5920 Wadsworth Medical Office Building

SOUTH ESTES STREET | LITTLETON, CO 80123



FOR LEASE

Wadsworth Medical Building is strategically located just one block from Southwest Plaza Mall and less than one mile from Bowles Crossing and HCA HealthONE's Southwest ER. The building offers a second-generation, move-in-ready medical suite on the first floor and a move-in-ready dental suite on the second floor. The building provides convenient connectivity to a dense mix of surrounding residential, retail, and entertainment amenities.

SUITE 120 | 4,532 RSF
(1st Floor Contiguous Up to 7,800 SF)

SUITE 200 | 2,404 RSF

MOVE-IN READY



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VIRTUAL TOURS

UNIT 120 UNIT 200

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Denver, CO 80237
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Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Total Population	11,919	109,064	215,795
2030 Total Population	11,988	109,521	217,484
2025 Total Daytime Population	14,337	85,991	180,548
Workers	9,361	38,258	82,975
Residents	4,976	47,733	97,573
HOUSING			
2025 Housing Units	4,864	43,370	90,333
Owner Occupied Housing Units	70.3%	76.1%	69.9%
Renter Occupied Housing Units	29.7%	23.9%	30.1%
Vacant Housing Units	2.5%	2.6%	3.5%
2030 Housing Units	4,904	43,736	91,533
Owner Occupied Housing Units	71.7%	77.4%	71.1%
Renter Occupied Housing Units	28.4%	22.6%	28.9%
Vacant Housing Units	3.1%	3.2%	4.1%

	1 MILE	3 MILES	5 MILES
MEDIAN HOUSEHOLD INCOME			
2025	$119,042	$121,486	$112,020
2030	$140,101	$144,098	$132,188
MEDIAN HOME VALUE			
2025	$620,908	$658,393	$659,472
2030	$685,932	$730,072	$736,894
MEDIAN AGE			
2025	41.9	42.2	41.8
2030	43.4	43.5	43.1



EXTERIOR


WADSWORTH
MEDICAL OFFICE BUILDING
PRECISION ENDODONTICS
GALLUS MEDICAL
UCHEALTH FAMILY MEDICINE
MOUNTAIN VIEW PAIN CENTER
GUY F. GRABIAK DenverDentistry.com
5920






5920

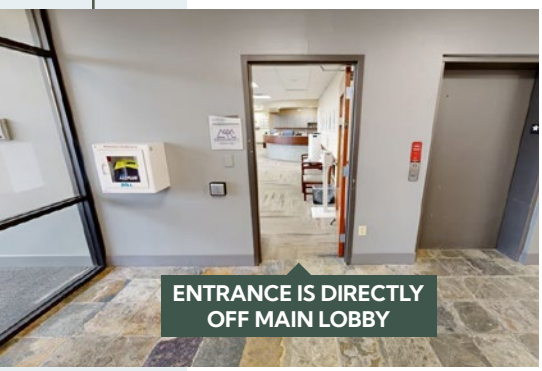


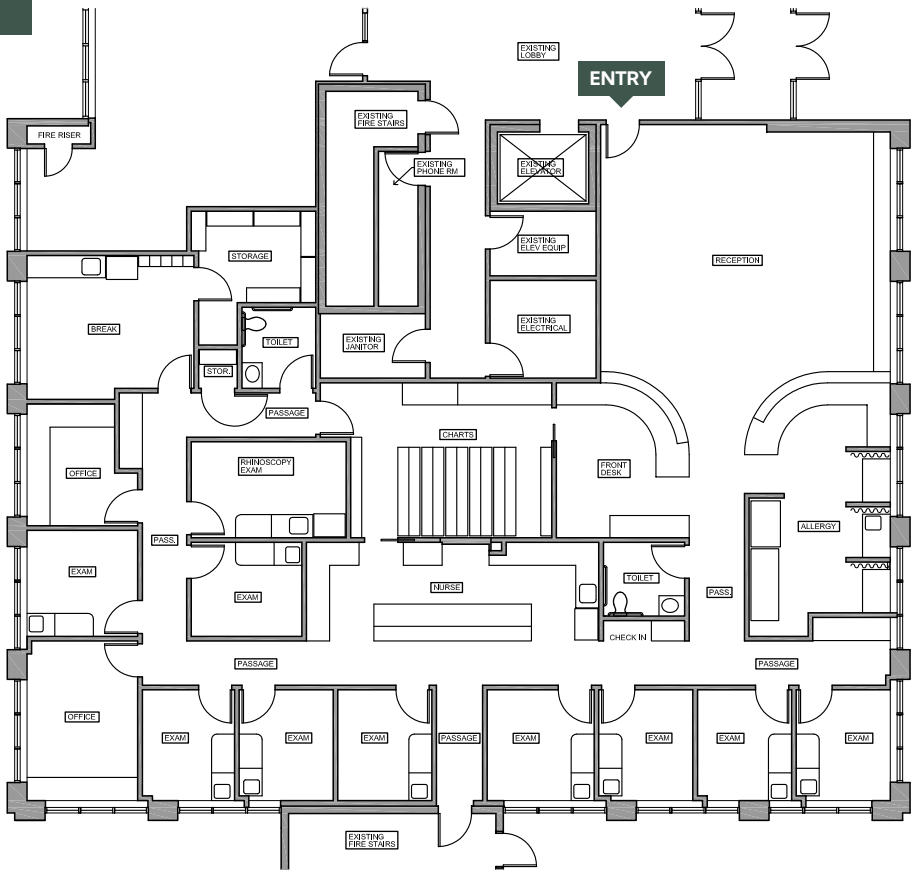


SUITE 120 – 4,532 SF

Key Suite Features

- First-Floor Suite with Prominent Main Entrance Visibility
- Second Generation, Medical Office Layout
- Move-in Ready
- Exterior Monument Signage
- (1st Floor Contiguous Up to 7,800 SF)





INTERIOR





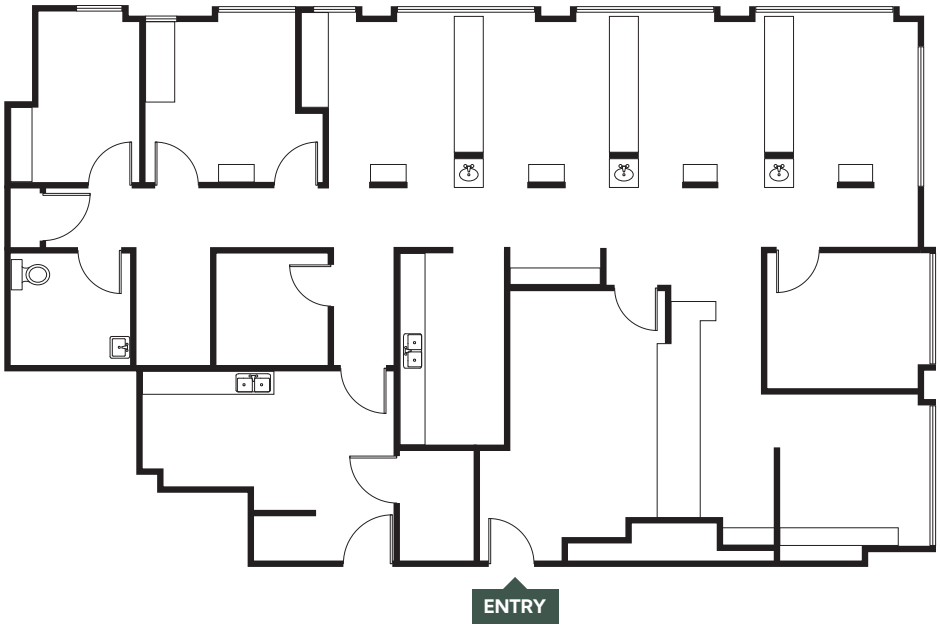


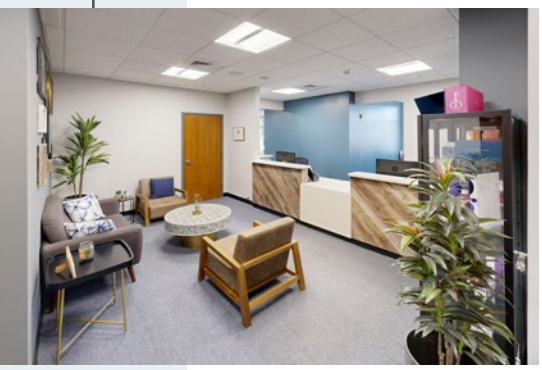


SUITE 200 – 2,404 SF

Key Suite Features

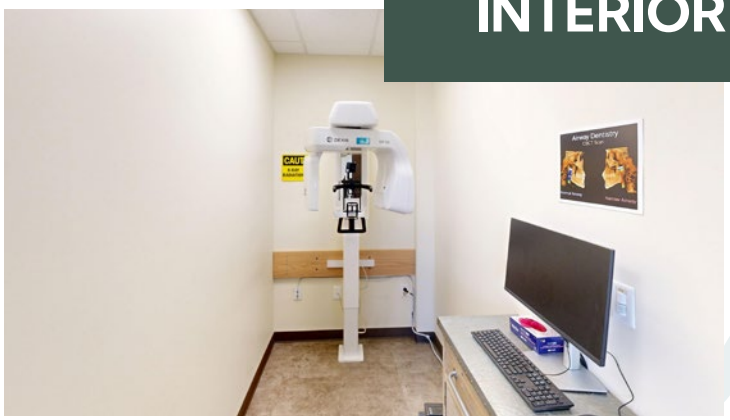
- Move-in-Ready Dental Suite
- Full Suite Dental FFE Available for Key Fee – inquire with broker
- Four Operatories / Dental Treatment Rooms
- In-Suite Laundry
- In-Suite Restroom
- Great views of the foothills





INTERIOR









TRAFFIC STATS

- W. Bowles Ave. W/O S. Estes St.: 28,570 VPD
- W. Bowles Ave. E/O S. Estes St.: 28,418 VPD
- Wadsworth Blvd. N/O W. Bowles Ave.: 44,909 VPD
- Wadsworth Blvd. S/O W. Bowles Ave.: 43,021 VPD

2025 MPSI estimates

Property & Location Overview



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BROKERAGE DISCLOSURE

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