

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

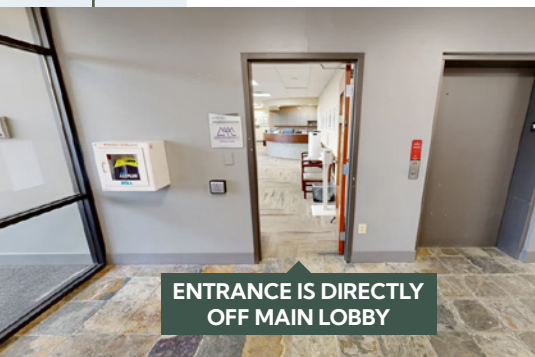
	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Total Population	11,919	109,064	215,795
2030 Total Population	11,988	109,521	217,484
2025 Total Daytime Population	14,337	85,991	180,548
Workers	9,361	38,258	82,975
Residents	4,976	47,733	97,573
HOUSING			
2025 Housing Units	4,864	43,370	90,333
Owner Occupied 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

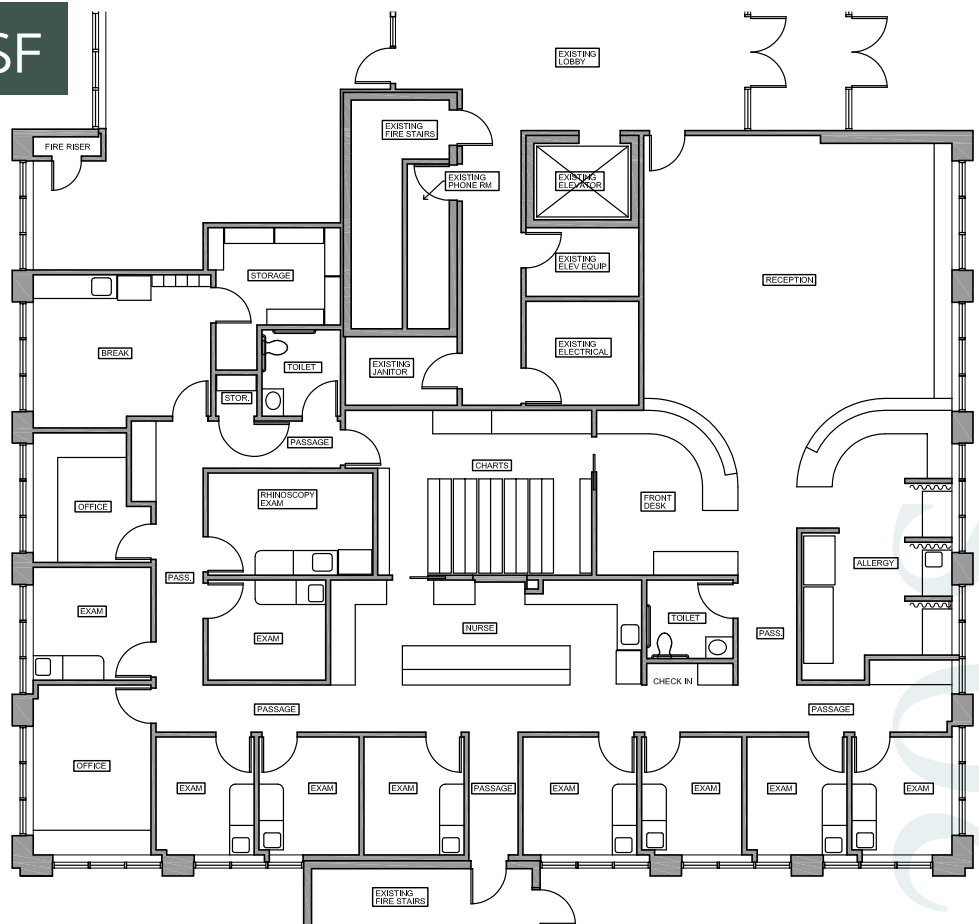
SUITE 120 – 4,532 SF

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



5920 SOUTH ESTES STREET

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

JEREMY REEVES

303 283 1375

jeremy.reeves@colliers.com



BROKERAGE
DISCLOSURE

Colliers

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

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.