

HOW "YOU SAY" REAL ESTATE IN COLORADO

DENVER

AREA

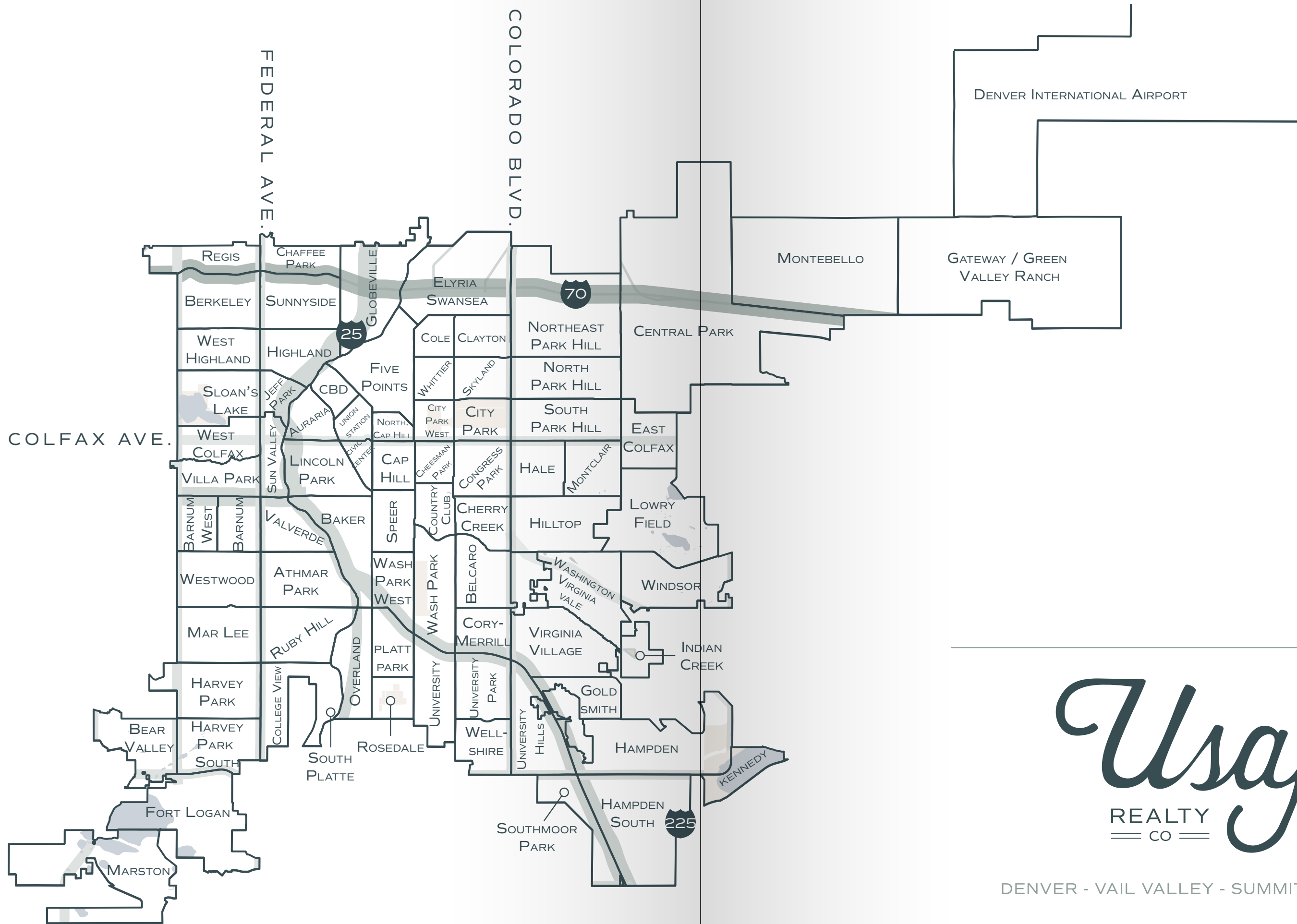
GUIDE

EXPLORE DENVER NEIGHBORHOODS

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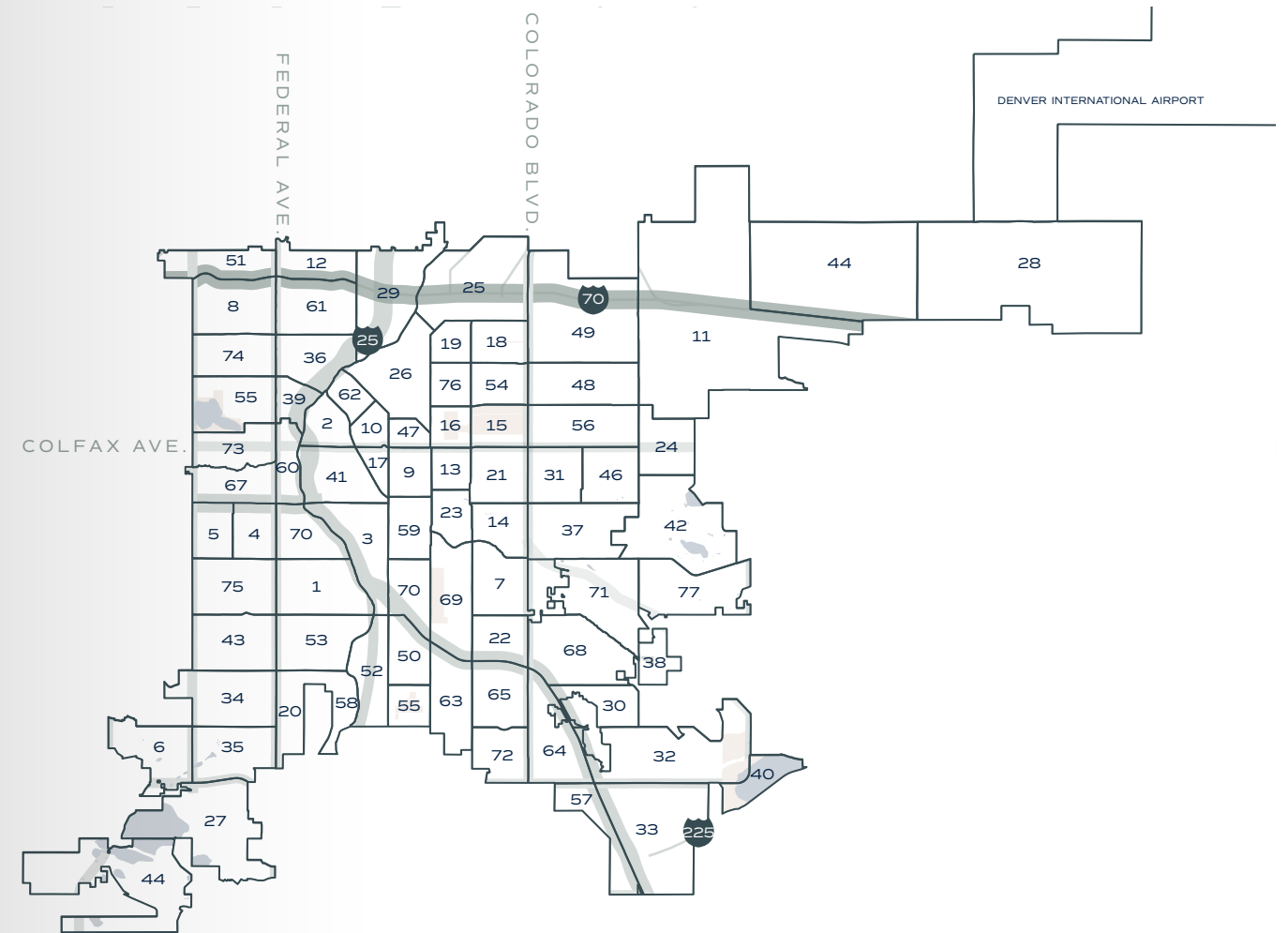
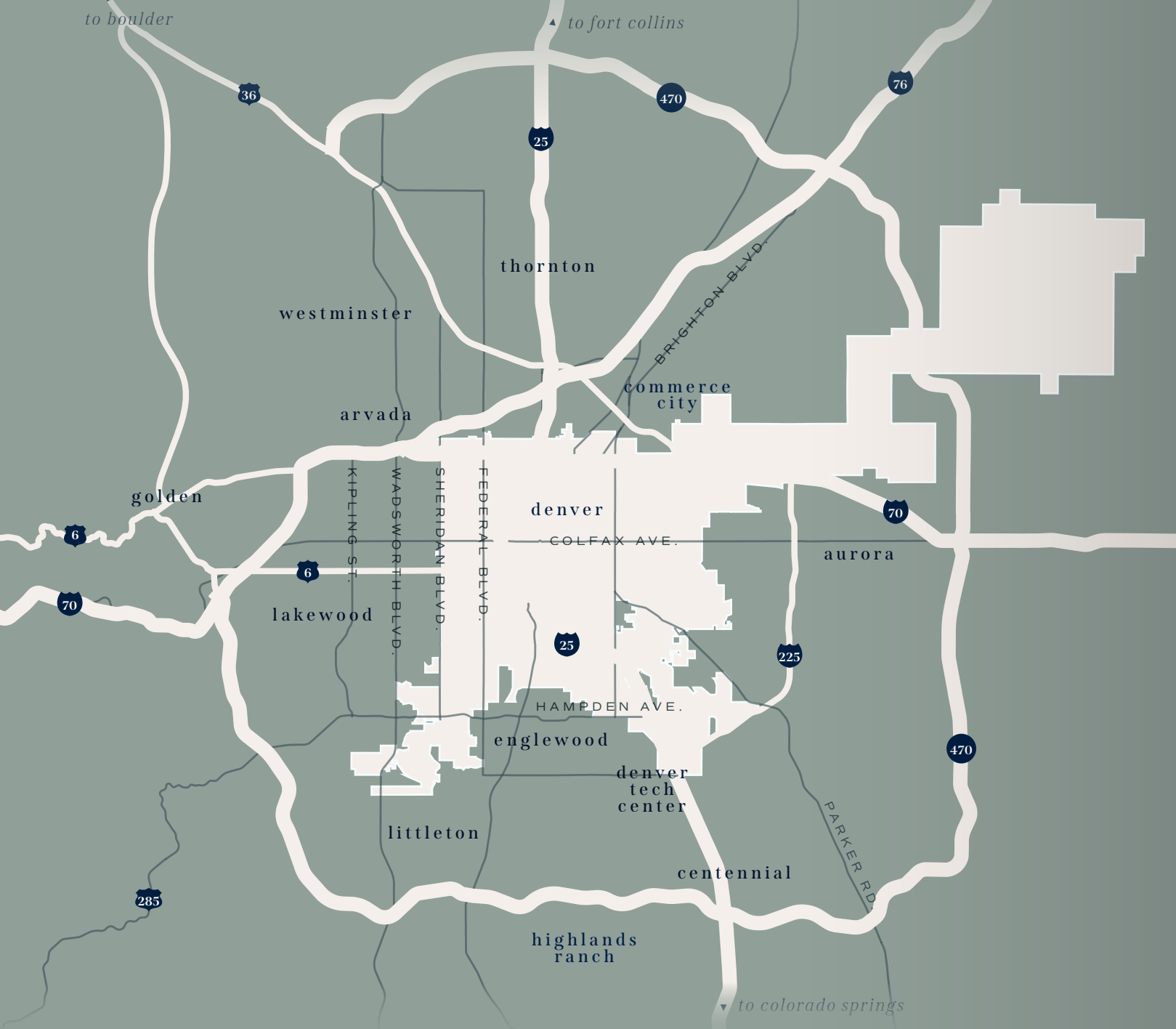
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DENVER - VAIL VALLEY - SUMMIT COUNTY



GREATER METRO AREA OF

# DENVER, COLORADO



## CENTRAL NEIGHBORHOODS

DENVER COUNTY IS HOME TO DOZENS OF UNIQUE NEIGHBORHOODS THAT EACH HAVE THEIR OWN FLAIR – FROM THE ARTISTIC SANTA FE DISTRICT TO THE CULINARY ADVENTURES IN UPTOWN.

- |                               |                                   |                       |                               |                         |                              |
|-------------------------------|-----------------------------------|-----------------------|-------------------------------|-------------------------|------------------------------|
| 1. Athmar Park                | 15. City Park                     | Green Valley Ranch    | 42. Lowry Field               | 56. South Park Hill     | Park                         |
| 2. Auraria                    | 16. City Park West                | 29. Globeville        | 43. Mar Lee                   | 57. Southmoor Park      | 70. Washington Park West     |
| 3. Baker                      | 17. Civic Center/ Golden Triangle | 30. Goldsmith         | 44. Marston                   | 58. South Platte        | 71. Washington Virginia Vale |
| 4. Barnum                     | 18. Clayton                       | 31. Hale              | 45. Montbello                 | 59. Speer               | 72. Wellshire                |
| 5. Barnum West                | 19. Cole                          | 32. Hampden           | 46. Montclair                 | 60. Sun Valley          | 73. West Colfax              |
| 6. Bear Valley                | 20. College View/ South Platte    | 33. Hampden South     | 47. North Capitol Hill/Uptown | 61. Sunnyside           | 74. West Highland            |
| 7. Belcaro                    | 21. Congress Park                 | 34. Harvey Park       | 48. North Park Hill           | 62. Union Station/ LoDo | 75. Westwood                 |
| 8. Berkeley                   | 22. Cory Merrill                  | 35. Harvey Park South | 49. Northeast Park Hill       | 63. University          | 76. Whittier                 |
| 9. Capitol Hill               | 23. Country Club                  | 36. Highland          | 50. Platt Park                | 64. University Hills    | 77. Windsor                  |
| 10. Central Business District | 24. East Colfax                   | 37. Hilltop           | 51. Regis                     | 65. University Park     |                              |
| 11. Central Park              | 25. Elyria Swansea                | 38. Indian Creek      | 52. Overland                  | 66. Valverde            |                              |
| 12. Chaffee Park              | 26. Five Points                   | 39. Jefferson Park    | 53. Ruby Hill                 | 67. Villa Park          |                              |
| 13. Cheesman Park             | 27. Fort Logan                    | 40. Kennedy           | 54. Skyland                   | 68. Virginia Village    |                              |
| 14. Cherry Creek              | 28. Gateway /                     | 41. Lincoln Park      | 55. Rosedale                  | 69. Washington          |                              |

## ABOUT DENVER NEIGHBORHOODS

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Denver's neighborhoods continue to evolve and resonate a certain charm and are the framework that makes up our unique city. Older established areas continue to exude a timeless appeal while other lesser-traveled neighborhoods attract people with a modern vibe and energy. Finding your dream neighborhood depends on a variety of attributes you find most important in an area.

There are a number of factors to consider when searching for the perfect neighborhood. Before you go on any tours, consider the following and make notes of what you prefer in regards to:



## THINGS TO CONSIDER

### 01 ARCHITECTURAL STYLE

When you visualize your dream home, what do you see? Is it modern and sleek, a cozy bungalow or a more stately Victorian style? Do you want split level, two stories, or do you want to keep it all on one main level? Let your Usaj Realty agent know your preferred style and they will help you find the neighborhood with that architecture!

### 02 THE SCHOOLS

Being in a great school district can be critical to the resale value of your home even if you don't have children. According to the National Association of Realtors, "Buyers' [aged] 22 to 40 home choices are driven by their convenience to job, but also the quality and convenience of school districts."

### 03 AMENITIES

Local amenities add to a neighborhood's charm and the quality of life for its residents. Whether it's a park, tennis courts, library, dog park, bike trail, restaurant or coffee shop, a neighborhood's features provide activities to do outside the home. For example, if you love golf, City Park or Wellshire are definitely neighborhoods to check out.

### 04 COMMUTE TIME?

Explore what your route to work will look like. Is the home near a major highway or light rail station? Will you be able to bike to work if that is important to you? Checking on how close you are to your favorite grocery store is also crucial during this step. Anywhere you drive or visit on a regular basis is worth a Google Map investigation!

### 05 TAXES + OTHER EXPENSES

Depending on the value of your home, which will go up or down depending on the neighborhood, you will pay a coinciding property tax. Other expenses to consider include: HOA fees, commuter costs, homeowner's insurance, and any home maintenance expenses.

NOT SURE WHERE TO  
START IN DENVER?

HERE ARE A FEW DENVER AREAS TO CHECK OUT:

City Park | *Northeast Denver*

Sloan’s Lake | *Northwest Denver*

Park Hill | *Northeast Denver*

Hilltop | *Southeast Denver*

LoHi | *Central Denver*

Congress Park | *Northeast Denver*

Wash Park | *Southeast Denver*

Central Park | *Northeast Denver*

Baker | *Southwest Denver*

Virginia Village | *Southeast Denver*

Berkeley | *Northwest Denver*

Sunnyside | *Northwest Denver*

Platt Park | *Southeast Denver*



SUBURBS: NOT SURE  
WHERE TO START?

HERE ARE A FEW DENVER SUBURBS TO CHECK OUT:

Morrison, CO

Arvada, CO

Aurora, CO

Golden, CO

Brighton, CO

Englewood, CO

Westminster, CO

Littleton, CO

Centennial, CO

Conifer, CO

Parker, CO

Lakewood, CO

Wheat Ridge, CO



# WANT TO LEARN MORE?

Head to [www.usajrealty.com/areas](http://www.usajrealty.com/areas) to explore each neighborhood individually. Please don't hesitate to reach out with any questions about neighborhoods or suburbs of Denver!



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