

7515 WEST YALE AVENUE
DENVER, COLORADO 80227



PRIME MEDICAL/DENTAL ASSET | RARE SINGLE-TENANT LOCATION



CONTACT

Mariah Jeffery, Ph.D., CCIM
mariah.jeffery@cbrealty.com
(307) 316-2239

PROPERTY HIGHLIGHTS

- Rare Freestanding Medical Building
- 7,376 SF Ideal for a Flagship Practice
- Ample On-site Patient & Staff Parking
- Unmatched Signage & Branding Opportunity
- High-Visibility Intersection
- 5-mile Demographics
- Population: 468,500
- HH Income: \$90,600

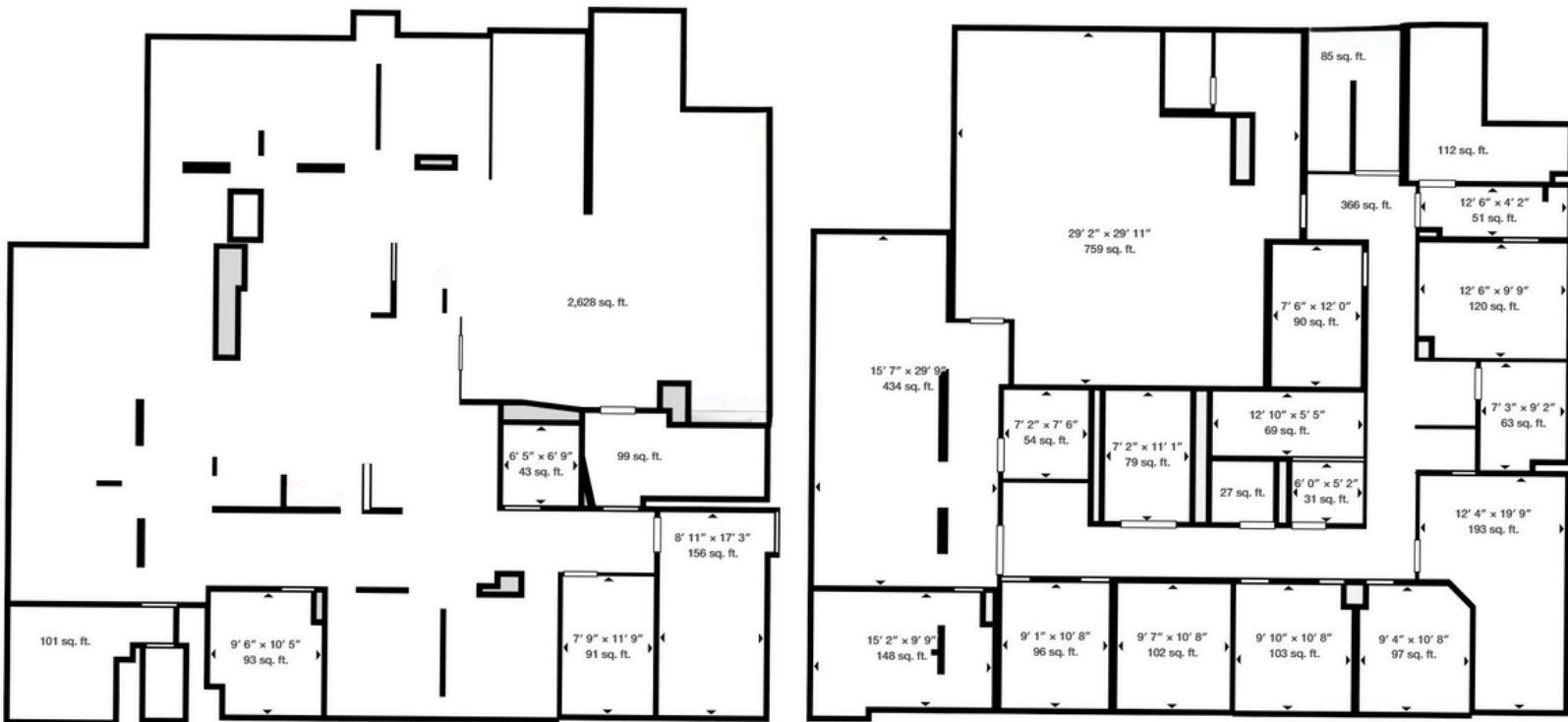


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Coldwell Banker Realty
3665 John F Kennedy Pkwy
Fort Collins, CO 80525
(970) 223-6500

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FLOOR PLAN



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A rare stand-alone medical building offering 7,376 square feet of prime, customizable space. Positioned at the high-visibility intersection of W. Yale Avenue and S. Wadsworth Boulevard, the property provides unmatched branding and direct patient access in a supply-constrained West Denver submarket with demonstrated demand for medical services.

This two-story building is uniquely designed for modern healthcare, featuring separate, dedicated entrances for each floor. This flexible layout can accommodate a single flagship practice seeking a landmark identity or can be configured for two independent tenants, offering exceptional operational versatility. Its proven history as a dental facility provides a turnkey foundation for any medical or professional practice.

With its exclusive freestanding identity, strategic location, and highly adaptable design, this property presents an unparalleled opportunity for a practice to establish a signature presence and own its future in a thriving and resilient market.



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Lic. #100109566



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