

# DENVER, COLORADO

## RELOCATION GUIDE



**RE/MAX**  
PROFESSIONALS



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## Denver • Statistics & Facts



- Denver (city) population = 699,288
- Denver (metro) population = 2,931,000
- There are 200 named peaks visible from Denver.
- Denver is exactly one mile high above sea level.
- Within a mile radius, downtown Denver has three major sports stadiums, the nation's second-largest performing arts center, three colleges, an assortment of art museums, history museums, and restaurants.
- Denver has 300 days of sunshine a year!
- There are more than 200 parks within the city and 20,000 acres of parks in the nearby foothills!
- Denver's live music scene entertains year-round, ranging from intimate venues like the Paramount Theatre to legendary open-air spots like Red Rocks Park & Amphitheatre.
- Denver was founded in 1858 as a mining town during the peak of the Gold Rush era.

### Why I LOVE Denver

Are you ready for adventure? Colorado has you covered with amazing outdoor recreation options that will take your breath away. Explore the stunning natural landscapes through hiking, biking, skiing, and snowboarding.

But that's not all - Denver is also a hub of art and culture. Immerse yourself in the city's creative spirit with a visit to its art galleries, live performances, and fascinating museums that celebrate its diverse heritage.

Come for the outdoor thrills, and stay for the vibrant cultural scene.

-Jen Riley

Source: [Denver.org](http://Denver.org)



# Denver • Things to Do

There are so many ways to explore Denver!  
These are some of the most popular things to do around town.

## City Life

- Larimer Square – Victorian buildings house specialty boutiques and unique chef-driven restaurants.
- LoDo (Historic District) – Filled with turn-of-the-century warehouses, now home to 90 brewpubs, sports bars, restaurants, and rooftop cafes.
- Union Station – This Beaux-Arts 1914 train terminal is now a foodie destination and an entertainment hub, with a dozen restaurants, bars, shops, and hotel.

## Art Life

- Denver Art Museum – The building was designed by Italian architect Gio Ponti and Denver-based James Sudler Associates. The museum showcases Asian art, Indigenous arts of North America, Northwest Coast, and Alaska Native, European and American art before 1900, and Latin American.
- Meow Wolf Denver – Discover immersive, mind-bending art across the four alien worlds of C Street, Eemia, Ossuary and Numina.
- The Blue Bear – “I See What You Mean,” AKA the giant Blue Bear stands 40 feet tall Created by Colorado-based artist Lawrence Argent

## Outdoor Life

- Confluence Park – Denver was founded at Confluence Park as a gold mining camp in 1858. Today, the river park is the heart of Denver's bike trail network and is surrounded by attractions.
- City Park – Denver's largest park, has several lakes, spectacular mountain views, a public golf course, flower gardens, and a hiking/jogging trail that is exactly one mile high.
- Wash Park – The long, rectangular park has two lakes, paddle boat rentals, bike rentals, shade trees, a two-mile jogging path, mountain views and a huge area for volleyball tournaments.
- Denver Botanic Gardens –A 23-acre oasis in the middle of the city.

## Other Attractions

- Denver Museum of Nature & Science
- Denver Zoo
- Coors Field (baseball stadium)
- Ball Arena (basketball arena)
- Empowered Field at Mile High (football stadium)
- Elitch Gardens Theme & Water Park
- Historic Colorado Center
- Colorado State Capital

Source: [Denver.org](https://denver.org)



# Denver • Top Restaurants, Breweries, & Coffee Shops



## Restaurants

The Greenwich  
A5 Steakhouse  
Corrida  
Annette  
Spuntino  
The Bindery  
Daughter Thai Kitchen & Bar  
Chez Maggy  
Misfit Snackbar  
Uchi Denver  
La Diabla Pozole y Mezcal  
Super Mega Bien

## Coffee

Blue Sparrow Coffee  
Convivio Café  
Corvus Coffee Roasters  
Crema Coffee House  
Dandy Lion Coffee  
Hearth Bakery  
Huckleberry Roasters  
Lekker Coffee

## Breweries

Bierstadt Lagerhaus  
Cerebral Brewery  
Bruz Off Fax  
Denver Beer Co  
Dos Luces Brewery  
FlyteCo Brewery  
Our Mutual Friend Brewing  
Raíces Brewing Company  
Zuni Street Brewing Company



There are too many great spots to choose from, but these are but a few to get you started. I hope you can go out and explore many more locations that are not on this list!

Source: [5280.com](https://www.5280.com)

## Rental Resources

### Rental Websites

[www.ApartmentSearch.com](http://www.ApartmentSearch.com)

[www.Realtor.com](http://www.Realtor.com)

[www.RentersWarehouse.com](http://www.RentersWarehouse.com)

[www.ForRentByOwner.com](http://www.ForRentByOwner.com)

[www.RentDenverNow.com](http://www.RentDenverNow.com)

[www.HomesiRent.com](http://www.HomesiRent.com)

[www.DenverPost.com](http://www.DenverPost.com)

[www.Rentals.com](http://www.Rentals.com)

[www.Hotpads.com](http://www.Hotpads.com)

[www.Zillow.com](http://www.Zillow.com)

[www.RentalReferralNetwork.com](http://www.RentalReferralNetwork.com)

### Property Management Companies

[Renterswarehouse.com](http://Renterswarehouse.com)

Zimmerman & Associates

Phone. 303-688-3702

For Rent by Owner

303-663-0000

[LaneMaryDon@aol.com](mailto:LaneMaryDon@aol.com)

[www.forrentbyowner.com](http://www.forrentbyowner.com)

Homes I Rent

(303)-670-8505

[www.homesirent.com](http://www.homesirent.com)

[info@homesirent.com](mailto:info@homesirent.com)

Genie Reynolds

Property Management

303-881-1912



### Did you know there are loans that are specifically curated for physicians?

#### Loan Overview:

- 100% Financing available for certain loan amounts – No Money Down!
  - Minimum 2 of your 3 credit scores must be 700 or above to do 100% financing
  - 680-699 must put 5% down
  - 100% financing from \$100,000 to \$750,000
  - \$750,000 to \$1,250,000 requires 5% down
  - \$1,250,000 to \$2,000,000 requires 10% down
- 90- 95% for rate and term refinance (Cash out is not allowed)
- No PMI = Lower Payments
- Move in even before you start your job! (Can close 60 days out with reserves, further out on a case-by-case basis with additional reserves)
- Generous Debt Ratio Allowance of up to 50%
- Seller Paid Closing Costs Allowed
  - 3% for 90-100% financing
  - Up to 6% when putting more than 10% down
- Minimal reserves required (2 months PITI if you're working and additional required if you'd not started your job)
  - Loans of \$500,000 and above require a minimum of 6 months of reserves
- All borrowers must have a minimum of 3 credit references to qualify or one if you've had a mortgage or can prove 12 months' rents payments
- Minimum loan amount is \$100,000
- If you are a non-permanent resident alien, you must have 2 years of US credit history
- Condos must be "warrantable" for 100% financing.
  - "Non-warrantable" condos require 10% down

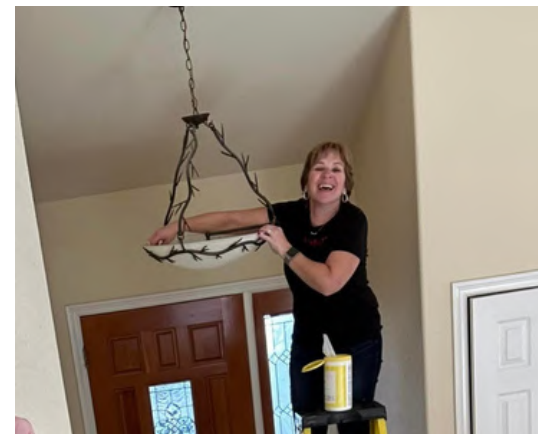
**It is *imperative* you talk to a mortgage professional.  
Remember: your application is unique to *YOU!***

## Denver • "Where Am I Going to Live?"

Having been in real estate since 2014, I understand the needs of my clients and the importance of finding a home that suits their needs. Before embarking on my real estate career, I spent 20 years in healthcare as a nurse, giving me valuable insight into caring for people's needs.

When you work with me, you can trust that I will put your needs first and prioritize your goals. Building relationships is key to success, and I'm happy to share my positive experiences and contacts.

Let me connect you with the resources you need to succeed in your relocation process. I have a list of trusted lender options for both conventional loans and physician loans. Please reach out to me for more information about these loans as well as contact information. It would be my pleasure to connect you!



## Colorado Hospitals

- UCHealth University of Colorado Hospital
  - 12605 E 16th Ave, Aurora, CO 80045
- Saint Joseph Hospital
  - 1375 19th St, Denver, CO 80202
- Denver Health Medical Center
  - 777 Bannock St, Denver, CO 80204
- UCHealth Medical Center of the Rockies
  - 2500 Rocky Mountain Ave, Loveland, CO 80538
- UCHealth Memorial Hospital
  - 4050 Briargate Pkwy, Colorado Springs, CO 80920
- Littleton Adventist Hospital
  - 700 S Broadway, Littleton, CO 80122
- Presbyterian/St. Luke's Medical Center
  - 1719 E 19th Ave, Denver, CO 80218
- Rose Medical Center
  - 4567 E 9th Ave, Denver, CO 80220
- Sky Ridge Medical Center
  - 10101 Ridgeway Pkwy, Lone Tree, CO 80124
- Lutheran Medical Center
  - 8300 W 38th Ave, Wheat Ridge, CO 80033
- UCHealth Poudre Valley Hospital
  - 1024 S Lemay Ave, Fort Collins, CO 80524
- Avista Adventist Hospital
  - 100 Health Park Dr, Louisville, CO 80027
- St. Anthony Hospital Lakewood
  - 11600 W 2nd Pl, Lakewood, CO 80228
- Swedish Medical Center
  - 501 E Hampden Ave, Englewood, CO 80113
- Avista Adventist Hospital
  - 9395 Crown Crest Blvd, Parker, CO 80138



## YOUR RESOURCE FOR ALL THINGS COLORADO



Denver is an amazing city that you won't want to miss! Whether you're looking for a delicious bite to eat, something fun and exciting to do, or exploring the wonderful cultural attractions around town, there is something for everyone. This stunning city is a great place to live, visit, or explore.

**Come experience it for yourself!**

**If you have any questions, please feel free to reach out. I am always happy to help!**

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*Welcome to Denver!*

