



 **PRELUDE**  
AT TAVA WATERS

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**NEIGHBORHOOD  
HOTSPOTS GUIDE**



## Welcome to Prelude at Tava Waters!

To help you get to know the area around your home we have put together this little compendium of our favorite hotspots in your new neighborhood. From recreation to shopping and dining to travel, we hope this guide can help lead the way – we're sure you'll find favorites of your own as soon as you begin to explore.

**WELCOME TO THE NEIGHBORHOOD,**  
*Koelbel Communities*



## Windsor Lake

ON PROPERTY

0.25 MILES | < 5 MIN WALK

You've probably already seen Windsor Lake, it's just a few minutes from the homes in *Prelude* after all, but did you know that it's home to a whole range of activities? Paddleboard or kayak through the water, or take a stroll around the 1.4 mile perimeter trail.

# Recreation

## High Line Canal Trail

NEAR 800 S VALENTIA STREET

0.4 MILES | 7 MIN WALK | 2 MIN BIKE

At 71 miles long, the High Line Canal Trail is one of the country's longest continuous urban trails and it passes just by *Prelude*. You'll see people biking, hiking, riding, rolling and picnicking throughout the trail and it's a fantastic way to explore more of Denver, spot local wildlife, and soak up some sun.

## CommonGround Golf Course

10300 E GOLFERS WAY

2.5 MILES | 7 MIN DRIVE | 15 MIN BIKE

Just a few minutes down Alameda Avenue, the CommonGround Golf Course awaits. Whether you're a novice or seasoned golf-veteran, this short course (par 71) is a perfect way to spend time with friends and family. They offer course tours and lessons as well.

## The Capitol

ON PROPERTY

0.6 MILES | 12 MIN WALK | 3 MIN BIKE

The Capitol is the *Tava Waters* Clubhouse. Bringing together fitness with a hint of luxury, here you'll find a yoga studio, rock climbing wall, weight room, and even a cross-function room with access to 600+ virtual guided workout classes. There's also an adjacent marina with paddle boats, paddle boards, kayaks, and canoes as well as wellness and fitness services including massage therapists and personal trainers.

# Food & Drink

## Lowry Town Center

QUEBEC STREET & SECOND AVENUE

2.0 MILES | 7 MIN DRIVE  
12 MIN BIKE

Lowry Town Center lies just a few minutes outside of *Prelude*. In this walkable town center there's a multitude of indoor and outdoor dining options depending on what you're in the mood for. Some highly recommended favorites are the **Lowry Beer Garden**, **Café Mercato**, **Copper Door Coffee Roasters**, and Californian-inspired Mexican food at **North County**.

## Cherry Creek North

FILLMORE STREET & SECOND AVENUE

5 MILES | 15 MIN DRIVE

Cherry Creek North is another nearby location with a plethora of options. From casual breakfasts to festive Mexican tacos to stylish upscale dining — you'll find whatever you're hungering for here.

## The Exchange at Boulevard One

63 NORTH QUEBEC STREET  
2.0 MILES | 7 MIN DRIVE  
12 MIN BIKE

Not sure what you're in the mood for? The Exchange is also home to several dining options including the **Denver Beer Company**, **Crisp & Green**, and **I Scream Gelato** to satisfy whatever you're craving.



## The Local

ON PROPERTY

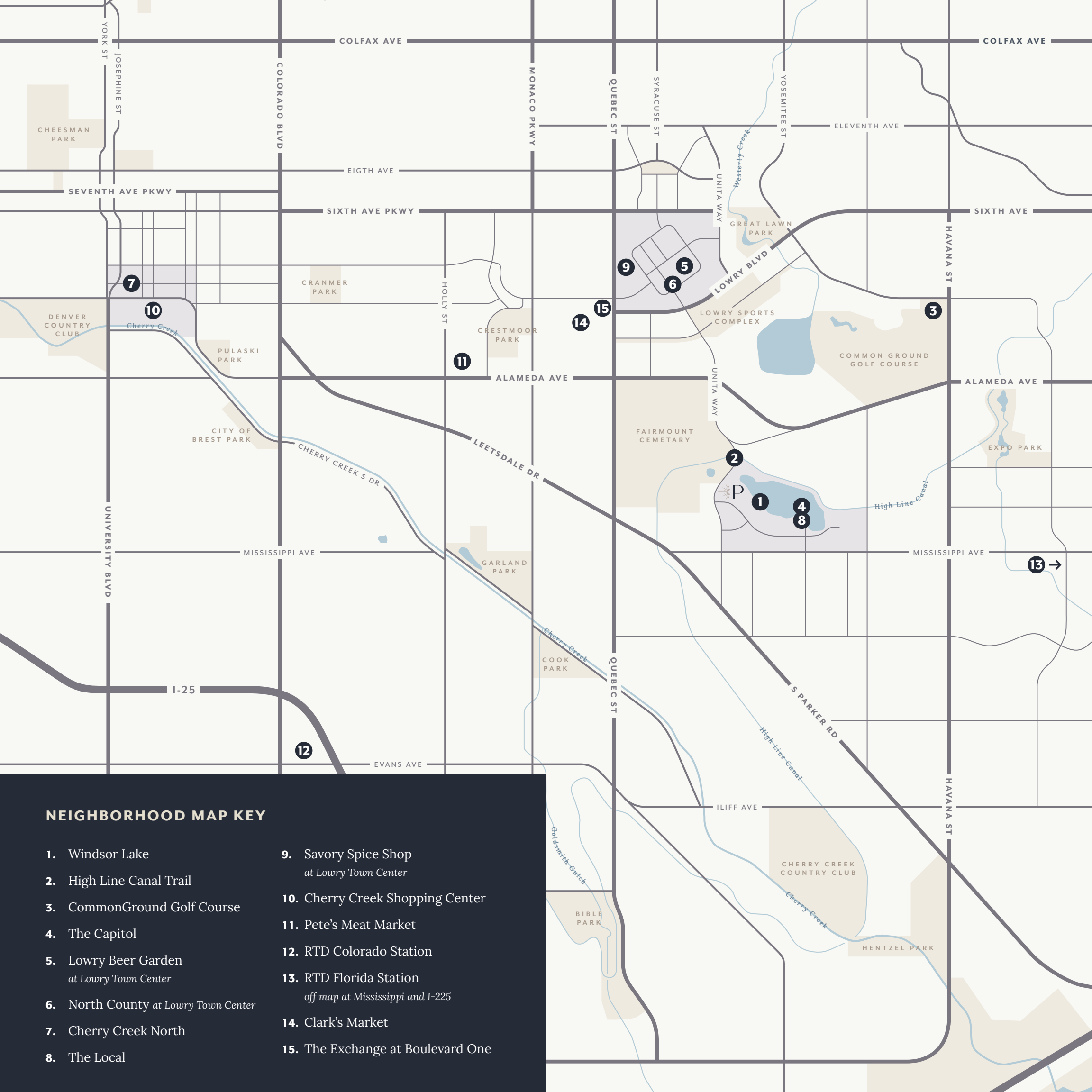
0.6 MILES | 12 MIN WALK | 3 MIN BIKE

The Local is your, well, *local* spot. Located inside of the *Tava Waters* community, The Local offers upscale food and crafted cocktails at casual prices. It's a great place to meet up with friends and family, listen to live music, and compete for prizes in the weekly trivia games. Don't miss their weekend breakfasts!

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# Neighborhood Map

...the richness of warm neutrals  
...complementary  
...neutral tones  
...the people  
...the soft green tones will



**NEIGHBORHOOD MAP KEY**

- 1. Windsor Lake
- 2. High Line Canal Trail
- 3. CommonGround Golf Course
- 4. The Capitol
- 5. Lowry Beer Garden  
*at Lowry Town Center*
- 6. North County *at Lowry Town Center*
- 7. Cherry Creek North
- 8. The Local
- 9. Savory Spice Shop  
*at Lowry Town Center*
- 10. Cherry Creek Shopping Center
- 11. Pete's Meat Market
- 12. RTD Colorado Station
- 13. RTD Florida Station  
*off map at Mississippi and I-225*
- 14. Clark's Market
- 15. The Exchange at Boulevard One

## Cherry Creek North

FILLMORE STREET & SECOND AVENUE

5 MILES | 15 MIN DRIVE

Cherry Creek North consists of 16 walkable outdoor blocks *full* of things to eat, see, do, and buy. From bigger brands to local favorites, you'll find what you're looking for here. The area spans between 1st and 3rd Avenues and from University Boulevard to Steele Street.

## Cherry Creek Shopping Center

3000 E FIRST AVENUE

5 MILES | 15 MIN DRIVE

If you're looking for a full day of indoor shopping, look no further than Cherry Creek Shopping Center. This modern, upscale mall is home to more than 160 shops, 15 restaurants, and a movie theater — guaranteeing it has something for everyone.

## Clark's Market

7059 E. LOWRY BLVD

1.9 MILES | 6 MIN DRIVE

11 MIN BIKE

A traditional grocery store and so much more. At Clark's Market you'll find high-end and high-quality ingredients, specialty items, and made-to-order fresh smoothies, and meals. Clark's is a fun grocery store experience for anyone who appreciates great quality and amazing food.

## Pete's Meat Market

5614 E CEDAR AVENUE

2.5 MILES | 7 MIN DRIVE | 15 MIN BIKE

For foodies, discerning eaters, and those with a refined palate we highly recommend visiting Pete's Meat Market on Cedar Avenue. The inside of Pete's is filled wall-to-wall with everything a gourmand could dream of. From exotic cheeses to the highest quality cuts of meat, you're guaranteed to find something that'll tantalize your taste buds.

# Shopping



## Lowry Town Center

QUEBEC STREET & SECOND AVENUE

2.0 MILES | 6 MIN DRIVE | 12 MIN BIKE

While you're here looking for a bite to eat, don't forget to stop in and look at some of the shops in Lowry Town Center. A great local place to find what you need or maybe even the perfect gift for that certain someone. We recommend the **Savory Spice Shop!**

# Transportation



## Bus

### LINES 3 & 3L

NEAR 8600 ALAMEDA AVENUE

0.8 MILES | 14 MIN WALK | 4 MIN BIKE

### LINE 11

MISSISSIPPI AVENUE & S VALENTIA STREET

0.4 MILES | 8 MIN WALK | 2 MIN BIKE

MISSISSIPPI AVENUE & S ALTON STREET

0.6 MILES | 12 MIN WALK | 3 MIN BIKE

RTD Bus lines 3, 3L, and 11 stop near *Tava Waters*. The closest stop can be found at the corner of Mississippi Avenue and S Valentia Street just a few short minutes away.

## Light Rail

### COLORADO STATION

4401 E EVANS AVENUE

4.5 MILES | 15 MIN DRIVE

Colorado Station is your closest light rail stop with direct service to downtown Denver. The station services RTD's E, F, and H light rail lines. It's about 15 minutes away by car and has ample parking options.

### FLORIDA STATION

1490 S ABILENE STREET

4.25 MILES | 12 MIN DRIVE | 20 MIN BUS

Florida Station is located to the east of *Prelude*, right down Mississippi Avenue near I-225. With H and R Line service, quickly transfer to RTD's A Line to connect to Denver International Airport and beyond.



Interested in learning more  
about Prelude? Feel free to reach  
out with any questions!

**WEB**

[WWW.KOELBELCO.COM/PRELUDE](http://WWW.KOELBELCO.COM/PRELUDE)

**TEL**

303.300.8844





KOEBEL

**Communities**