

# 5920

## Wadsworth Medical Office Building

SOUTH ESTES STREET | SUITE 120



Strategically located just one block from Southwest Plaza Mall and less than one mile from Swedish Southwest Medical Campus, this 4,532 SF second-generation medical suite offers a move-in ready layout with direct first-floor access from the building's main entrance and convenient connectivity to a dense mix of surrounding residential, retail, and entertainment amenities.

CONTACT BROKER FOR PRICING:

**AUDREY WILSON**

720 588 3411

audrey.wilson@colliers.com

**JEREMY REEVES**

303 283 1375

jeremy.reeves@colliers.com



### FOR LEASE

5920 S ESTES ST  
LITTLETON, CO 80123

**SUITE 120**  
4,532 RSF

**AVAILABLE 6/1/2026**  
**MOVE-IN READY**



4643 S. Ulster St. | Suite 1000  
Denver, CO 80237  
P: +1 303 745 5800  
F: +1 303 745 5888  
colliers.com/denver

**Colliers**

# Demographics

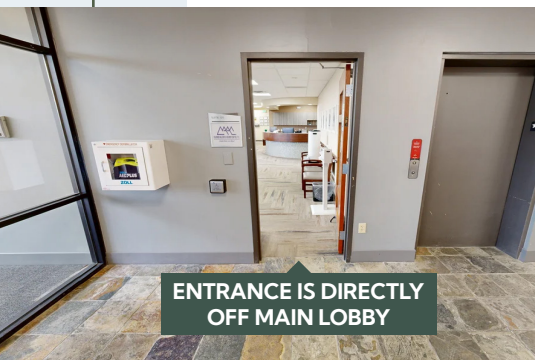
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Total Population	11,919	109,064	215,795
2030 Total Population	11,988	109,521	217,484
2025 Total Daytime Population	14,337	85,991	180,548
Workers	9,361	38,258	82,975
Residents	4,976	47,733	97,573
<b>HOUSING</b>			
2025 Housing Units	4,864	43,370	90,333
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
<b>MEDIAN HOUSEHOLD INCOME</b>			
2025	\$119,042	\$121,486	\$112,020
2030	\$140,101	\$144,098	\$132,188
<b>MEDIAN HOME VALUE</b>			
2025	\$620,908	\$658,393	\$659,472
2030	\$685,932	\$730,072	\$736,894
<b>MEDIAN AGE</b>			
2025	41.9	42.2	41.8
2030	43.4	43.5	43.1

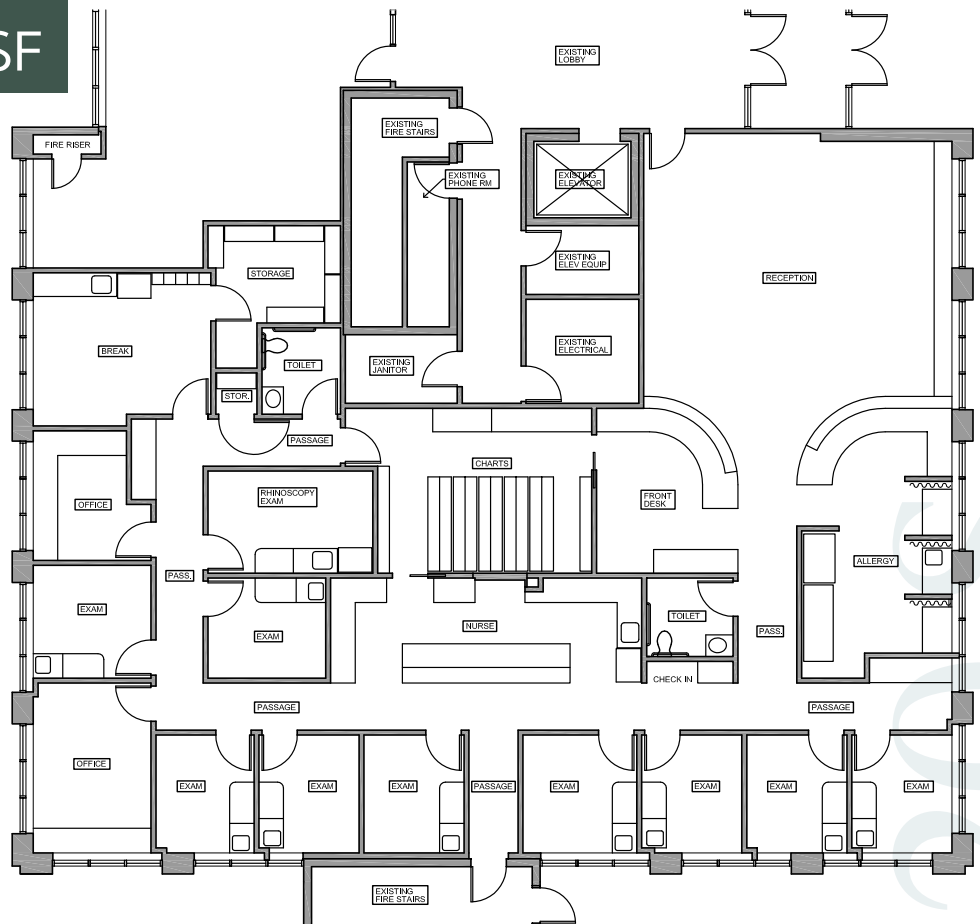
## SUITE 120 - 4,532 SF

### Key Suite Features

- First-Floor Suite with Prominent Main Entrance Visibility
- Second Generation, Medical Office Layout
- Move-in Ready
- Exterior Monument Signage



**ENTRANCE IS DIRECTLY OFF MAIN LOBBY**



5920 SOUTH ESTES STREET

# INTERIOR



# EXTERIOR

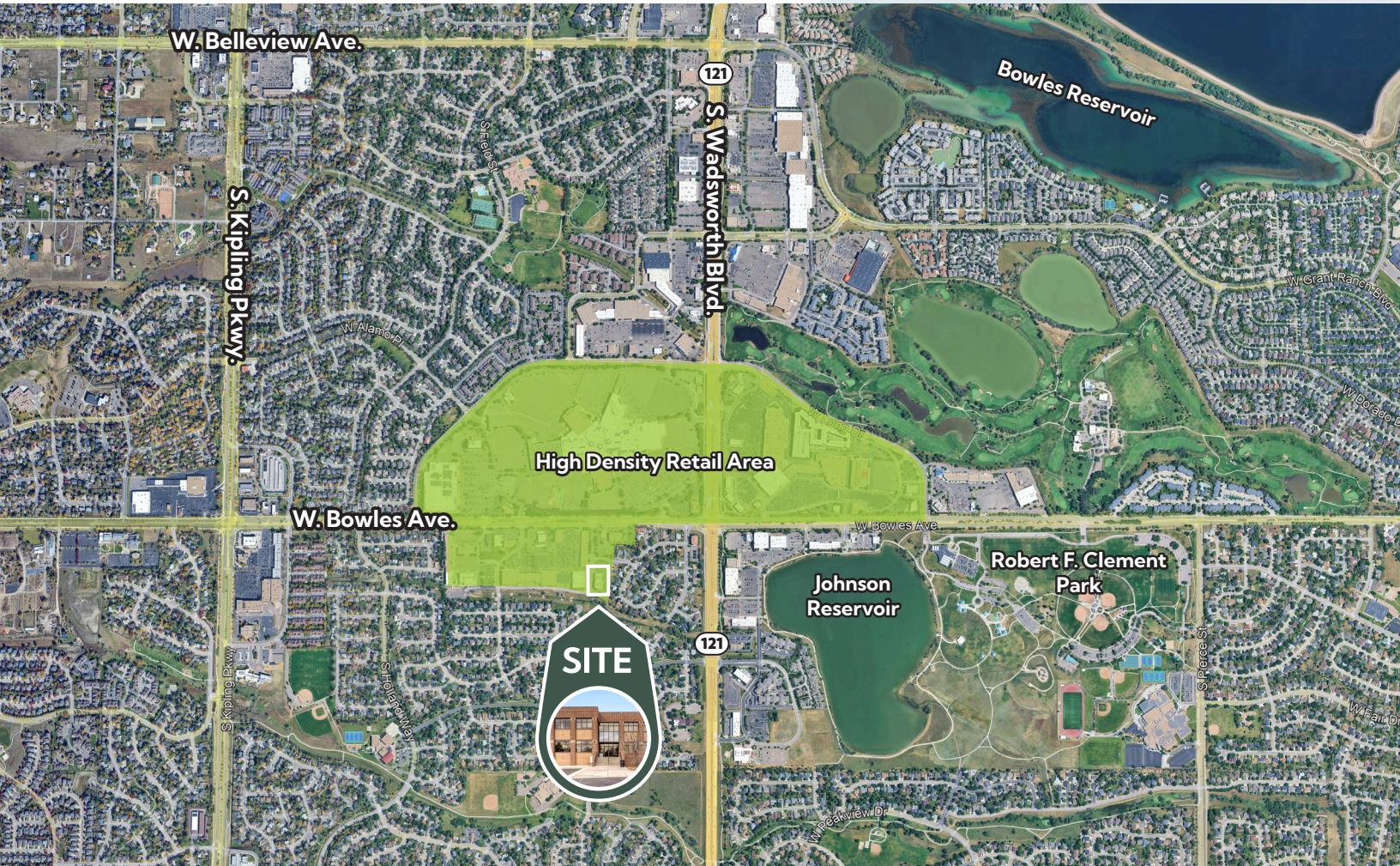


# TRAFFIC STATS

- 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



**AUDREY WILSON**  
720 588 3411  
audrey.wilson@colliers.com

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BROKERAGE  
DISCLOSURE



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