

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.

FOR MORE INFORMATION, PLEASE CONTACT



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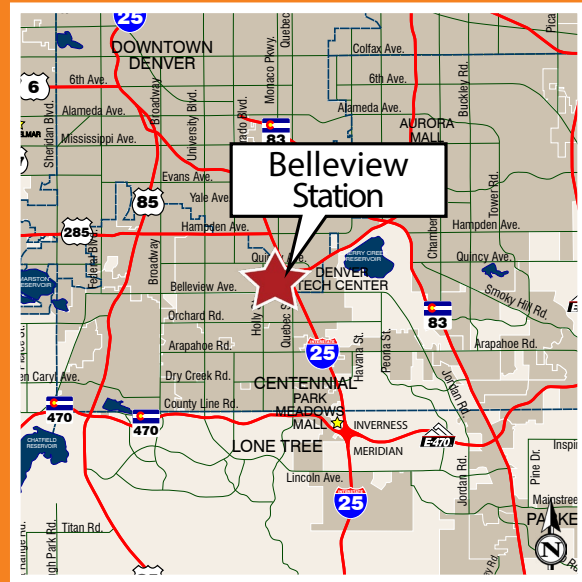


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RESTAURANT SPACE AVAILABLE AT BELLEVUE STATION

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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