COMPASS

DENVER RELOCATION GUIDE

YOUR HOME IN COLORADO

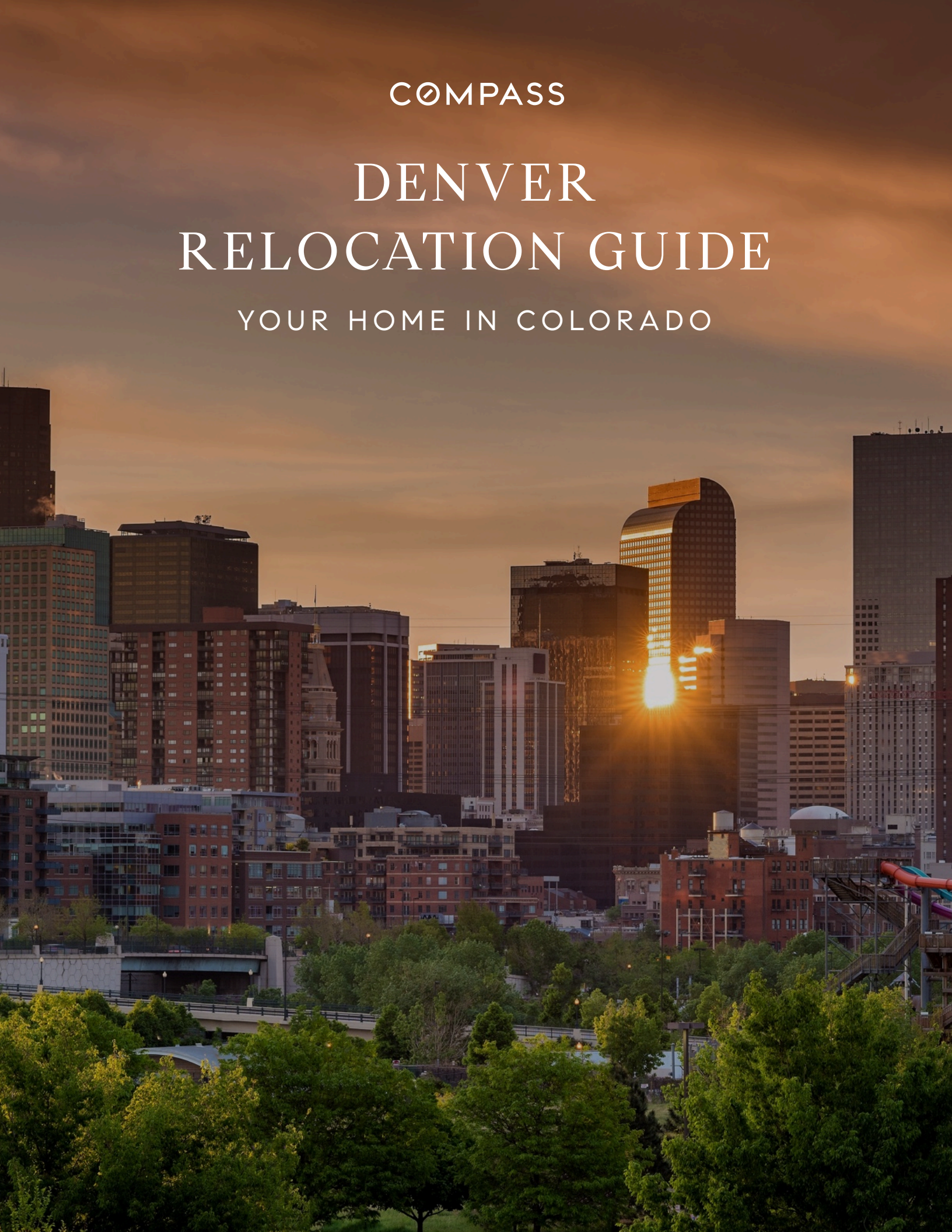


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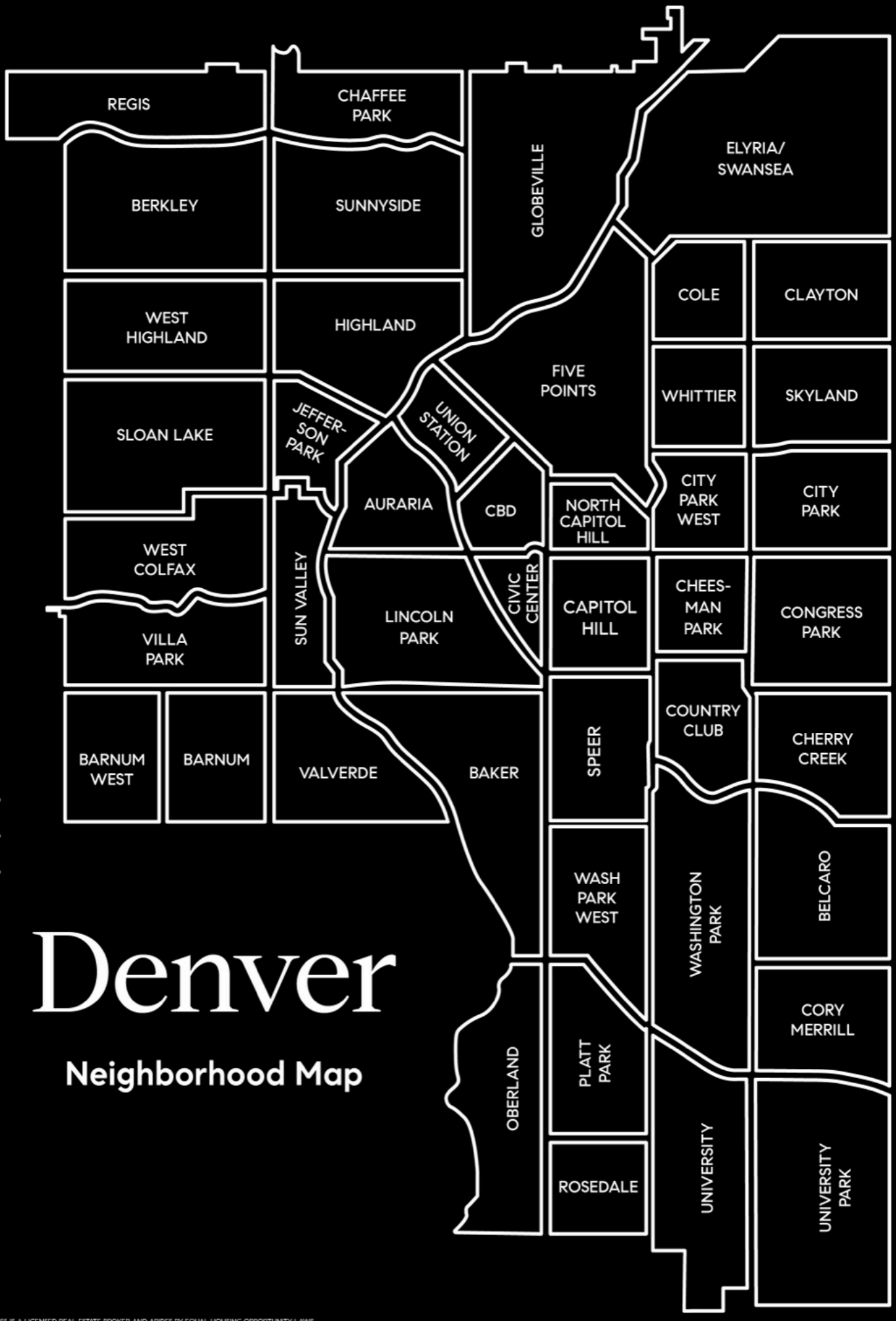
Robin is known for his transparency, reliability and calm disposition when helping clients through their real estate purchase or sale. He carries over 10 years of experience in entrepreneurial ventures, including founding a bicycle tourism company in Argentina, where he led a company of 30+ employees to be the #1 tourism company in Buenos Aires.

Additionally, he brings over 20 years of customer service experience which helps him be more in tune with clients' needs and goals. His joy of helping people combined with his passion for learning and improving his craft have helped him become a 5-star Realtor. Robin has helped clients buy and sell million dollar properties, mountain properties, city condos & townhouses and countless single family homes.

Robin is fluent in Spanish and Portuguese, that allows him to be able to help people in their native languages, respectively. Robin has attained designations from the National Association of Realtors; Accredited Buyer's Representative (ABR), Seller Representative Specialist (SRS), Real Estate Negotiation Expert (RENE), he understands the many challenges a home buyer or seller can face and how to help them navigate with data-based advice. These designations along with his experience help Robin provide first-class service to clients.

MY STATS

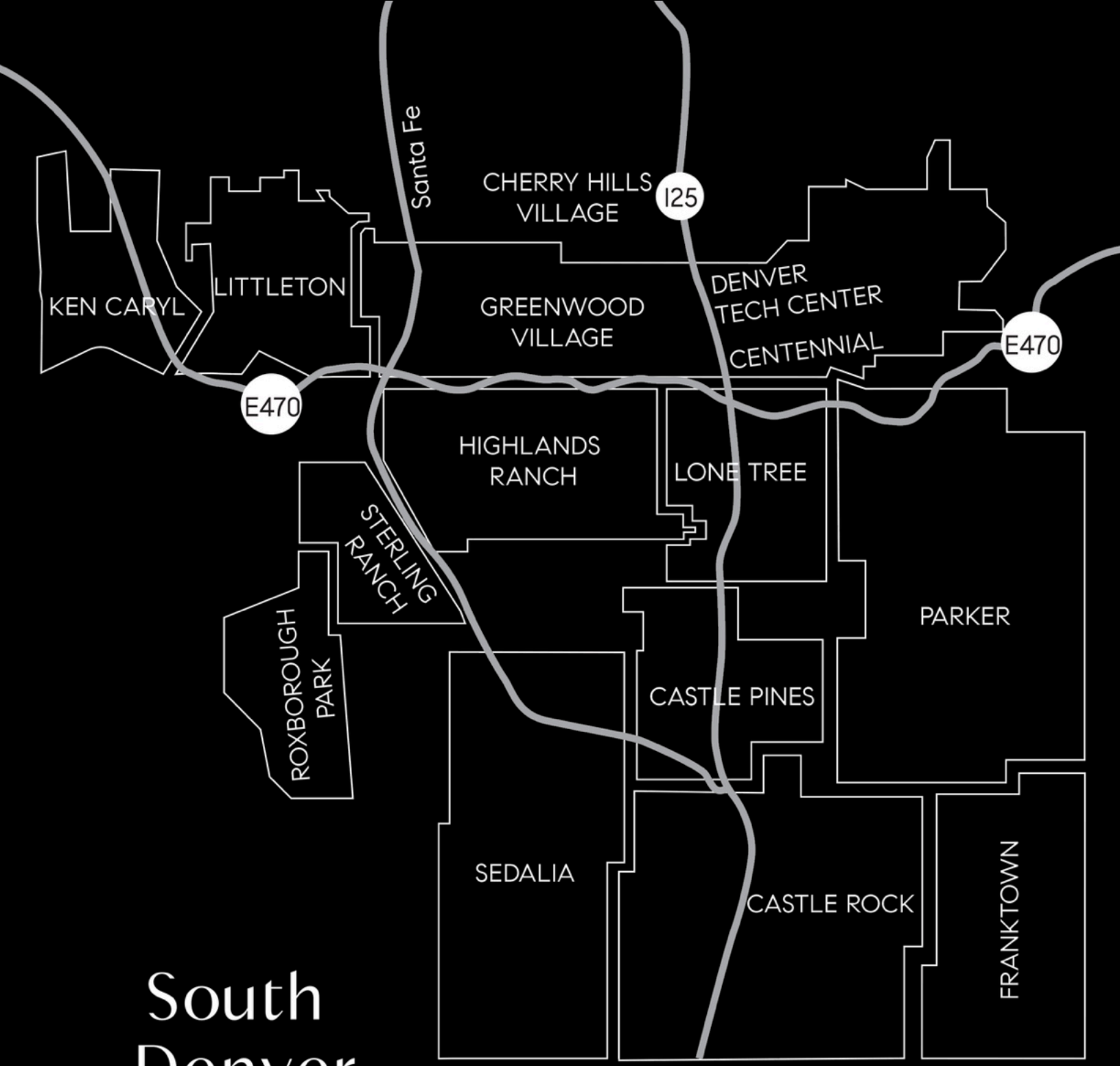
160	Total sales
5%	Top 5% Rated Agent in Denver, CO
$80m	Volume sold in Career
9	Collective years in real estate



Denver

Neighborhood Map

COMPASS IS A LICENSED REAL ESTATE BROKER AND ABIDES BY EQUAL HOUSING OPPORTUNITY LAWS.



South Denver

Neighborhood Map

RELOCATION SIMPLIFIED

Your Home. Our Mission.

Relocating to Denver, Colorado, brings you to a lively metropolis nestled against the majestic Rocky Mountains, where urban vibrancy meets breathtaking natural landscapes. Choosing Denver as home is more than a move; it's an invitation to a lifestyle rich in cultural experiences, dynamic growth, and endless outdoor adventures. With a sunny climate, diverse neighborhoods, and a welcoming community, Denver offers an ideal setting for those seeking a balance between city life and the great outdoors.

Denver's outdoor appeal is undeniable, with easy access to mountain trails, scenic parks, and rivers that invite year-round recreation. While the nearby mountains promise world-class skiing and snowboarding in winter, residents also enjoy hiking, biking, kayaking, and rock climbing through spring, summer, and fall. Iconic destinations like Red Rocks Park and Amphitheatre are close by, offering spectacular views and outdoor concerts, while scenic drives bring you to stunning national parks and wildlife areas within hours.

Adding to Denver's appeal is its dynamic cultural and social scene. Known as a hub for the arts, tech innovation, and local cuisine, Denver has something for everyone. The Denver Art Museum, RiNo Art District, and countless breweries give the city its creative edge, while the vibrant LoDo district buzzes with nightlife, music, and food experiences. Events like the Great American Beer Festival, Denver Film Festival, and annual Taste of Colorado add to Denver's lively, multicultural vibe. Denver also fosters a strong community spirit, with many residents involved in environmental initiatives, arts programs, and outdoor conservation efforts.

Despite its rapid growth, Denver maintains a friendly, small-town warmth that welcomes newcomers with open arms. Its downtown area is a vibrant mix of high-rise buildings, historic architecture, locally owned shops, and farm-to-table restaurants that capture both the city's sophistication and laid-back feel. Whether you're drawn by Denver's entrepreneurial energy, cultural attractions, or natural beauty, the city invites you to become part of a community that thrives at the crossroads of urban excitement and mountain tranquility.

#7

Healthiest Places to Live in America

Source: *Wallethub, 2024*

#11

Best City for Young Professionals

Source: *Niche, 2024*

#12

Greenest Cities in America

Source: *WalletHub, 2024*

DENVER IN THE NEWS

Denver, Colorado, remains in the spotlight as a hub for innovation, outdoor adventure, and cultural vibrancy. The city's ongoing investments in green infrastructure, including expanded bike-sharing programs and ambitious sustainability goals, have solidified its reputation as a forward-thinking urban center. Known for its thriving arts districts and diverse culinary scene, events like the Denver Film Festival and the Great American Beer Festival continue to attract national attention. With a booming real estate market and proximity to world-class outdoor recreation, Denver effortlessly blends urban sophistication with the rugged beauty of the Rocky Mountains.

AWARDS & ACCOLADES

Top Bike-Friendly City - Bicycling Magazine

Most Sustainable Airport - Fly Denver

Top Beer City - Thrillist

Cultural Capital - Travel + Leisure

Most Dog-Friendly City - Rover.com

Best City of Millennials - Forbes

LEED for City Certification - USGBC

Sports City of the Year - Sports Business Journal







2025 OVERALL POPULATION

731,868

According to the World Population Review, Denver is currently growing at a rate of 0.39% annually, reflecting its appeal as a vibrant and dynamic city.

- Median Household Income: $91,681
- Median Age: 35
- Median Property Value: $595,000
- Homeownership Rate: 65%



KEY INDUSTRIES AND MAJOR EMPLOYERS

While Denver's economy is diverse, a notable trend emerges among its businesses. Small businesses, which account for 99.5% of companies in Colorado, employ nearly half the state's workforce. However, industries like healthcare and professional services dominate Denver's employment landscape. For example, healthcare alone employs over 12% of the workforce, driven by major employers such as UCHealth and Lockheed Martin, highlighting the significant impact of large organizations in the city.

KEY INDUSTRIES

- Agriculture & Agribusiness
- Aerospace & Aviation
- Craft Brewing & Distilling
- Creative & Digital Media
- Education & Research
- Energy
- Finance & Banking
- Healthcare & Bioscience
- Logistics & Transportation
- Real Estate & Construction
- Technology & IT
- Tourism & Hospitality

MAJOR EMPLOYERS

- Ball Corporation
- Charles Schwab
- Charter Communications
- Comcast
- DISH Network
- Echostar
- HCA-HealthONE LLC
- Lockheed Martin
- UCHealth
- UnitedHealthcare

DENVERS'S CLIMATE



Spring features mild temperatures with highs ranging from the 50s to 70s, though sudden snowstorms can still occur. The season brings blossoming trees and increasing sunshine, perfect for outdoor activities.



Summer is warm and sunny, with daytime highs in the 80s to low 90s and cool evenings. The season often brings afternoon thunderstorms, offering brief relief from the heat. Residents enjoy hiking, outdoor concerts, and festivals under the clear Colorado skies.



Fall is crisp and mild, with temperatures ranging from the 70s in early autumn to cooler 50s and 60s by November. The season features plenty of sunny days and residents often enjoy weekend trips to see the foliage or visit local pumpkin patches and harvest festivals.



Winter is cold but sunny, with highs often in the 40s and occasional snowfall. The city's dry climate and frequent blue skies make the season feel less harsh. Residents enjoy skiing in nearby mountain resorts or ice skating at outdoor rinks like Downtown Denver's Skyline Park.

TRANSPORTATION, TRAVEL + ACCESSIBILITY

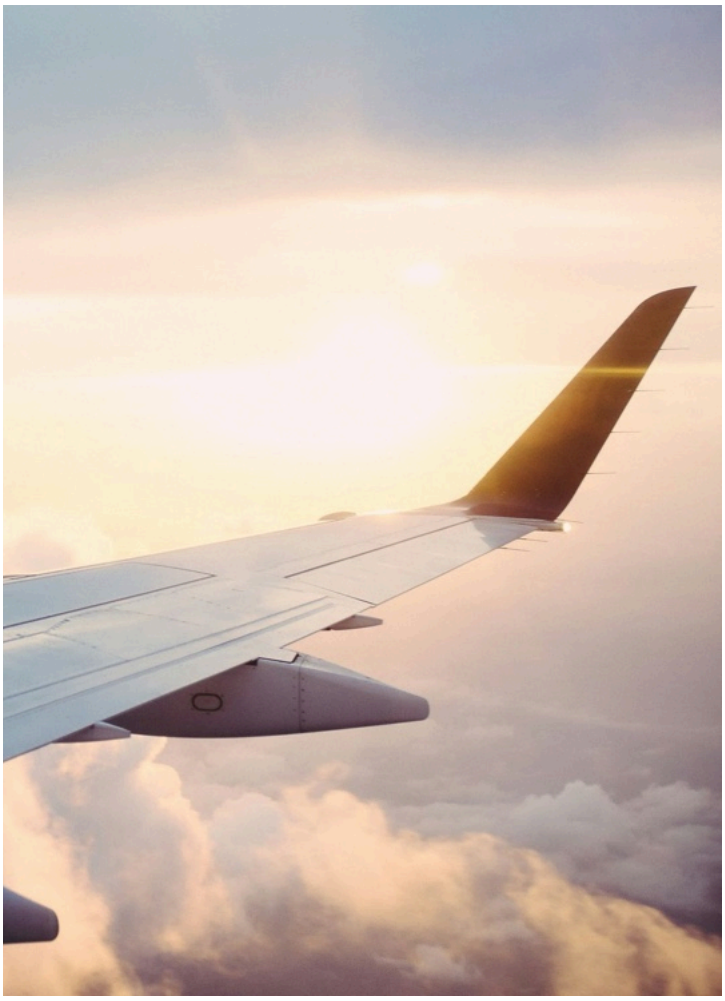
Denver offers a well-connected transportation network, including Denver International Airport, one of the busiest in the U.S. The city has an extensive light rail and bus system operated by RTD, providing access to downtown, suburbs, and nearby attractions. Major highways like I-25 and I-70 make road travel easy, with scenic routes to the mountains. Denver is also bike-friendly, with dedicated lanes and paths, plus shared scooters and bikes for short trips. Walking is popular in pedestrian-friendly areas like downtown and the vibrant Union Station district.

NEARBY CITIES

Lakewood - 8 Miles West
Avada - 9 Miles Northwest
Aurora - 10 Miles East
Littleton - 11 Miles South
Westminster - 12 Miles North
Golden - 15 Miles West
Boulder - 30 Miles Northwest

CITIES IN THE DENVER METRO AREA

Denver
Aurora
Lakewood
Westminster
Arvada
Thornton
Littleton
Englewood
Broomfield
Centennial



Denver International Airport offers convenient access to the Rocky Mountain region, making it an ideal gateway for travelers exploring Denver, the Rockies, and beyond.

- Multiple shuttle companies offer shared and private rides to Denver and surrounding areas, including mountain resorts and nearby cities.
- The Regional Transportation District (RTD) offers bus and light rail services connecting Denver International Airport to local neighborhoods and the greater metro area.
- Denver International Airport (DIA) typically sees around 1,500 to 1,700 flights depart per day, making it one of the busiest airports in the United States. This includes both domestic and international flights.

SCHOOLS

Denver Public Schools (DPS), located in the heart of Denver, Colorado, is known for its commitment to academic excellence, diversity, and innovation. Serving a large and diverse student population, DPS focuses on personalized learning, creating an inclusive environment where all students can succeed. The district emphasizes community involvement, working closely with parents, educators, and local organizations to provide a well-rounded education. Denver's educational initiatives also reflect the city's dedication to sustainability, with green programs and environmental education being integrated into schools. Denver Public Schools plays a vital role in shaping the community, aligning with the city's values of intellectual growth, environmental responsibility, and comprehensive education.

UNIVERSITY OF DENVER

Nestled in the heart of Denver, the University of Denver (DU) produces top talent across various fields, including business, law, and social sciences. With a diverse community of students from all 50 states and over 80 countries, DU is a prestigious private research university known for its commitment to academic excellence. The university's innovative academic programs, hands-on learning opportunities, and rigorous coursework prepare students to tackle the challenges of a dynamic, global society. Distinguished faculty, including award-winning professors, actively engage with students, fostering critical thinking, leadership skills, and a broad understanding of the world. Offering more than 120 programs across nine schools and colleges, DU empowers students to craft a unique academic journey tailored to their individual passions and career goals.

HIGHER EDUCATION NEARBY

Naropa University (Boulder)

Front Range Community College

Regis University (Denver & Broomfield Campus)

Colorado School of Mines (Golden)

University of Colorado - Boulder (CU)

Metropolitan State University of Denver (MSU Denver)

Colorado State University (Fort Collins)

University of Colorado Denver (CU Denver)



SCHOOLS

Top Public School Districts in Denver

Here are some of the best-known and most respected public school districts in the Denver area, along with what makes them stand out. Denver Public Schools (DPS) is the main district for the City & County of Denver.

There are strong magnet and specialty schools (arts, STEM) within DPS (e.g., Denver School of the Arts). For elementary, some schools like Polaris Elementary are very high-performing. But overall, DPS proficiency numbers lag the state average in some metrics. Cherry Creek School District (CCSD, District 5) is often considered one of the top suburban districts in the Denver metro. It has very strong academic outcomes: high test proficiency and a high graduation rate. The district reports a 4-year on-time graduation rate of 91.2% for its class of 2024, which is well above state average.

Additionally, Jefferson County Public Schools covers a large part of the Denver metro area. It's a very large district with lots of variation — some schools are very strong, others less so, which gives flexibility depending on neighborhood. According to recent news, Jeff Co has been improving on standardized test scores.

THINGS TO CONSIDER

District reputation is helpful, but school-by-school variation is very large. Even in highly ranked districts, some schools may not perform as well as others, depending on resources, leadership, and demographics. Check the most recent state data (via the Colorado Department of Education) for test scores, growth metrics, and school performance frameworks. Many of the "top" schools are charter schools (especially in the DSST network).

Rankings vary: what's "top 10" where one site might be "top 50" somewhere else. For middle schools, the list is shorter: not many sources consistently rank a full "top 10" for DPS. PublicSchoolReview, Niche, SchoolDigger, and GreatSchools all use different data (test scores, survey, college readiness), so you should use multiple sources.

Also consider non-academic factors: school climate, extracurriculars, class sizes, and whether there are magnet or specialty programs that align with your child's interests. For more information on school districts visit **GreatSchools.org.**



FUN FACTS & HISTORY

Mile-High City: Denver is famously known as the "Mile-High City" because its elevation is exactly one mile (5,280 feet) above sea level. The city's elevation is marked on the steps of the Colorado State Capitol, where the 13th step is considered the "mile-high" point. This unique geographic feature contributes to Denver's sunny, dry climate and beautiful mountain views. The nickname has become part of the city's identity and is celebrated in local culture and events.

The Birth of Denver: Denver was founded in 1858 during the Colorado Gold Rush, when prospectors arrived in the area hoping to strike it rich. Initially named "Montana City," it was quickly renamed Denver in honor of James W. Denver, a Kansas territorial governor, to attract political support for its development. The city grew rapidly as a supply hub for miners and became an official city in 1861. By the late 1800s, Denver had transformed into a booming economic center in the West.

The Denver Mint: Established in 1906, is one of the most important facilities for coin production in the United States. The mint produces billions of coins each year and houses a large reserve of U.S. gold and silver. It also plays a role in issuing paper currency and storing national treasures. The Mint is a popular tourist destination, offering guided tours that showcase the history of money production and the role Denver has played in the nation's financial system.





The Beer Culture: Denver is often called the "Napa of Beer" due to its rich brewing history and large craft beer scene. With over 150 breweries in the metro area, it has earned a reputation as a top city for beer enthusiasts. The city hosts the Great American Beer Festival, one of the largest beer festivals in the country, celebrating its brewing culture. Denver's beer culture has played a significant role in its identity and economy, with many breweries offering innovative and diverse brews.

Denver International Airport (DIA) Mystery**:** Known for its unusual architecture and some intriguing conspiracy theories. The airport's giant blue Mustang sculpture, with glowing red eyes, and the murals inside the terminal have sparked speculation about hidden meanings or secret societies. DIA, which opened in 1995, was also the subject of rumors that its construction was delayed due to hidden underground bunkers or as a headquarters for the New World Order. Despite these stories, DIA remains a key transportation hub with its unique art and design.

The Rockie's Mascot, Dinger: Dinger is a purple dinosaur, inspired by the discovery of dinosaur fossils in Colorado, particularly the famous "Stegosaurus" fossils found near Morrison, just outside of Denver. The team chose a dinosaur mascot to tie in with Colorado's prehistoric history, and Dinger quickly became a beloved figure at Coors Field. Over the years, Dinger has entertained fans with his antics, becoming an iconic symbol of the Rockies' fun and family-friendly atmosphere at the ballpark.





POPULAR ATTRACTIONS

While enjoying your free time in Denver, seize the chance to explore some of the area's attractions. If you're a newcomer, be sure to explore the noteworthy landmarks and venues that enhance the city's lively and spirited character.

TOP ATTRACTIONS

Denver Botanic Gardens
Red Rocks Amphitheatre
Denver Art Museum
Denver Zoo
Union Station
Coors Field
Lairmer Square
Denver Acquarium

NATURE & PARKS

City Park
Washington Park
Cheesman Park
Cherry Creek State Park
Hampden Heights Park
Bear Creek Park
South Platte River Trail
Rocky Mountain Arsenal - National Wildlife Refuge

TOP BREWERIES & DISTILLERIES

Great Divide Brewing Co.
Denver Beer Co.
Odell Brewing Co.
Wynkoop Brewing Co.
Ironton Distillery & Crafthouse
Civic Center Park Brewing
Platt Park Brewing Co.
Ratio Beerworks
Bierstadt Lagerhaus

THE MUSIC SCENE

Denver is renowned for its vibrant and diverse music scene, offering a mix of world-class performances and intimate local experiences. The city hosts the Denver Performing Arts Complex, one of the largest performing arts centers in the country, featuring a wide variety of events from classical music to Broadway shows. Denver also boasts a lively live music scene year-round, with a variety of genres ranging from indie rock and jazz to electronic and hip-hop. The city's dynamic urban atmosphere, combined with top-notch performances, creates a unique musical environment that attracts both locals and visitors alike.

POPULAR VENUES

Red Rocks Amphitheatre
Ogden Theatre
Bluebird Theatre
Paramount Theatre
Ball Arena
The Fillmore Auditorium
Cervantes' Masterpiece Ballroom
The Marquis Theater
The Grizzly Rose
Summit Music Hall
Ophelia's Electric Soapbox





THE FOOD SCENE

BREAKFAST/ BRUNCH

Snooze
The Denver Biscuit Company
The Original Pancake House
Kailo Coffee
The Original
Wildflower Café
Two Brothers Cafe

BBQ

Post Oak Barbecue
Ragin' Hog BBQ
Smōk Barbecue
Pit Fiend Barbecue

MEXICAN

La Loma Restaurant
Tacos Tequila Whiskey
Blue Agave Grill
Machete Tequila and Tacos
Kachina Cantina

ITALIAN & PIZZA

Bar Dough
Carmine's Italian Restaurant
Coperta
Cucina Bella
Parisi
Tavernetta
Odyssey Italian Restaurant

ASIAN CUISINE

Matsuhisa
ChoLon Modern Asian
Hop Alley
Uchi
Uncle
Ace Eat Serve
Aloy Modern Thai

STEAKHOUSE

The Capital Grille
Shanahan's Steakhouse
Elyway's Downtown
EDGE Restaurant & Bar
Fogo de Chão Brazilion Steakhouse
801 Chophouse

CASUAL DINNING

Avanti Food & Beverage
Cart-Driver
The Denver Central Market
Finn's Manor
Occidental
Olive & Finch
Linger

SEAFOOD

Ocean Prime
Jax Fish House & Oyster Bar
Stoic & Genuine
Blue Island Oyster bar and Seafood
Maine Shack
Fish N Beer



SHOPPING

Denver offers a diverse shopping experience, from high-end boutiques to unique local shops. Popular districts like Larimer Square, Cherry Creek, and the 16th Street Mall feature a mix of luxury retailers, local designers, and eclectic stores, making it a great destination for both fashion enthusiasts and those looking for one-of-a-kind finds.

LARIMER SQUARE

Larimer Square is Denver's oldest and most historic block, offering a mix of boutique shops, local designer stores, and unique galleries. This iconic area is known for its charming Victorian architecture, cobblestone streets, and vibrant atmosphere. Shoppers can explore a variety of high-end fashion boutiques, artisan shops, and one-of-a-kind stores while enjoying the district's excellent dining options and seasonal events. It's an ideal place for those looking for a stylish, eclectic shopping experience in a picturesque setting.

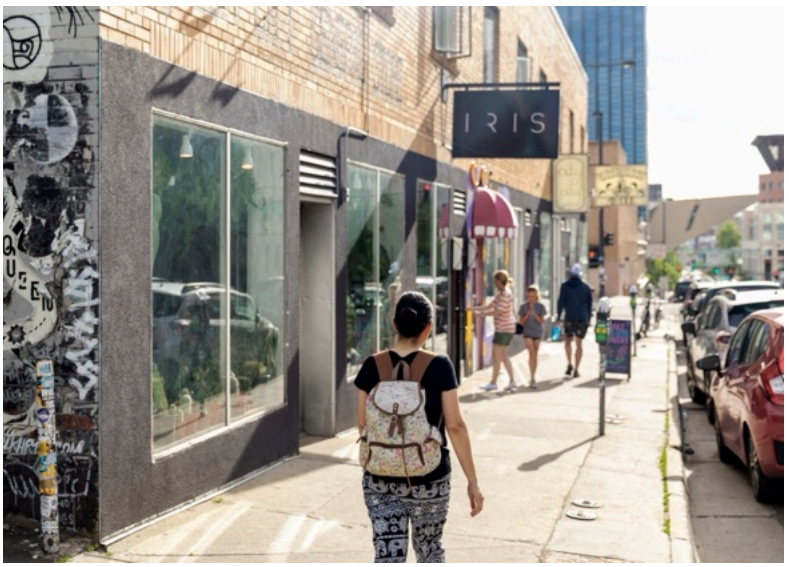
CHERRY CREEK

Cherry Creek is one of Denver's premier shopping districts, offering an upscale and sophisticated shopping experience. The Cherry Creek Shopping Center, a luxurious indoor mall, features high-end retailers like Gucci, Louis Vuitton, and Tiffany & Co., along with a selection of specialty stores and fine dining restaurants. The surrounding Cherry Creek North neighborhood boasts tree-lined streets filled with independent boutiques, art galleries, and chic cafes. It's a perfect destination for those seeking luxury, exclusive brands, and a refined atmosphere.

16TH STREET MALL

The 16th Street Mall is a bustling pedestrian-friendly area located in the heart of downtown Denver, stretching over a mile with over 300 retail stores, restaurants, and entertainment venues. This lively shopping hub offers a diverse range of shops, from popular national brands like H&M and Urban Outfitters to local boutiques selling unique gifts, apparel, and handmade goods. The mall's open-air design, free shuttle service, and vibrant street performers create a lively and welcoming atmosphere. It's a great spot for a casual, walkable shopping experience with easy access to nearby cafes, cultural spots, and entertainment venues.





FAVORITE HIKES

Rattlesnake Gulch Trail | 2.9 miles |
Eldorado Canyon State Park

Tilting Mesa to Mesa top Loop | 3.2 miles | Golden

Royal Arch Trail | 3.5 miles | Chautauqua/Boulder

Bear Creek Trail | 6.3 miles | Lair O the Bear Park

Bergen Peak Trail | 11 miles | Evergreen





FAVORITE MTB TRAILS

North Table Mountain | Golden

Centennial Cone | Clear Creek Canyon

Buffalo Creek | Pike National Forest

Lair o' the Bear | Idledale

Walker Ranch Loop | Boulder

ANNUAL EVENTS

Denver hosts a variety of annual events that showcase its dynamic arts, culture, and outdoor lifestyle. Notable events include the Denver Film Festival in October, the Great American Beer Festival in September, and the Denver Arts Festival in May, drawing creatives, craft beer enthusiasts, and film lovers from across the country. The city also celebrates its diverse community with the Denver PrideFest in June and the Colorado Rockies' home games at Coors Field during baseball season. These events, combined with year-round festivals and outdoor activities, make Denver a lively destination for both locals and visitors.

JANUARY

Denver Winter Brew Fest
Colorado Garden & Home Show
Denver International Film Festival
National Western Stock Show

FEBRUARY

Denver Restaurant Week
Denver Auto Show
International Sportsmen's Expo

MARCH

St. Patrick's Day Parade
Denver March Powwow
Denver Film Society's Women & Film Festival
Colorado Symphony's Spring Concerts

APRIL

Denver's Earth Day Celebration
Colorado Rockies Baseball Opening Day
Cherry Creek Arts Festival

MAY

Denver Arts Festival
Denver Day of Rock
Cinco de Mayo Festival

JUNE

Denver PrideFest
Denver Summer Brew Fest
Juneteenth Music Festival
Denver Film Society's Classics Festival

JULY

Colorado Black Arts Festival
Independence Day Fireworks Show
Denver County Fair

AUGUST

The People's Fair
Colorado Shakespeare Festival
Denver's Chalk Art Festival

SEPTEMBER

Denver Fashion Week
Global Dance Festival

OCTOBER

Denver Film Festival
Halloween Events
Zombie Crawl
24 Hours of Denver Cycling Challenge

NOVEMBER

Christkindl Market
Thanksgiving Day Parade
Art Museum's Annual Holiday Bazaar

DECEMBER

Denver Botanic Gardens Blossoms of Light
Winter Brew Fest
Holiday Lights Tour
Skate the Park



We hope this guide helps you get started in your process of learning about all the exciting things to do and all the joys of living in Denver. No matter where your relocation story takes you, Compass will be here to help you with anything you need along the way.

We look forward to helping you make Denver your next home!



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COMPASS

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