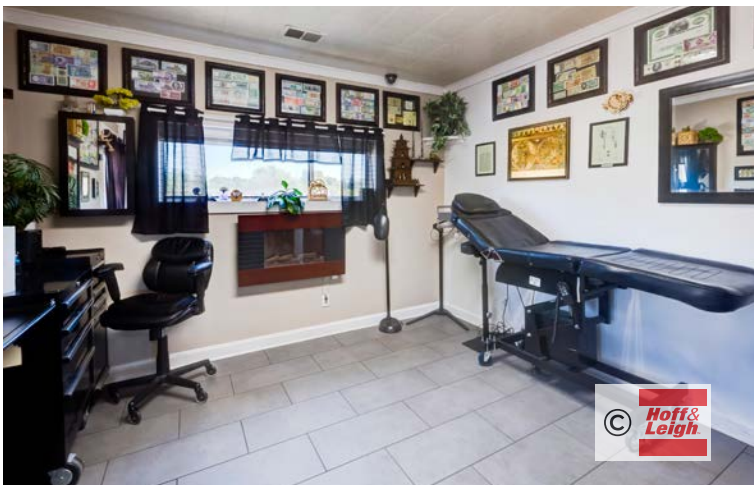
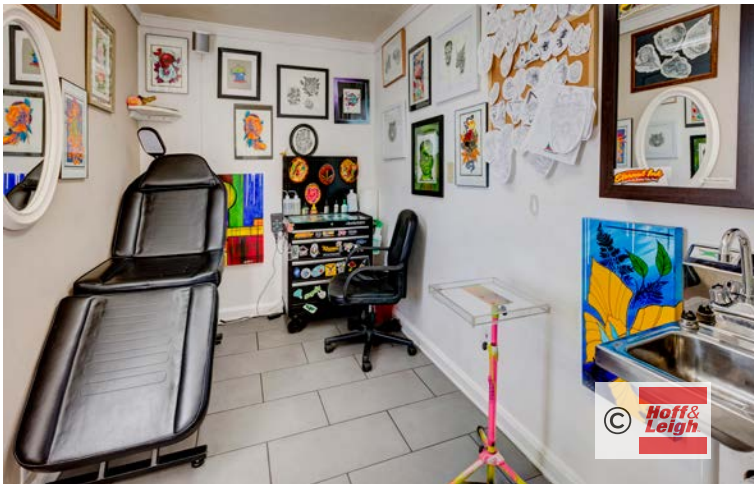
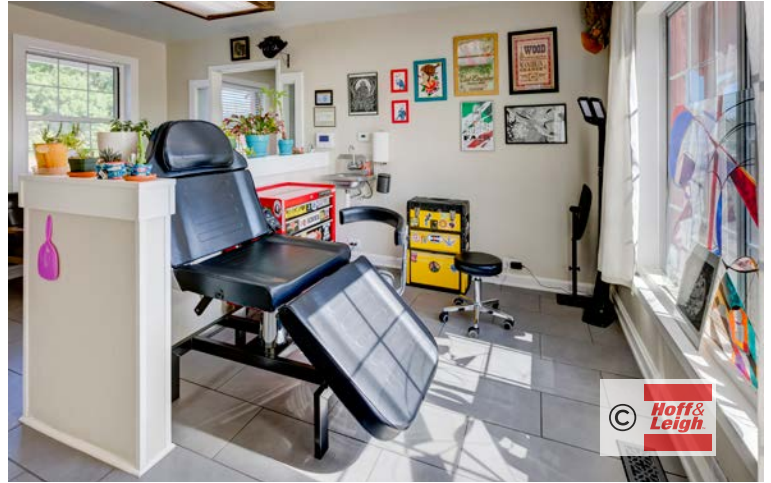
## Zoning Information

Rev: July 9, 2026

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## RETAIL BUILDING



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## INDUSTRIAL / GARAGE BUILDING



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### Our Network Is Your Edge



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### Brandon Langiewicz, SIOR

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### Jayne Wilson

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## DEMOGRAPHICS



124,344  
Population



40.3  
Median Age



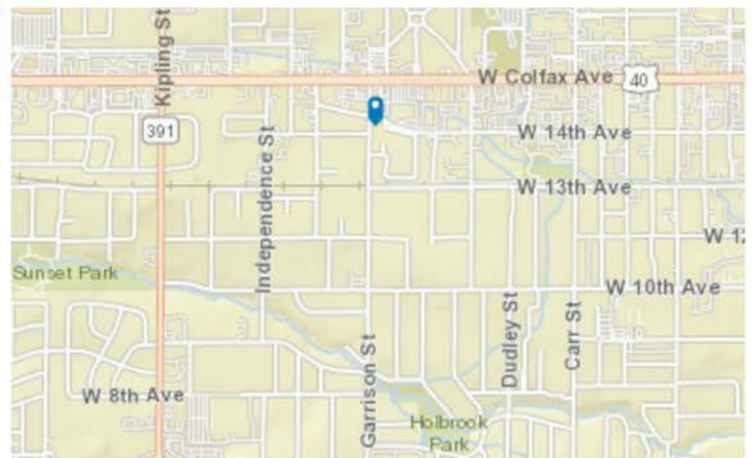
2.2  
Average Household Size



\$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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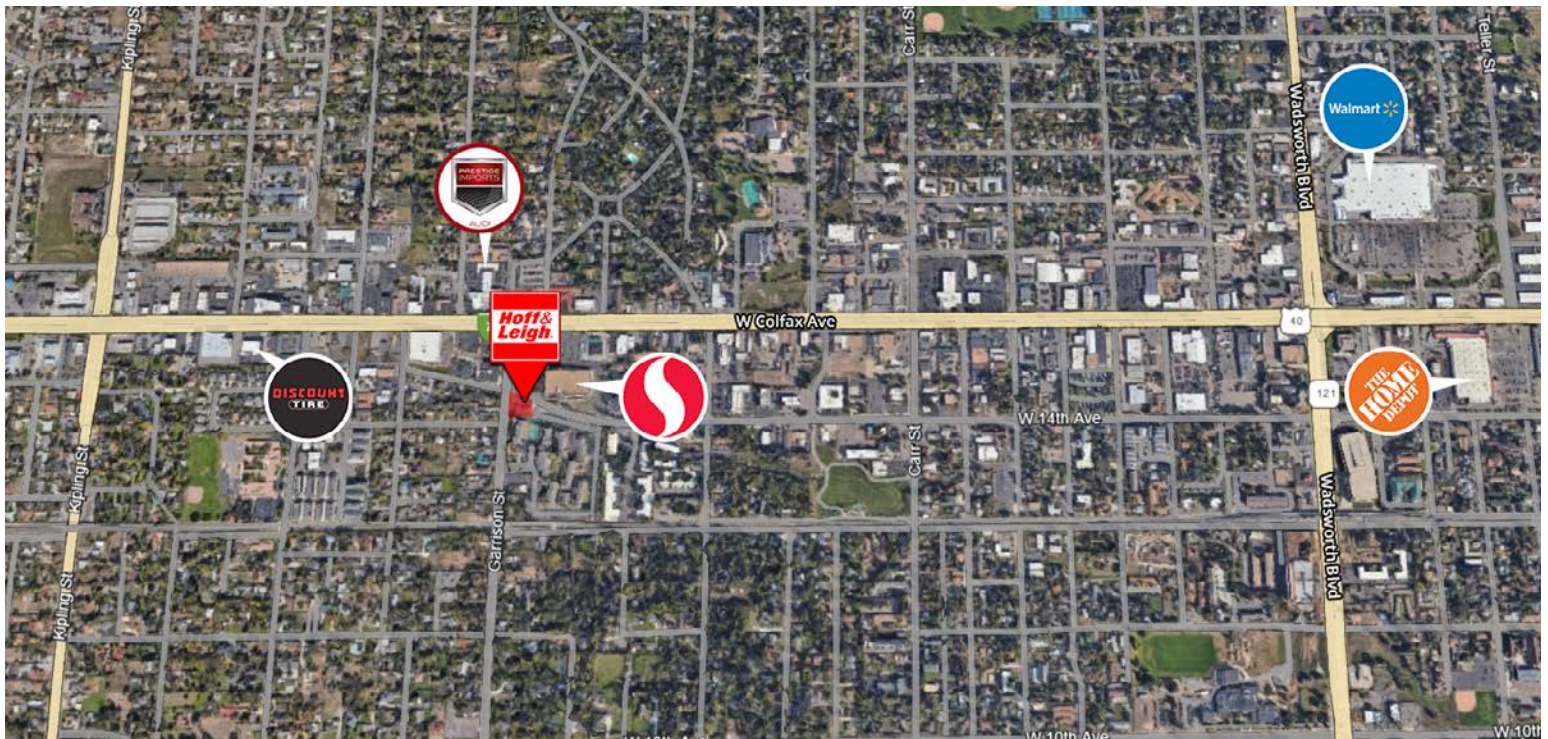
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## City of Lakewood

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](http://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](http://www.lakewood.org/zoning)

#### Building Setbacks

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

Minimum: 0 feet  
 Maximum: 20 feet

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

**Side<sup>1</sup>**  
**Rear<sup>1</sup>**

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

<sup>2</sup>The 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 Requirement<sup>2</sup>

50%

#### Height Requirements<sup>3</sup>

Minimum: None  
 Maximum: 45 feet

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

#### Open Space<sup>4</sup>

Minimum: 15% or 30%

<sup>4</sup>All 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><b>Permitted Land Uses</b></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</p> <p>Home Business, Major Horticulture Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height</p>
<p><b>Limited Land Uses</b></p> <p>Permitted as a use subject to compliance with any supplemental standards identified in <a href="#">Section 17.4.3</a>.</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><b>Special Land Uses</b></p> <p>Permitted with a special use permit, subject to compliance with <a href="#">Section 17.4.3</a>.</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, &gt; 60 ft. in Height</p>
<p><b>Accessory Land Uses</b></p> <p>Only permitted as accessory to a permitted use, subject to compliance with <a href="#">Section 17.4.3</a>.</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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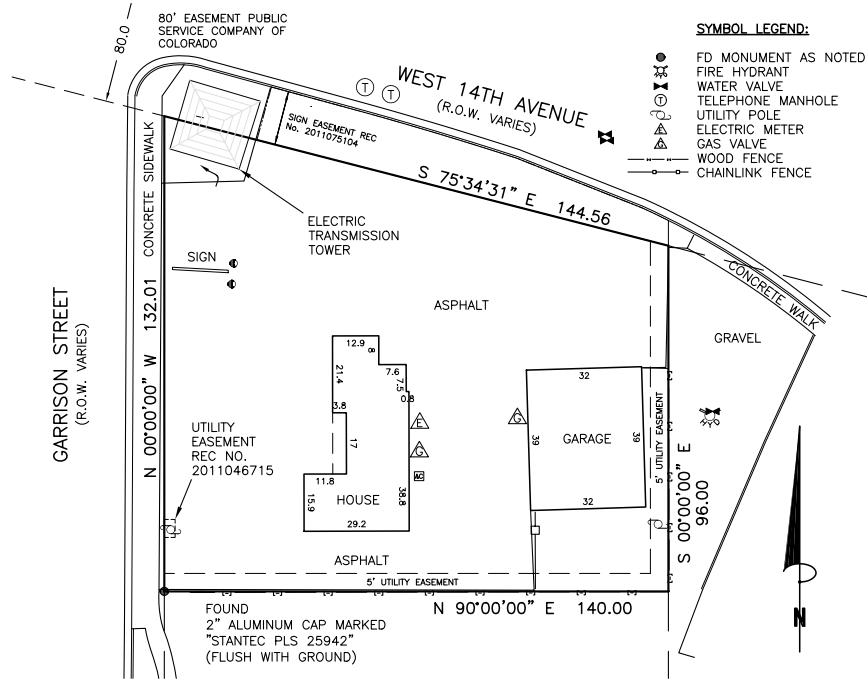
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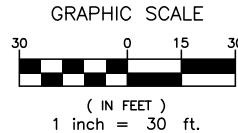
## IMPROVEMENT LOCATION CERTIFICATE



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

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