

120 Bear Creek Ave, Morrison

AVAILABLE FOR LEASE




***Retail, Office, Residential***


 **120 Bear Creek Ave**  
Morrison, CO 80465

Position yourself at the entrance of Downtown Morrison! Located on the south side of Bear Creek Avenue, this historic property consists of two buildings with four individual units. These dynamic spaces offer retail, office, and residential opportunities in the iconic and high traffic town of Morrison. Each unit is separately metered. Please inquire for further details and to set up a tour.




**KATT SPIEKER**  
*Associate Broker*


 (720) 308-0406

 [katt@banyanrealestate.com](mailto:katt@banyanrealestate.com)



**CHRIS LAMEE**  
*Broker/Owner*

 (303) 748-3843

 [chris@banyanrealestate.com](mailto:chris@banyanrealestate.com)



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## UNITS AVAILABLE

|   |         |                |
|---|---------|----------------|
| <b>Unit A</b><br>(Office/Retail)        | 542 sft | \$1700/mo NNN  |
| <b>Unit B</b><br>(Office/Retail)        | 218 sft | \$1200/mo NNN  |
| <b>Unit C</b><br>(Residential / Office) | 550 sft | \$1500/mo NNN  |
| <b>Unit D</b><br>Office/Retail          | 443 sft | <b>LEASED</b>  |
| <b>Basement</b><br>Storage              | 500 sft | \$800/mo gross |

## DEMOGRAPHICS

Source: CoStar 2026

|                                | 1 Mile  | 3 Miles   | 5 Miles   |
|--------------------------------|---|-----------|-----------|
| <b>Population</b>              | 1,111   | 18,692    | 93,847    |
| <b>Households</b>              | 417   | 7,069     | 37,784    |
| <b>Median Household Income</b> | \$185,937   | \$167,968 | \$117,931 |
| <b>Median Age</b>              | 46  | 46        | 43        |
| <b>Traffic</b>                 | 12,713 vpd Bear Creek Ave. & Market (2022), almost triple on event weekends at Red Rocks Amphitheater |           |           |

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 chris@banyanrealestate.com

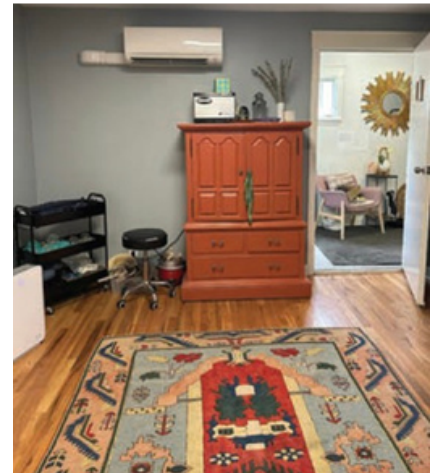
120 Bear Creek Ave, Morrison



## Unit A

\$1700/mnth NNN

Largest retail/office space on main level of the street walkway, offering direct access to Morrison shops and creek bikepath.



## Unit B

\$1200/mnth NNN

Retail/ office space on main level, of the Bear Creek Avenue, with direct access to Downtown Morrison.



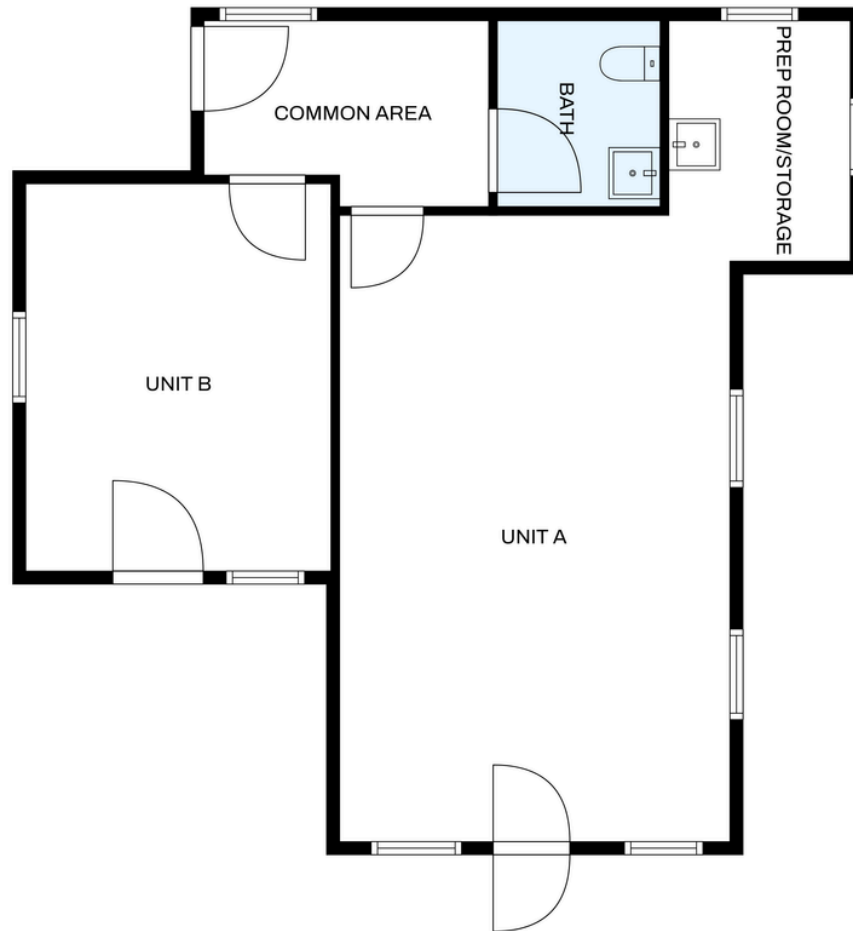
\*Square footage numbers are BOMA measurements with a common area factor. All information is considered reliable but not guaranteed.

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## Unit A and B



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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## Unit C

\$1500/mnth NNN

Versatile, light-filled studio featuring vaulted ceilings, skylights, and a full modern kitchen.



## Unit D

LEASED

Currently occupied by local specialty bouqitue, Moxi Poppi. Leased until December 31, 2026.

## Basement Unit

\$800/mnth Gross



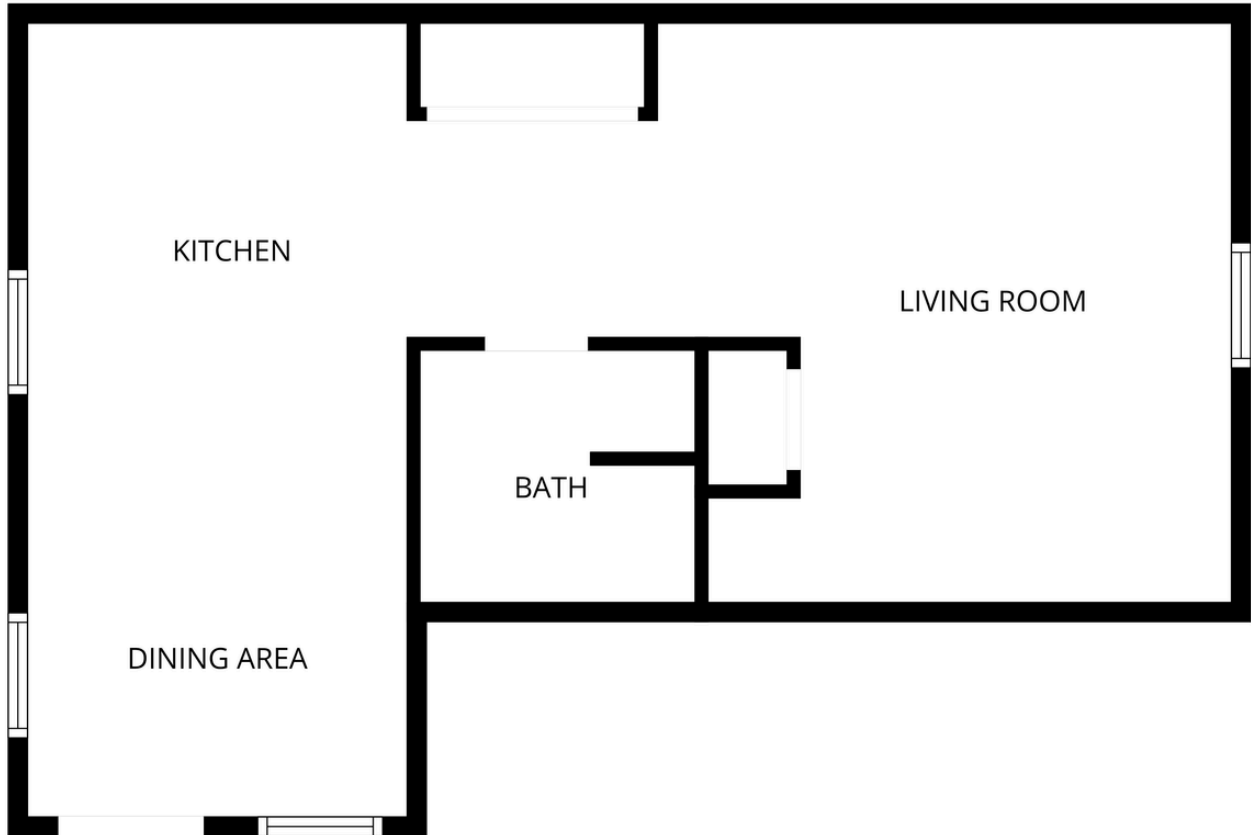
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## Unit C



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