

THE POCKET

TECHNICALLY MONTCLAIR ■ BASICALLY MAYFAIR ■ DEFINITELY HOME

Every Neighborhood Has a Rhythm.

Summer has officially arrived in THE POCKET. The trees are full, patios are buzzing, sprinklers are running, and neighbors are out walking dogs, tending gardens, and enjoying long Colorado evenings. Welcome to our little corner of Denver — hard to define, easy to love.

POCKET HAPPENINGS

Farmers Market Season Is Here

One of the best parts of summer in Denver is farmers market season. Fresh produce, local vendors, and great people watching. A few local favorites worth the trip:



City Park Farmers Market

Sunday mornings. Classic Denver summer ritual.



South Pearl Street

Sunday mornings. One of Denver's best.



Central Park Market

Close to home. A neighborhood staple.



Union Station Market

Saturday mornings downtown. Worth the drive.

POCKET QUESTION

What is your favorite Denver farmers market — and what is the one thing you never leave without?

[ANSWER IN THE POCKET FACEBOOK GROUP →](#)

POCKET PICKS

Neighborhood Favorites Worth Knowing

Every edition we highlight a few local favorites. These are the spots that make our little pocket feel like home.



Logan's Coffee

Neighborhood coffee + community vibes. This is the one.



Denver Beer Co.

Sunny patio. Good people. Great beer.



North County

Tacos + margaritas done right.



Walter's 303

The neighborhood pizza staple. Period.



Lowry Beer Garden

One of the best patios around. Full stop.



Clark's Market

A little upscale. A little neighborhood. Exactly right.

POCKET DEBATE

Who Has Denver's Best Coffee?

This may be the most important question we tackle all summer. The contenders are strong. The stakes are high. Is it the coffee, the atmosphere, the people, or the pastries?

Logan's Coffee

Copper Door

Corvus Coffee

Blue Sparrow

Jubilee Roasting

Dandy Lion

POCKET QUESTION

Where do you go when you need the perfect cup?

[CAST YOUR VOTE IN THE POCKET FACEBOOK GROUP →](#)

POCKET REAL ESTATE SNAPSHOT

What's Happening Around THE POCKET?

One thing that makes our neighborhood unique is the character and variety of homes here. From charming brick ranches to updated mid-century properties, this area continues to attract buyers who value location, authenticity, and community. Here's what the current data shows for zip code 80220:

\$665K

MEDIAN SALE PRICE

25

DAYS ON MARKET

96.7%

SALE-TO-LIST RATIO

Source: 80220 market data, May 2026. Well-priced, well-presented homes in desirable neighborhoods continue to sell quickly — even in a more balanced market.

Inventory is up compared to recent years, giving buyers more options and more room to negotiate. Sellers who price thoughtfully and present well are still achieving strong results. We'll track these numbers every edition.

QUESTIONS ABOUT YOUR HOME'S VALUE?

Reach out to Denise and Rich anytime — no pressure, just real answers about your neighborhood market.

DENISE@ARCHULETAHOMES.COM · 303.929.9733

POCKET FIELD TRIP

Wings Over the Rockies

Located just minutes from THE POCKET, Wings Over the Rockies is one of Denver's genuine hidden treasures. Aviation exhibits, flight simulators, family programs, and special events — it's worth a visit whether you're an enthusiast or simply looking for something different to do this summer.

Did You Know?

Wings Over the Rockies sits in the former Lowry Air Force Base, part of the same post-WWII development that shaped our neighborhood identity. A little history right in our backyard.

POCKET QUESTION

When was the last time you visited Wings Over the Rockies?

[TELL US IN THE POCKET FACEBOOK GROUP →](#)

POCKET POLL

When Denver Hits 95 Degrees...

Where do you cool off? Tell us your summer escape.

♥ The neighborhood pool

♥ Cherry Creek Reservoir

♥ A mountain getaway

♥ A shady neighborhood patio

♥ The basement with the AC

♥ Somewhere else entirely

POCKET QUESTION

What's your favorite summer escape in or around THE POCKET?

[WEIGH IN ON FACEBOOK →](#)

CLUTCH'S CORNER

Hello, Friends.



FROM THE DESK OF CLUTCH

Summer means more walks, more adventures, and significantly more opportunities for treats. A few reminders from your official greeter: walk early when the sidewalks are cool, keep fresh water available outdoors, and don't let your humans make you sit on a sunny patio too long.

And most importantly — always order the pup cup.

CLUTCH'S QUESTION

What is the most dog-friendly patio in Denver?

[CLUTCH NEEDS TO KNOW →](#)

HELP SHAPE THE POCKET

This Is Your Neighborhood Publication Too

THE POCKET is still growing, and we want to know what you want in it. What would you like to see in future editions?

HIDDEN GEMS

POCKET HISTORY

FAVORITE PATIOS

SUMMER RECIPES

LOCAL ARTISTS

BEAUTIFUL GARDENS

NEIGHBORHOOD LEGENDS

POCKET KIDS

POCKET PETS

BUSINESS SPOTLIGHTS

WATERING WISELY

NATIVE PLANTS

TELL US

What would make THE POCKET the first thing you read each season?

[SHARE YOUR IDEAS IN THE FACEBOOK GROUP →](#)

Denise & Rich Archuleta

THE TEAM BEHIND THE POCKET | LONGTIME MAYFAIR/MONTCLAIR RESIDENTS

Longtime residents, community connectors, and the team behind THE POCKET. Denise is a local Realtor with ten years of experience helping Denver families buy and sell homes. Rich is her partner in life and in this community project. More than 26 years calling this neighborhood home — together.

Need a document notarized? Archuleta Homes is happy to help with notary services for the community.

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THE POCKET

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