

**TRADE AREA DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	14,732	100,057	319,896
Average HH Income	\$130,419	\$174,512	\$149,043
Businesses	2,769	11,016	27,488
Employees	44,345	122,861	276,049

Source: Applied Geographic Solutions, 2026 Estimates

**TRAFFIC COUNTS**

On Bellevue Ave east of Newport St	37,877 Cars/day
On Bellevue Ave west of Newport St	37,342 Cars/day
On I-25 north of Bellevue Ave	271,968 Cars/day
On I-25 south of Bellevue Ave	295,588 Cars/day

Source: CDOT 2026

# RESTAURANT SPACE AVAILABLE AT BELLEVUE STATION

4802 S. NEWPORT STREET - DENVER, COLORADO



- Prime restaurant corner available - 4,614 SF (can be sub-divided).
- The space has been delivered with restaurant infrastructure including large west facing patio, high ceilings, a grease trap, enclosed trash and delivery, upgraded power, gas and water, and on-site free parking.
- There are 122,861 employees within a 3 mile radius from the site.
- 100,057 residents live within 3-miles of the site with average household incomes of \$174,512 annually.

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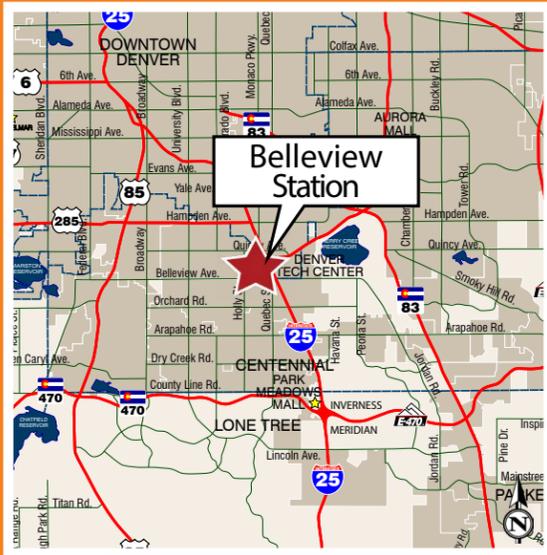


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# RESTAURANT SPACE AVAILABLE AT BELLEVUE STATION

4802 S. NEWPORT STREET - DENVER, COLORADO

Bellevue Station is a 42 Acre Master Planned Mixed Used Development comprised of 2.2 million SF of Class A office, 250,000 SF of retail, 2,000 apartments & condos, and 2 full-service hotels.



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