

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	22,141	210,378	556,170
AVERAGE HH INCOME	\$172,525	\$160,209	\$143,084
BUSINESSES	2,684	16,545	42,126
EMPLOYEES	16,794	109,204	386,429

TRAFFIC COUNTS	
On Alameda Ave west of Leetsdale Dr	27,885 CPD
On Alameda Ave east of Leetsdale Dr	22,651 CPD
On Leetsdale Dr south of Alameda Ave	28,202 CPD

Source: CDOT 2025

Source: Applied Geographic Solutions, 2025 Estimates



AVAILABLE FOR LEASE

4500 LEETSDALE DR

GLENDALE, CO



PROPERTY HIGHLIGHTS



4,732 SF "turn-Key" medical space available for lease (former Urgent Care)



Centrally located just south of the Hilltop Neighborhood in Denver one block East of Colorado Blvd along S Leetsdale Dr



Great exposure to Leetsdale Dr with heavy traffic counts at 49,000 cars per day



Ample parking with 30 parking stalls for customers and employees with monument signage available

National Big-Box Retailers in the surrounding trade area include:



5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com



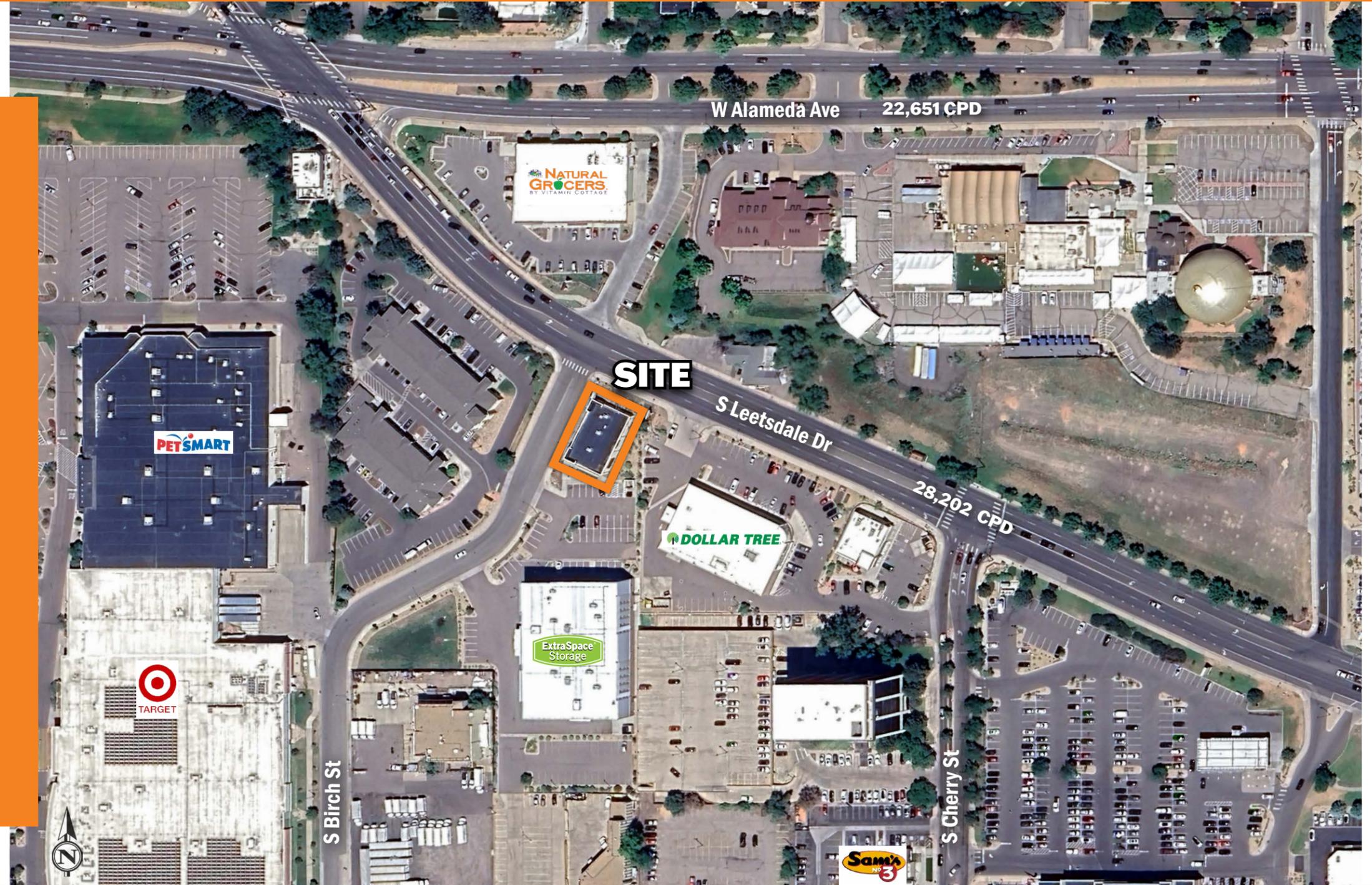
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