

BELLEVUE STATION

4802 S. NEWPORT STREET - DENVER, COLORADO



PROPERTY HIGHLIGHTS

- 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.
- Join Ruth Chris, Los Chingones, El Tule, Le French & Urban Egg.

TRAFFIC COUNTS

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

Source: CDOT 2026

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

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VIRTUAL TOUR

4802 S. NEWPORT STREET - DENVER, COLORADO



**634 Apartments
Under Construction
(Delivery 2027)**

**AVAILABLE
SUITE A
RESTAURANT
4,614 SF**



**160
SPACE
SURFACE
PARKING
LOT**

TBD

FARMER'S MARKET

**DOG
PARK**

ALEXAN
250 UNITS

KIMPTON
hotels & restaurants
192 ROOMS

TBD

FUTURE DEVELOPMENT

**200,000 SF OFFICE
BUILDING WITH
±8,000 SF RETAIL**

ONE BELLEVIEW STATION
318,000 SF Office

A collage of various retail and commercial logos and signs. The logos include OrangeTheory Fitness, LE FRENCH, WAXING THE CITY, YAMPA, CORVUS, MM, Los Churros, PORCH LIGHT, LIVE, and AMBLI. The text '140 RETAIL PARKING SPACES' is prominently displayed in the center-left of the collage.

barre3

MOVET

THE nest
NAIL SALON & SPA
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BARRY'S
BOOTCAMP

PACIFIC
DENTAL SERVICE
RESTORATIVE
INJECTABLES

THE DEN
325 Luxy
Apartments

URBAN
EGG
RESTAURANT & BAR

RUTH'S
CHRIS.
STEAK HOUSE



Ameritrade

Quebec St.



271,968 CPD



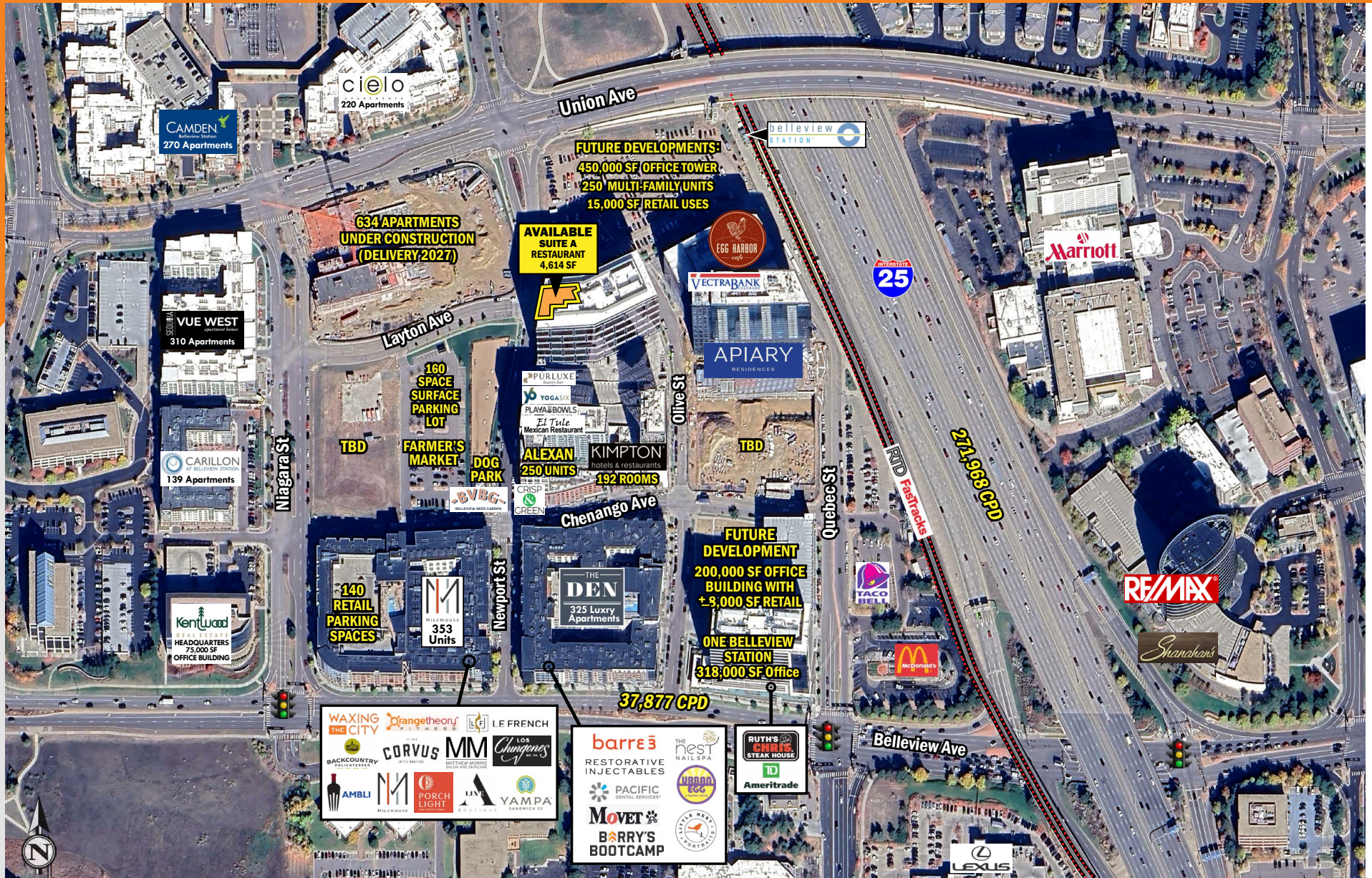
Quebec St.



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RETAIL BROKERAGE





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