

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

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dhlb
RETAIL BROKERAGE

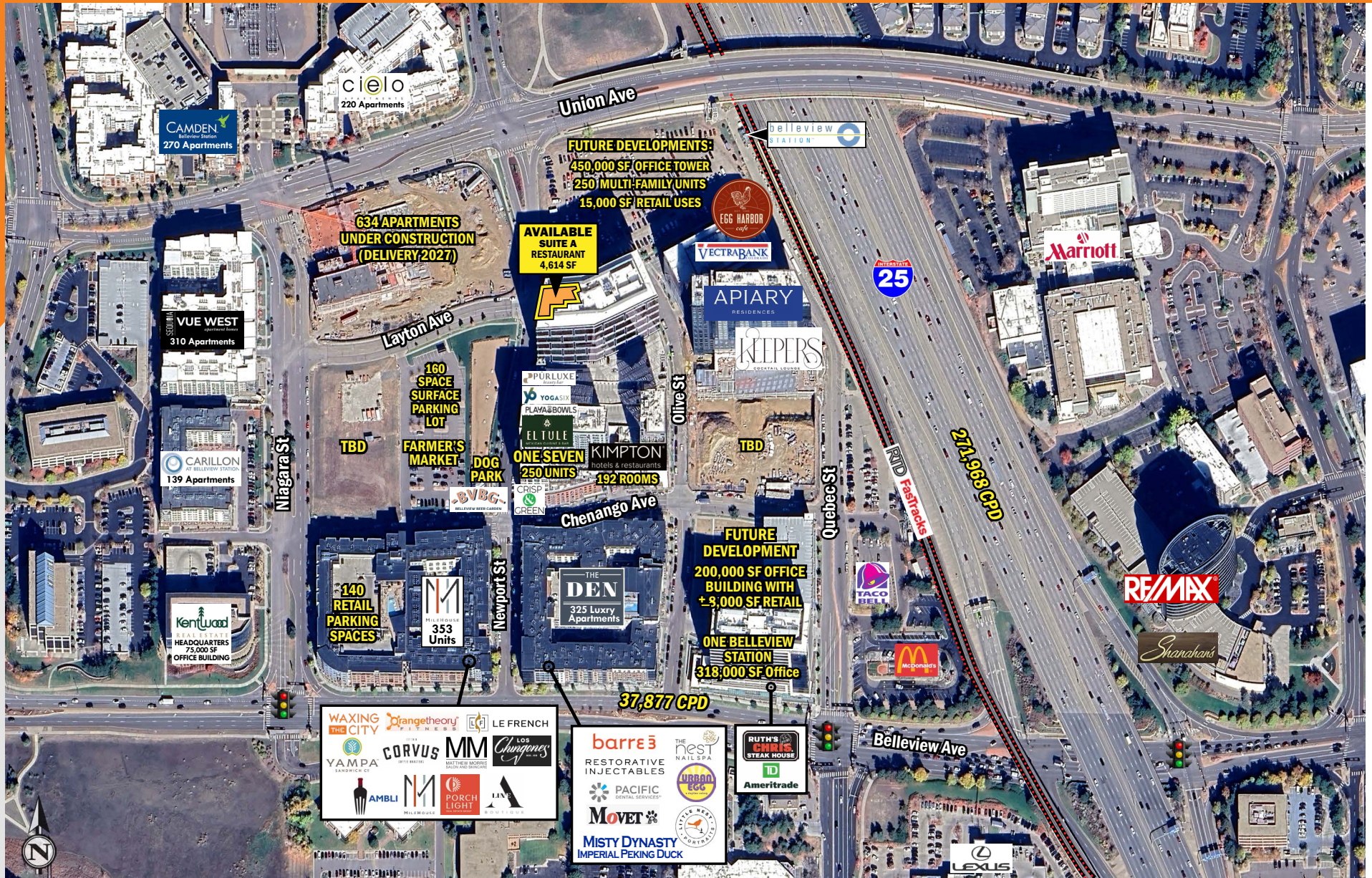
Bellevue Station is a 42 Acre Master Planned Mixed Used Development comprised of 2.2 million SF of Class A office, 250,000 SF of retail, 2,000 apartments & condos, and 2 full-service hotels.



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