

Retail Building for Lease

1420 GARRISON STREET, LAKEWOOD, CO 80215



Overview

Hoff & Leigh is excited to present this desirable retail building for lease located in Lakewood on the hard corner at Garrison & 14th Avenue. This property is currently operating as a freestanding tattoo shop just a one minute walk to the Garrison light rail station. The 1,128 SF retail building is currently occupied by a successful tattoo business, please do not disturb tenant, contact Hoff & Leigh today to schedule a showing.

1420 Garrison – Building A (Retail/Office): 1,128 SF featuring HVAC, six private rooms, one restroom, a reception area, attic storage, and a crawl space below.

Leasing Options: Building A may be leased on its own or together with Building B (Garage/Shop with Fenced Yard). Please note that Building B is not available for lease as a standalone unit and must be leased in conjunction with Building A.

Lease Rate

Building A (Retail/Office Building)

1,128 SF x \$18 SF/YR + \$8.50 NNNs = **\$2,491 / Month**

Building A/B (Both Buildings)

2,376 SF x \$18 SF/YR + \$8.50 NNNs = **\$5,247 / Month**

Building B (Additional Space | Garage/Shop Building)

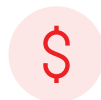
1,248 SF x \$18 SF/YR + \$8.50 NNNs

Highlights

- New Roof & Plumbing September, 2017
- 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
- Growing Market in Lakewood
- Also Available for Sale

DO NOT DISTURB TENANT! Please contact brokers with questions and showings.

Property Details



Lease Rate

\$18.00 SF/YR (+\$8.50 NNN)



Available Space

1,128 SF



Lot Size

0.37 Acres



Zoning

M-N-U

Rev: July 15, 2026

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Brandon Langiewicz, SIOR

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Retail Building

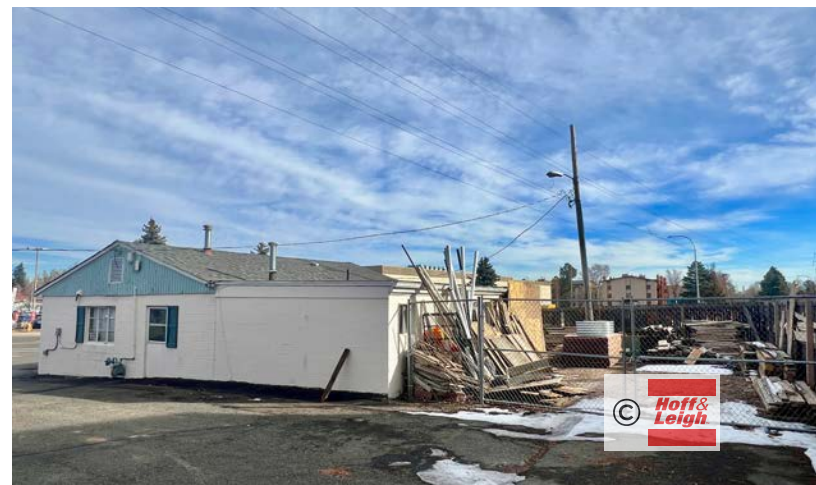




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Industrial/Garage Space



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DEMOGRAPHICS



124,344
Population



40.3
Median Age



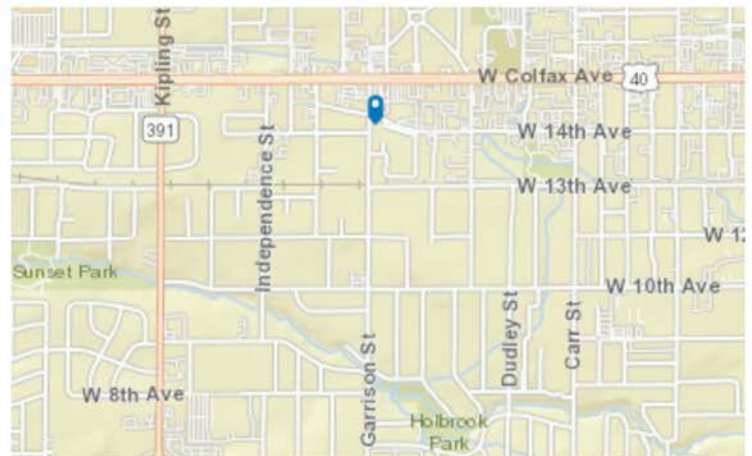
2.2
Average
Household Size



\$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
Side¹	Minimum: 0/5 feet
Rear¹	Minimum: 0/5 feet

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

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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Permitted Land Uses

Permitted as a use by right.

Single-Family Dwelling Unit	Community Building
Duplex	Park
Attached Dwelling Unit	Religious Institution
Multifamily	School, Public or Private
Group Home (1-8 client residents)	Transportation Facility, Public
Group Residential Facility	Utility Facility, Minor
	Home Business, Major
Bar	Horticulture
Club, Lodge, or Service Organization	Wireless Communications Facility
Day Care Facility, Adult or Child	Stealth
Entertainment Facility, Indoor	New Freestanding Structure ≤ 60 ft. in height
Fitness or Athletic Facility, Private	
Gallery or Studio	
Office	
Personal Service	
Restaurant	
Retail	

Limited Land Uses

Permitted as a use subject to compliance with any supplemental standards identified in [Section 17.4.3](#).

Accessory Dwelling Unit	Apiaries
Medical Marijuana Business	Community Garden
Motor Vehicle Rental or Leasing	
Motor Vehicle Service, Fueling Station	Temporary Use, Short-term
Parking, Stand-Alone, Surface	

Special Land Uses

Permitted with a special use permit, subject to compliance with [Section 17.4.3](#).

Animal Care	Wind-Powered Electric Generator, Freestanding
Bed and Breakfast	
	Wireless Communications Facility, > 60 ft. in Height
Solar Garden	
Utility Facility, Major	
Temporary Use, Long-term	

Accessory Land Uses

Only permitted as accessory to a permitted use, subject to compliance with [Section 17.4.3](#).

Construction or Sales Trailer	Wireless Communications Facility, Existing Structures
Outdoor Display	Building Facade Mounted
	Roof Mounted
Home Business, Minor	Other Freestanding Support Structure
Satellite Dish Antenna	
Solar Collection System	

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

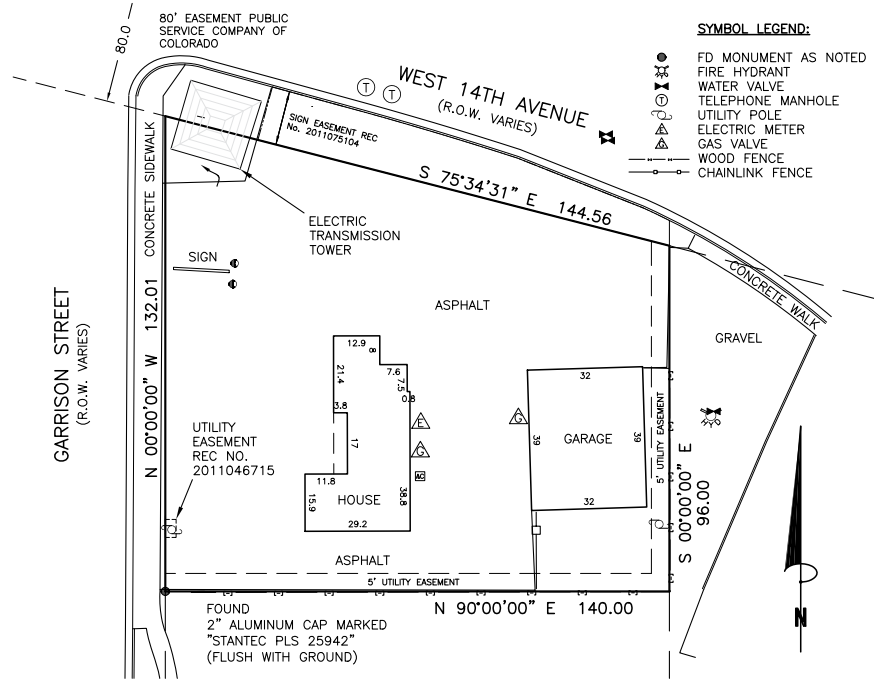
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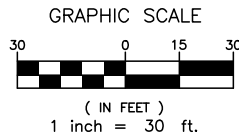
IMPROVEMENT LOCATION CERTIFICATE



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

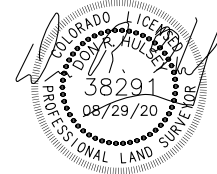


Legal Description:

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.CSAMLCC.COM

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

Rev: July 15, 2026

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