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QUIET COMMUNITY IN THE HEART OF DENVER

# ATHMAR PARK LIVING GUIDE



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Hidden Gem Living in  
Southwest Denver

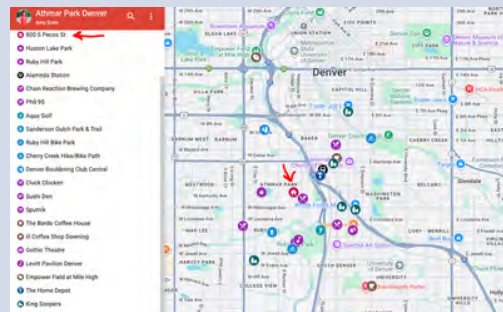
# ATHMAR PARK DENVER

Athmar Park is a tucked-in southwest Denver neighborhood that appeals to buyers who want easy city access with a more relaxed, residential feel.


Great for daily walks, weekend picnics, and an outdoorsy lifestyle—while sitting just minutes from Downtown Denver, the Santa Fe Arts District, and the standout dining corridor along South Federal (Little Saigon) for incredible international food. Commuters and car-light households like the multiple transit options nearby (including light rail access), and weekend adventurers appreciate how quickly you can jump west toward Golden and the mountains.



- [Ruby Hill Park](#)
- [Levitt Pavillion](#)
- [Gothic Theater](#)
- [Sushi Den](#)
- [Aqua Golf](#)
- [Trader Joes](#)
- [Bardo Coffeehouse](#)
- [Chain Reaction Brewing](#)
- [Little Saigon Market](#)



[Click text for interactive map](#)

 **ATHMAR PARK:** Overall value, convenience, parks/trails, and culture → an attractive alternative to higher-priced “closer-in” neighborhoods without giving up the Denver lifestyle.

Athmar Park is a southwest Denver neighborhood with Huston Lake and nearby Ruby Hill Park, plus standout dining along South Federal (Little Saigon) and solid transit options, it offers a convenient, culture-rich lifestyle—often at a better value than more central neighborhoods.

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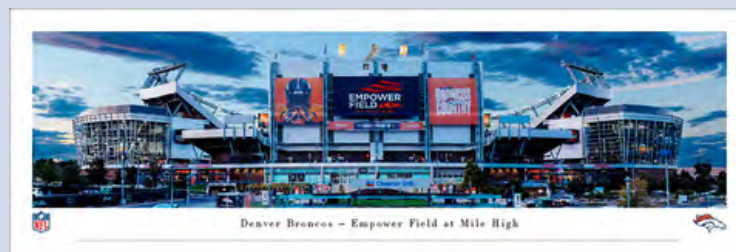
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# Entertainment + Greenspace in your backyard

ATHMAR PARK IS FULL OF PARKS, FREE ENTERTAINMENT & RECREATION, BIKE TRAILS, GOLF COURSES, EMPOWER FIELD, OR SEE SHOWS AT THE GOTHIC THEATER



Huston Lake Park, Ruby Hill Park, with a Snowboard Hill. The Gothic Theater, FREE Concerts at Levitt Pavillion, Aqua Golf and so much more...



# Discover Your New Favorite Hangouts



For Those Who Love Coffee, Food, and Local Spots

Athmar Park – Living here means you can walk to breakfast, lunch, dinner, and craft cocktails without ever leaving the neighborhood.

## **BARDO COFFEEHOUSE**

A popular local chain in the Denver area known for its hip, late-night atmosphere, delicious coffee, and light fare. They have three locations, each offering free Wi-Fi and a cozy environment for working or socializing.



## **PHO 95**

A popular, low-key restaurant specializing in authentic Vietnamese cuisine, particularly traditional pho noodle soup. In addition to pho, the menu features other Vietnamese dishes like Spring Rolls (with vegan options), Combo Rice Bowls, and Banh Mi sandwiches & gluten free.



## **LIL COFFEA SHOP DOWNING**

is a popular 24/7 neighborhood hangout located at 2450 South Downing Street in Denver, Colorado. It is known for its "always open" vibe, functioning as a hybrid coffee shop, restaurant, and cocktail bar. And Free Wi-fi to work remote.



## **CHAIN REACTION BREWING CO**

Popular neighborhood microbrewery in South Denver, known for its unique craft beers and community-focused atmosphere. Approx 16 rotating beers, with indoor/outdoor seating & very DOG Friendly! CLOSED ON MONDAYS.



## **SPUTNIK DINER**

A long-standing, mid-century-themed bar and restaurant located in Denver's Baker neighborhood. Known for its eclectic, inclusive menu, it is a staple for vegan-friendly bar food and a popular late-night hangout. Full bar + Coffee options.



EXPERIENCE LOCAL  
EATS & DRINKS

# OUTDOOR RECREATION



## LEVITT PAVILLION

Located inside Ruby Hill Park where you can attend the FREE summer concert series on a blanket or be up and dancing!



## AQUA GOLF

Situated on the Platte River, mini-golf + Driving Range. Ride your bike over and explore Ruby Hill Bike Park & paths. Then hop over to Levitt for a free concert afterwards!



## SANDERSON GULCH PARK & TRAIL

an easy, paved urban trail in Denver, Colorado, approximately 4.8 miles long, popular for walking, jogging, and biking.




## RUBY HILL BIKE PARK

Park, Bike Park, Snowboard Hill in winter. 7.5-acre public park in Denver with features for all skill levels, from beginners to expert riders, including dirt jumps, a slopestyle course, and pump tracks. and is open 24 hours.



## DENVER BOULDERING CLUB

Indoor rock climbing gym where you can practice and hone your skills before hitting the REAL boulders! Movement Gym is another one closeby. 

# Live Entertainment

Denver's coolest Venues near Athmar Park & S. Broadway Neighborhoods



The Gothic Theatre is primarily a music venue in Englewood, Colorado. It was built in the 1920s as a movie theater, then revitalized in 1998. Since the theater re-opened in 1998, it has held many live events, ranging from local concerts to private events, and film showcases.



**Roxy on Broadway**  
Vintage-modern restaurant & music venue with innovative sharing plates & 1920s-inspired cocktails.

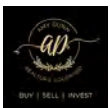


**Hi-Dive**  
Funky bar & stage with cheap drinks & live music (local & national acts) from punk to bluegrass.

# CAN SEE YOURSELF HERE??



**800 S. PECOS ST**  
**DENVER CO 80223**



**VISIT FULL LISTING COMING SOON**  
**CALL NOW FOR DETAILS 303.210.0378**

