

BUSINESS

Stapleton's age-55-plus rental alternative: At The Grove tour an amenity-rich community a 2-block walk from Town Center

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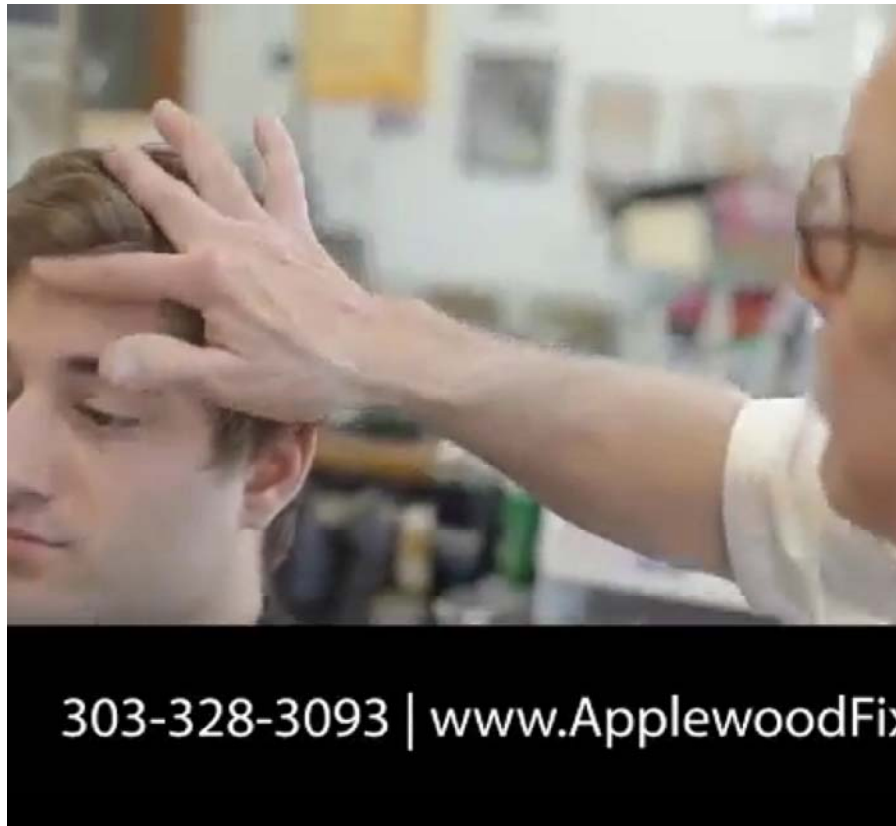
By **MARK SAMUELSON** | mark@samuelsonassoc.com | Sponsored Content
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If you're contemplating a move to Stapleton because your kids already live there, you can tour numbers of nice model homes that offer prices in the \$450,000s and \$550,000s – or you can come see one that doesn't involve any buy-in at all: The Grove at Stapleton by Zocalo Community Development, luxury apartments restricted to residents age-55-plus; with the amenities that retirement ranch areas offer in the far suburbs; but in a new urban neighborhood a 2-block walk from a choice of good quality dining.

Just like those for-purchase 55-plus neighborhoods, The Grove has a thorough lineup of attractions arrayed around a big clubhouse with social areas, workout facilities, and a pool plaza that'll have nice outdoor entertaining areas with barbecues. Meanwhile, it has something those other areas don't: Four Friends Kitchen, the Berkshire, Casey's Bistro, and a Starbucks – literally within a five-minute stroll.

“Walkability is huge for this individual,” says Gina Washington, Community Director of The Grove, who has already booked enough rentals here to see a clear buyer profile – overwhelmingly people who have adult kids in the Stapleton area; probably grandkids, too.

ADVERTISING



If you've been touring 55-plus master plans on the outskirts of town, you'll not only see model apartments (with laundries), but a number of creative amenities those for-purchase areas may not offer — including 'Think Tank' office work spaces nice enough for you to invite in a client; 'Barks-n-Rec' dog park; a pub; community garden with a large potting shed for storing your gear; and a shop/bike-repair garage where you could work on a show car project. Around 25 percent of the Grove's earliest residents, Washington says, are younger than age 65.

Meanwhile, you'll find a lineup of daily activities like the ones buyers seek after in the suburban areas: 'Active Minds' seminars; trail briefings, once-a week continental breakfasts, holiday events, and a Saturday yoga class at 10 a.m. (you can attend it free tomorrow).

Washington not only wants to show you the layout; she wants you to meet residents and talk with them about their experience. "This is a life-changing decision," she adds. "It's about downsizing, but not about downgrading."

Other than avoiding paying \$500,000, what other reasons might a person want to rent, rather than buy? Much lower maintenance than 'low-maintenance' purchase communities offer, Washington says – including 24-hour service for in-home emergencies such as plumbing or heating issues. “There’s also a social aspect that you don’t find in a patio home area,” she adds. “You can come down to the Great Room in the clubhouse and generally always find people.”

She and her team will show you one-bedroom units from \$1,835 a month, to two-bedrooms to \$3,300/month – with the latter being in particularly demand. Dedicated underground parking is available. The Grove is in central Stapleton, two blocks east of Town Center and King Soopers – a short bike ride from Central Park and the Westerly Creek trail corridor; about a mile from where Light Rail to DIA and downtown’s Union Station arrives in April. To tour, from Quebec Street take E. 29th Avenue east through Town Center, two blocks to Syracuse, and turn north to the entry drive into the clubhouse.

WHERE: The Grove Stapleton, luxury 1-bedroom & 2-bedroom rental community for age-55-plus, walkable to taverns in Stapleton’s Town Center, pool opens summer, residents club, extensive amenities including ‘Think Tank’ work nooks; free yoga class Saturday. 2980 N. Syracuse, Denver; from Quebec St. take E. 29th Ave. east Stapleton’s thru Town Center, 2 blks to Syracuse, turn north 1.5 blk to entry drive

PRICE: From \$1,835/month

WHEN: Today 10 a.m. until 6 p.m., Saturday, 10-5, closed Sunday

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Mark Samuelson has written about housing, business and real estate for The Denver Post for

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