



FOR LEASE

Medical Office Space, 6th Ave & Wadsworth

7456 W 5TH AVE
Lakewood, CO 80226

1,106 - 2,682 SF
AVAILABLE

\$20.00
SF/YR

4
SPACES

Bryan Sperry
303-731-0919 (Direct)
bryan@sperryproperties.com

Sperry Properties, Inc.
1100 S. Bannock Street
Denver, CO 80223
303-592-1050
www.sperryproperties.com



SPI
Sperry Properties, Inc.

Property Overview

EXECUTIVE SUMMARY

- This well-positioned medical office building in Lakewood, Colorado offers approximately 8,600 square feet of newly retrofitted leasable space across two floors. The state of the art floorplans provide flexibility for a variety of physician, behavioral, dental/oral, rehabilitation, and wellness based practices. Conveniently located just off the 6th Avenue Freeway, the property allows for quick and easy access for both patients and staff, with excellent connectivity to the entirety of the Denver metro area.

PROPERTY HIGHLIGHTS

- The building features a professional medical environment with efficient floor plans and the opportunity to be built out to tenant specifications, making it ideal for both general and specialized practices. Large windows throughout provide abundant natural light, creating a welcoming atmosphere for patients and a comfortable workspace for providers.
- The property includes 67 off-street parking spaces, offering exceptional convenience for patients, staff, and visitors. Ample parking combined with strong visibility and easy access enhance the overall functionality and appeal of this site.



8,485 SF
AVAILABLE SF



\$20
ASKING RATE SF/YR



4
SPACES AVAILABLE



1973
YEAR BUILT



1.26 Acres
LOT SIZE



17,375 Sq Ft
BUILDING SQFT



**Mixed-Use
General
Suburban**
ZONING TYPE



Jefferson
COUNTY



487 Ft
FRONTAGE

ACCESSIBILITY



TRANSIT

Lakewood-Wadsworth	0.9 mi
Wadsworth Blvd & W 4th Ave	0.1 mi
Wadsworth Blvd & W 1st Ave	0.4 mi



AIRPORTS

Denver International Airport	23.3 mi
Centennial Airport	15.9 mi
Boulder Municipal Airport	23.1 mi



HIGHWAYS

West 6th Avenue Freeway	0.1 mi
US 6	2.4 mi
North Valley Highway	3.4 mi
I 70	4.1 mi

| Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	LEASE TERM
Suite 200	2,316 SF	\$20 SF/Yr	NNN	Negotiable
Suite 210	1,106 SF	\$20 SF/Yr	NNN	Negotiable
Suite 300	2,381 SF	\$20 SF/Yr	—	Negotiable
Suite 330	2,682 SF	\$20 SF/Yr	—	Negotiable

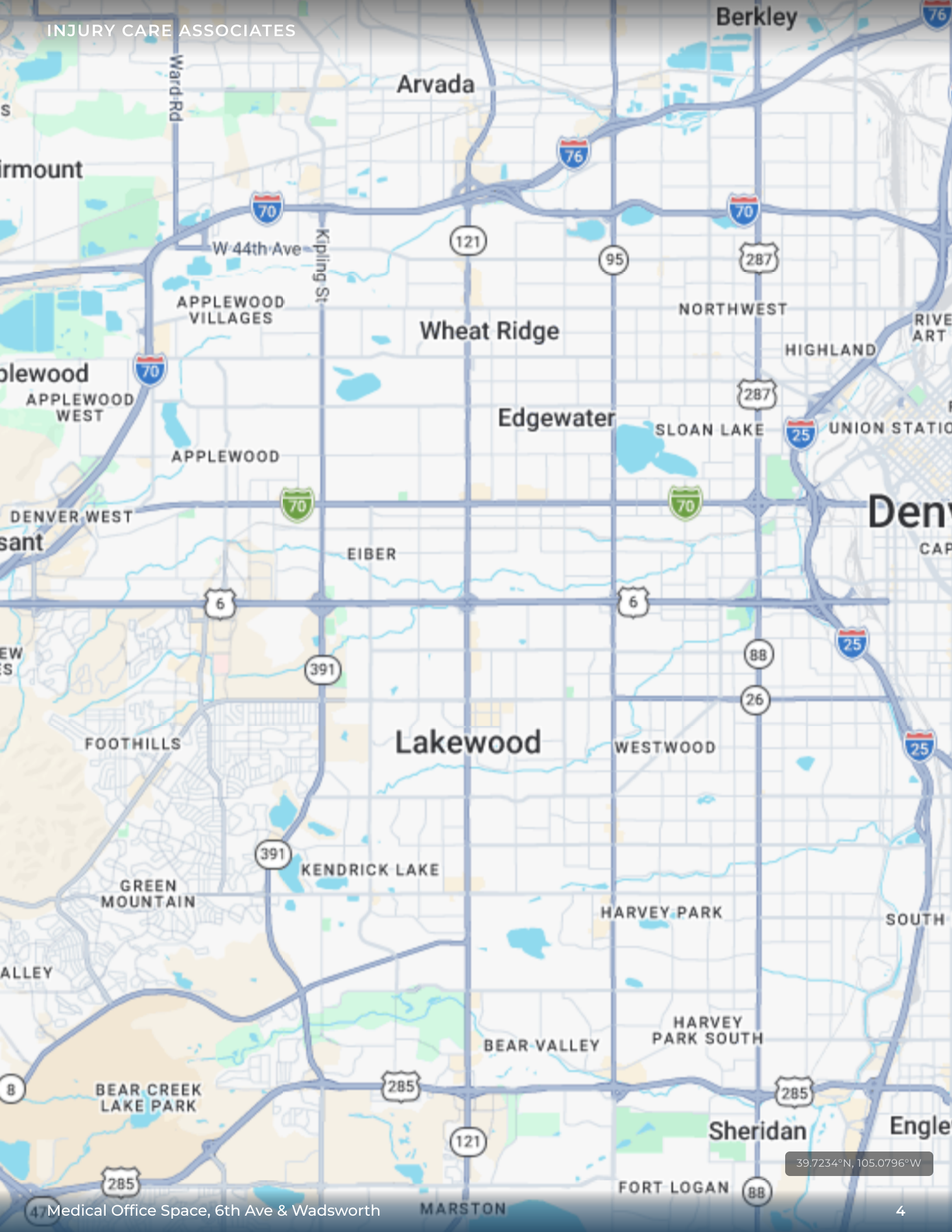
SUITE DETAILS

Suite 200: Can be combined with Suite 210 and/or third floor units.

Suite 210: Centrally located space within the second floor. Can be combined with Suite 200 and/or third floor units.

Suite 300: Can be combined with Suite 330 and/or second floor units.

Suite 330: Can be combined with Suite 300 and/or second floor units.



39.7234°N, 105.0796°W

Photo Gallery

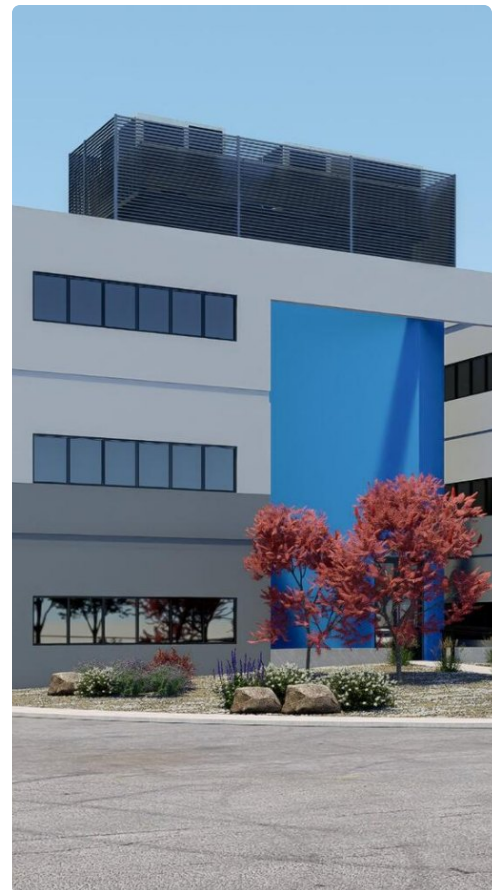
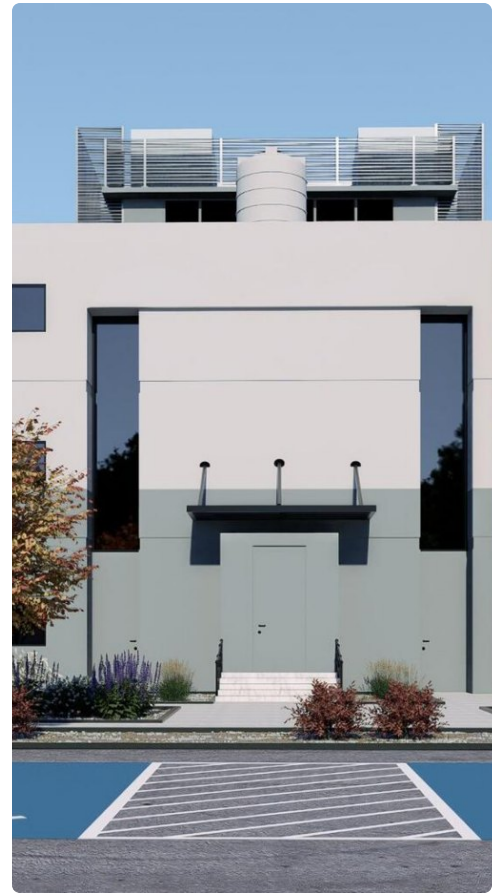
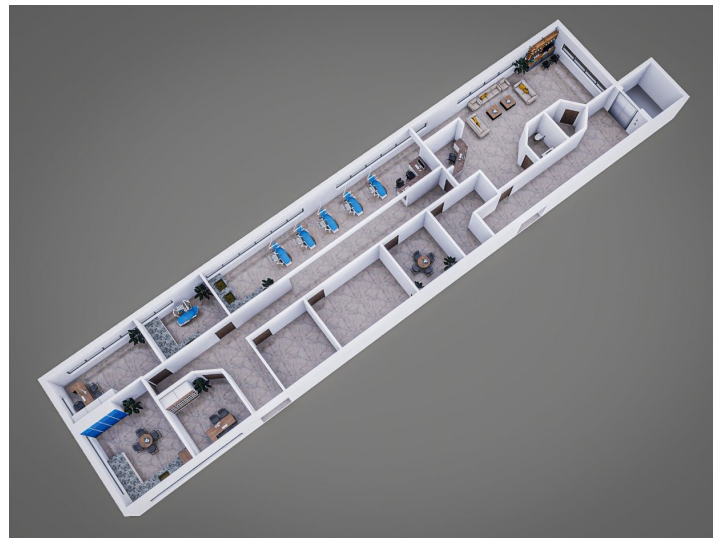
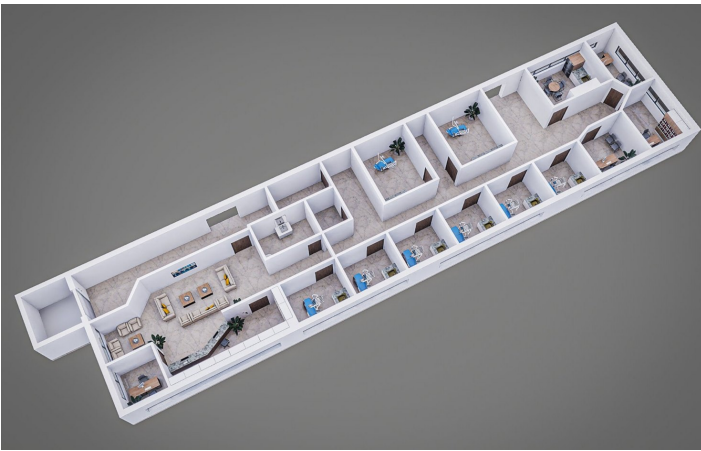
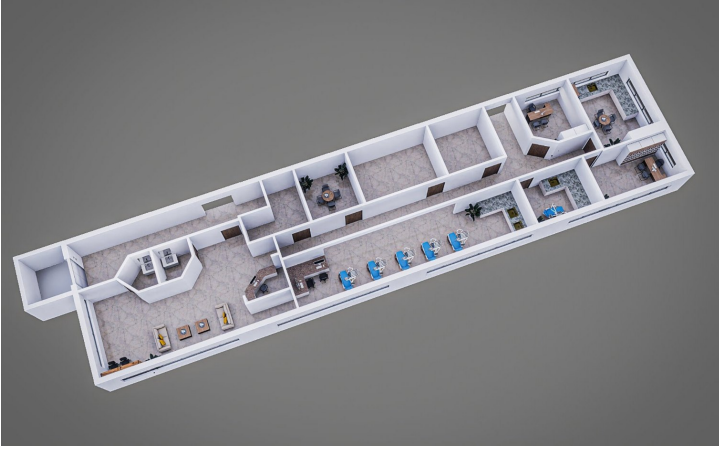


Photo Gallery



Market Overview

Market Overview: Lakewood, CO

Lakewood, a home rule city, is the most populous municipality in Jefferson County. The city's population was 155,984 at the 2020 U.S. census, making Lakewood the fifth most populous city in the State and the 167th most populous city in the county. Lakewood is a part of the Denver-Aurora-Centennial, CO Metropolitan Statistical Area and a major city in the Front Range Urban Corridor. The city has a notable student population, as it is home to three higher education institutions: Colorado Christian University, Red Rocks Community College, and Rocky Mountain College of Art and Design.



KEY FACTS

Population	142,980
Area	44.1 sq mi
Elevation	5,518 ft
Time Zone	Mountain Time Zone
County	Jefferson County
Incorporated	1889
State	Colorado

DEMOGRAPHIC SNAPSHOT

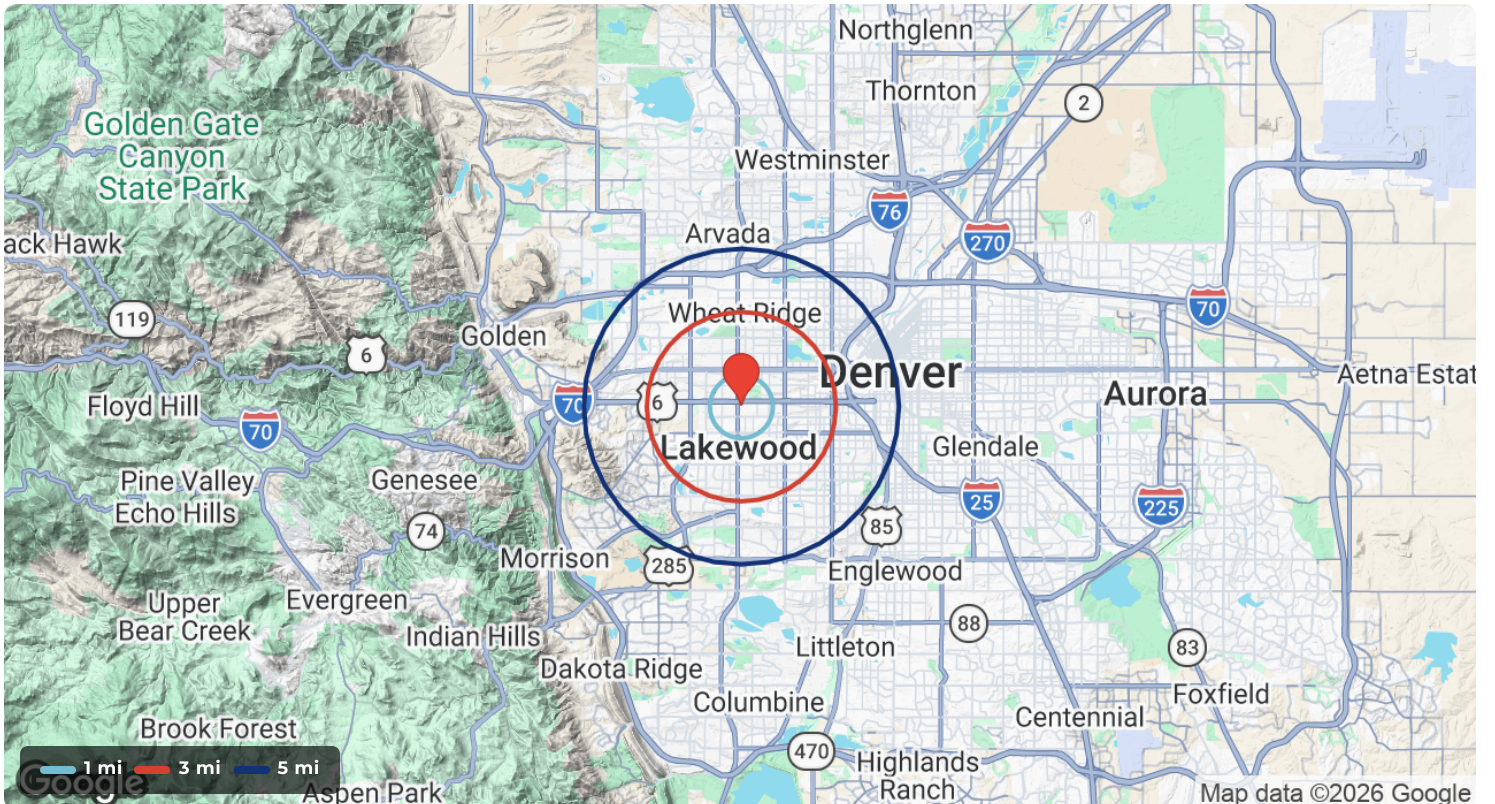
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	14,600	Population	150,842	Population	417,265
Median HH Income	\$87,483	Median HH Income	\$84,364	Median HH Income	\$95,917
Households	6,155	Households	61,156	Households	182,575

Source: ESRI / ArcGIS Business Analyst

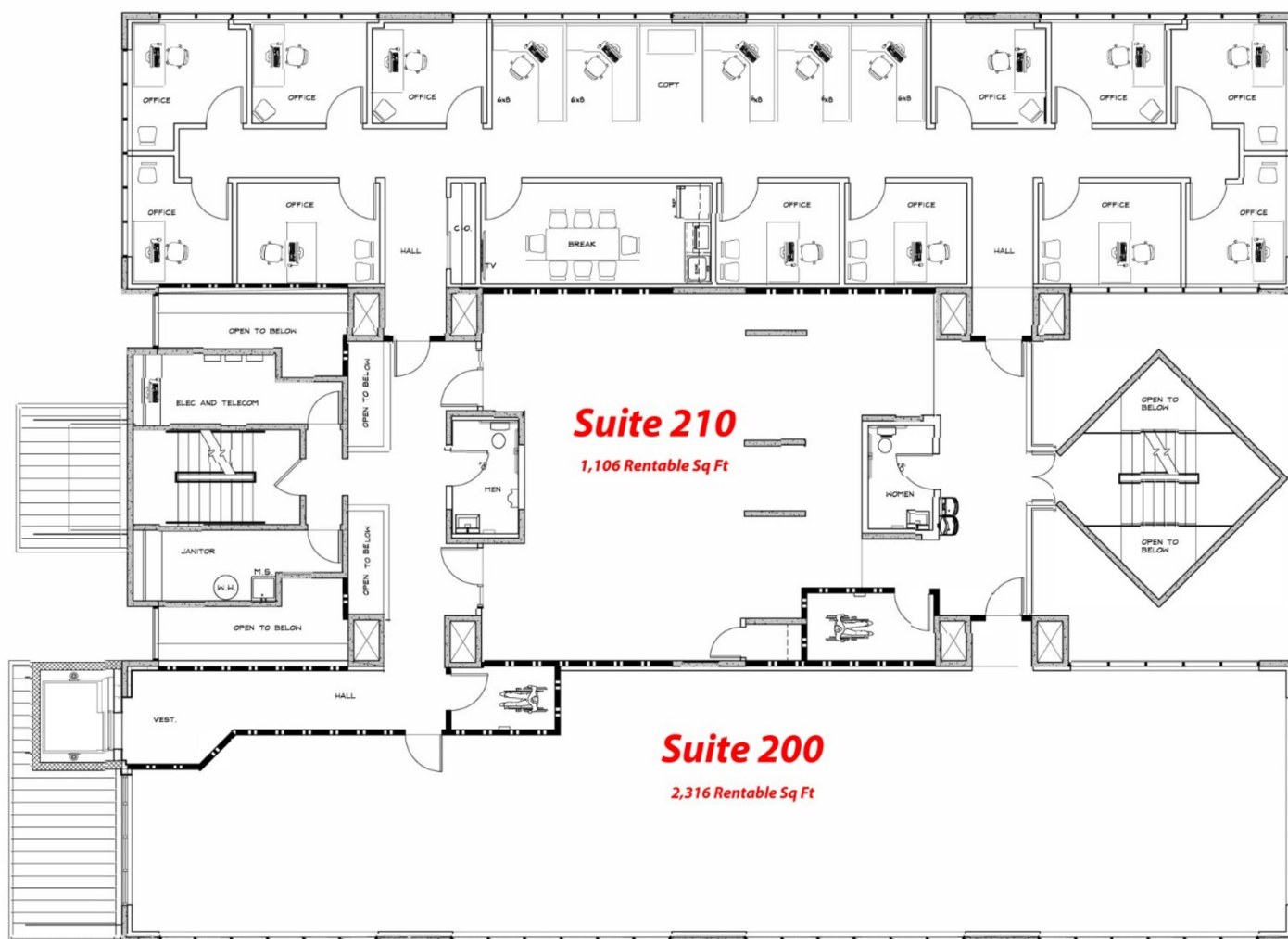
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,472	141,088	365,408
2010 Population	13,187	137,824	359,711
2026 Population	14,600	150,842	417,265
2031 Population	14,718	155,190	433,041
2026-2031 Growth Rate	0.16 %	0.57 %	0.74 %
2026 Daytime Population	15,041	136,329	473,644

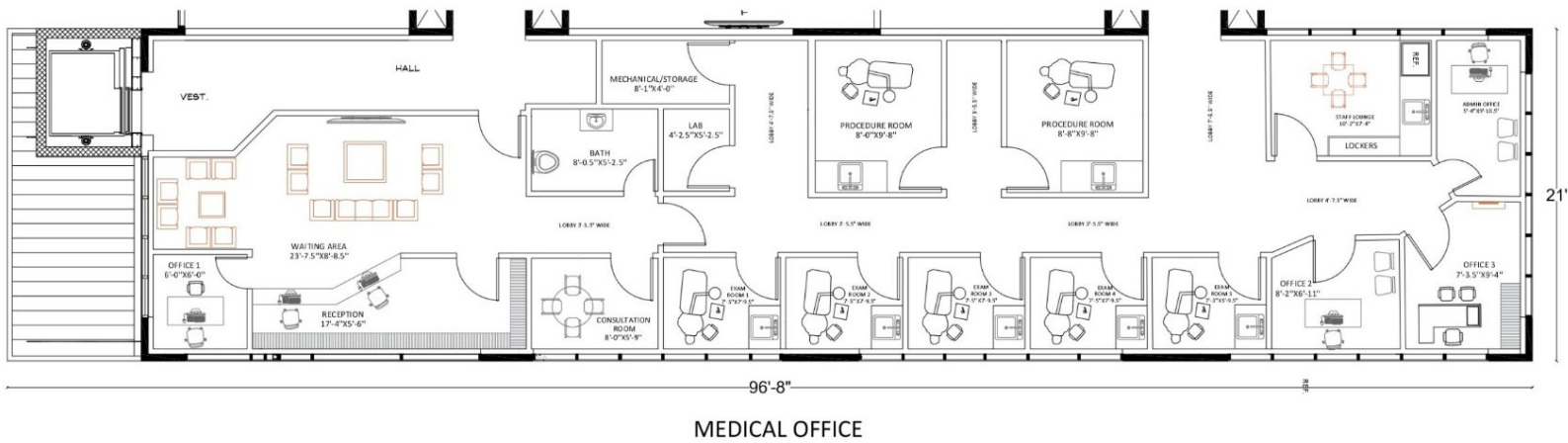
HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	5,759	53,687	146,444	less than \$15,000	442	5,631	14,728
2010 Total Households	5,530	53,738	150,482	\$15,000-\$24,999	460	3,428	8,893
2026 Total Households	6,155	61,156	182,575	\$25,000-\$34,999	427	3,840	9,172
2031 Total Households	6,189	63,023	190,297	\$35,000-\$49,999	521	5,665	13,869
2026 Avg. Household Size	2.29	2.42	2.25	\$50,000-\$74,999	780	8,235	23,530
2026 Owner Occupied Housing	3,041	30,050	86,870	\$75,000-\$99,999	789	8,517	24,256
2031 Owner Occupied Housing	3,162	31,591	91,020	\$100,000-\$149,999	940	10,268	30,974
2026 Renter Occupied Housing	3,114	31,106	95,705	\$150,000-\$199,999	692	6,576	20,509
2031 Renter Occupied Housing	3,027	31,431	99,277	\$200,000 or greater	1,104	8,996	36,644
2026 Vacant Housing	398	5,504	18,391	Median HH Income	\$87,483	\$84,364	\$95,917
2026 Total Housing	6,553	66,660	200,966	Average HH Income	\$124,548	\$116,520	\$136,126



Source: ESRI / ArcGIS Business Analyst

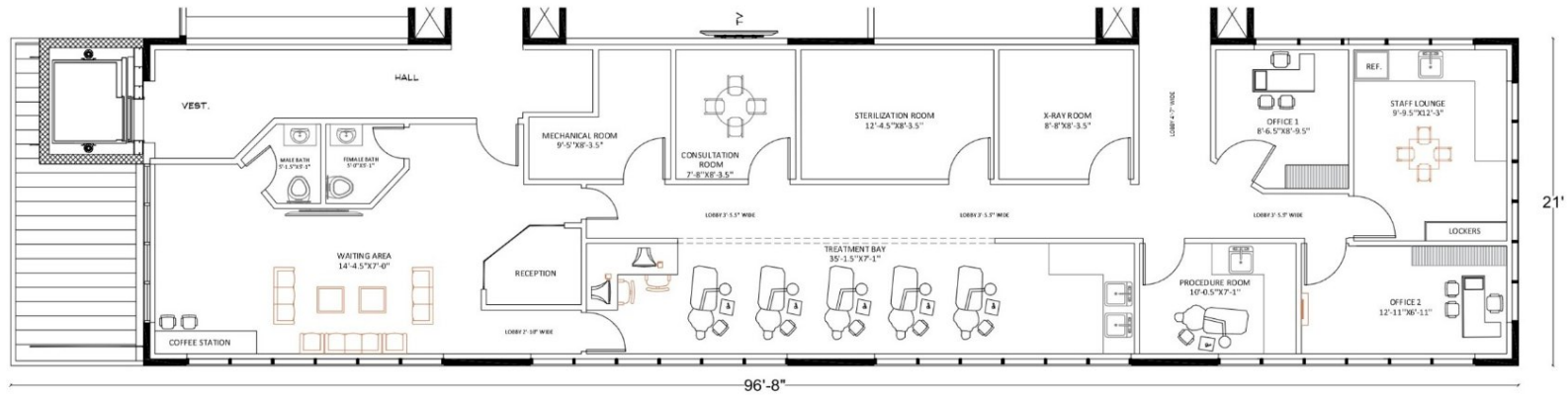


SECOND LEVEL



MEDICAL OFFICE

SECOND LEVEL

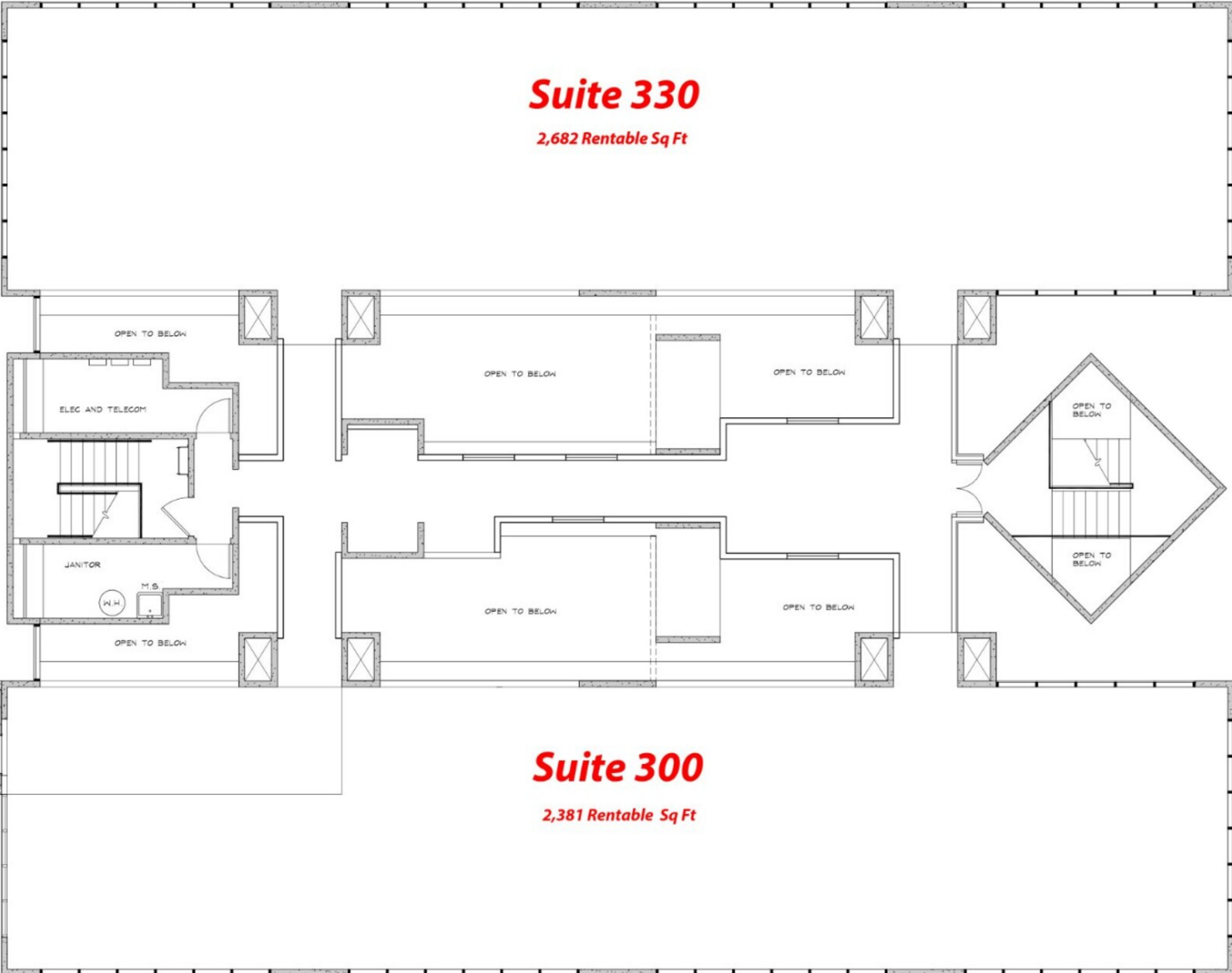


ORTHODONTIC OFFICE

SECOND LEVEL

Suite 330

2,682 Rentable Sq Ft



Suite 300

2,381 Rentable Sq Ft

THIRD LEVEL



Medical Office Space, 6th Ave & Wadsworth

7456 W 5TH AVE, Lakewood, CO, 80226



PRESENTED BY

Bryan Sperry

303-731-0919

bryan@sperryproperties.com

Scott Roberts

Associate Broker

516-965-8346

scott@sperryproperties.com

Sperry Properties, Inc.

1100 S. Bannock Street

Denver, CO 80223

303-592-1050

www.sperryproperties.com

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sperry Properties, Inc. and it should not be made available to any other person or entity without the written consent of Sperry Properties, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Sperry Properties, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Sperry Properties, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Sperry Properties, Inc. has not verified, and will not verify, any of the information contained herein, nor has Sperry Properties, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE Sperry Properties, Inc. ADVISOR FOR MORE DETAILS.