



location > amenities



BELLEVUE STATION - DENVER, COLORADO

- > Adjacent to Bellevue light rail stop.
- > Strategic location at the southern gateway to Denver and the entrance to the Denver Tech Center which contains 150,000 residents, 8M square feet of retail, and over 31M square feet of office. *
- > Close proximity to southern Denver cultural and recreation amenities including the Curtis Arts and Humanities Center, Greenwood Athletic Club, Cherry Hills Country Club, Glenmore Country Club, Village Club and Arapahoe Tennis Club.
- > Neighboring communities of Greenwood Village and Cherry Hills Village are home to 175 acres of developed parks, 40 miles of trails and 275 acres of open space.
- > Minutes from Downtown Denver and cultural institutions such as the Denver Art Museum, Denver Zoo, Denver Museum of Nature and Science, Colorado Children's Museum and more.
- > Close proximity to six grocery stores, including Whole Foods Market, King Soopers, and Safeway.
- > High quality surrounding residential neighborhoods have an average annual household income (AHHI) of over \$100,000.

DRIVE TIMES

Downtown Denver:	13.29 mi 18 min
Denver International Airport:	20.19 mi 26 min
University of Colorado Hospital Health Sciences Center Fitzsimons:	7.5 mi 16 min
Rocky Mountain Urgent Care:	2.6 mi 7 min
Denver Tech Center:	adjacent

* As defined in the 4 mile trade area outlined in the King and Associates Market Research Report, 21 February 2007