

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



CHRIS LAMEE
Broker/Owner

📞 (303) 748-3843

✉ chris@banyanrealestate.com



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UNITS AVAILABLE

Unit A (Office/Retail)	542 sft	\$1475/mo NNN
Unit B (Office/Retail)	218 sft	\$975/mo NNN
Unit C (Residential / Office)	550 sft	LEASED
Unit D Office/Retail	443 sft	LEASED
Basement Storage	500 sft	\$800/mo gross



DEMOGRAPHICS

Source: CoStar 2026

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

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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.



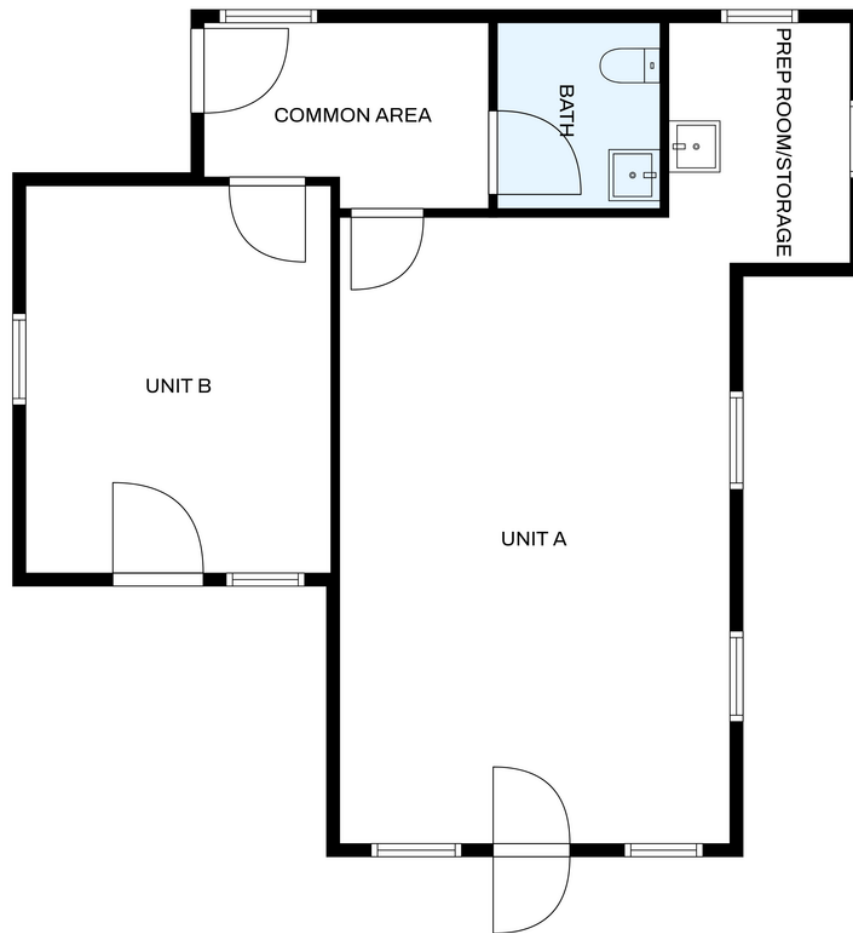
*Square footage numbers are BOMA measurements with a common area factor. All information is considered reliable but not guaranteed.

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Units 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 bouquet, Moxi Poppi. Leased until December 31, 2026.



Basement Unit

\$800/mnth Gross



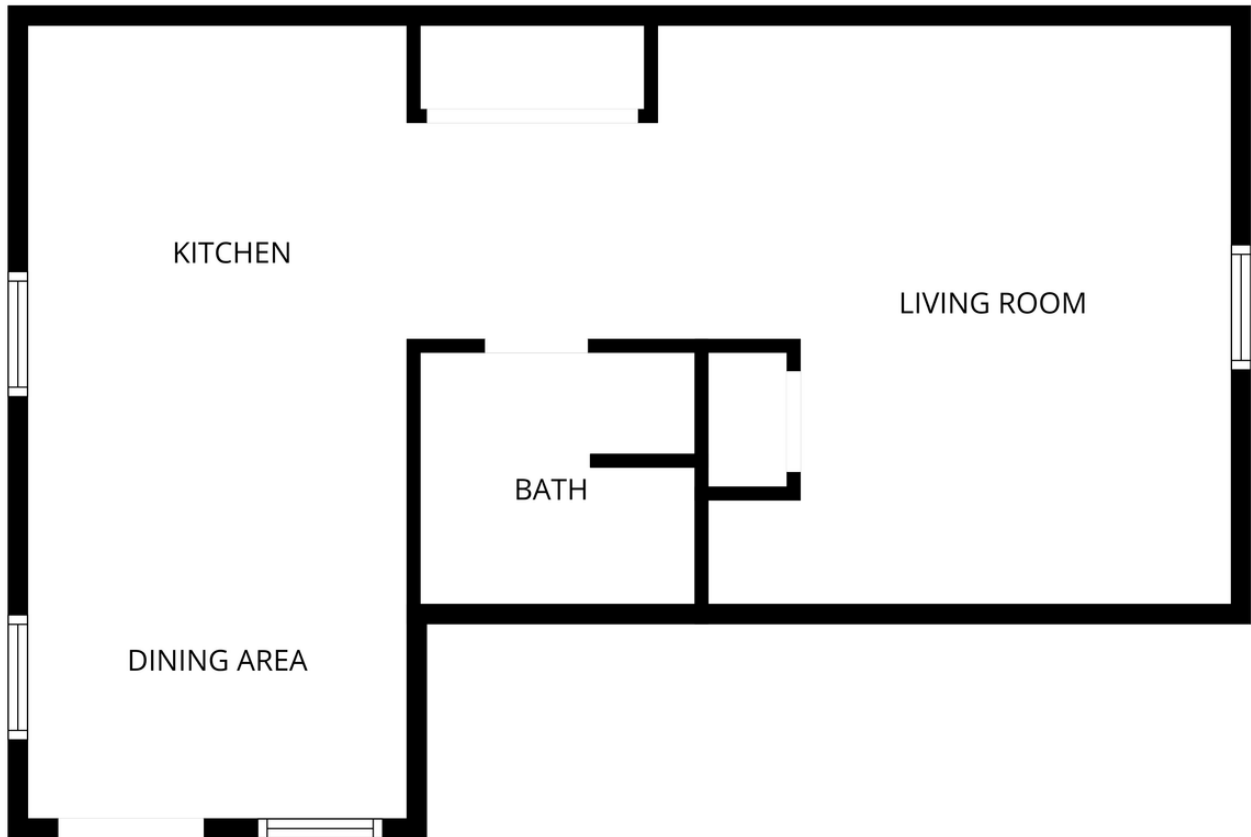
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Unit C



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