

# LITTLETON MEDICAL PLAZA

37,485 SF



**MEDICAL OFFICE SPACE FOR LEASE**

**8515 W COAL MINE AVENUE**  
LITTLETON, COLORADO 80123

**CBRE**

# BUILDING HIGHLIGHTS



Surgery center



3 Elevator Banks including dedicated pre-op and post-op elevators



High-end finishes throughout



Building signage available



Covered patient drop off

## 2024 DEMOGRAPHICS



### POPULATION

1 mile	14,856
3 miles	106,080
5 miles	200,332



### HOUSEHOLDS

1 mile	5,739
3 miles	42,015
5 miles	82,124



### HOUSEHOLD INCOME

1 mile	\$140,138
3 miles	\$163,574
5 miles	\$153,986



## AVAILABLE SPACE

**1st Floor – 8,088 SF**

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