

COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

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FEATURED



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BioMed Realty buys 1M-sf Boulder campus

by Jenna Walters

BOULDER – BioMed Realty, a provider of real estate solutions to the life sciences and technology industries, acquired a 22-building campus in Boulder with plans to reposition a portion of its office space.

BioMed Realty purchased Flatiron Park, the 1 million-square-foot campus comprising biomanufacturing, research and development, and creative office space, from a joint venture between Crescent Real Estate, the real estate business of Goldman Sachs Asset Management and Lionstone Investments. Mark Katz, Peter Merrion and Hilary Barnett of JLL Capital Markets brokered the sale on behalf of the seller. The JLL team said the sale represents the largest single asset sale in Colorado's history. While an exact sales price has not been released, buyer representatives said it totaled nearly \$600 million.



BioMed Realty acquired Flatiron Park in Boulder, including the to-be-built facility at 5505 Central Blvd.

At closing, Flatiron Park was 90% leased to a mix of tenants. The campus offers a range of amenities, including an on-site gym, numerous restaurants and a food truck court.

In addition to its existing stable tenancy and overall quality, the campus's location in Boulder, which boasts one of the country's most highly educated workforces, was a driving factor in the acquisition, Jon Bergschneider of BioMed Realty noted. The purchase represents one of BioMed Realty's first investments in the U.S. outside of

the U.S. outside of

Please see **BioMed**, Page 29



A rendering shows what Lineage Logistics' newest cold storage project will look like upon completion.

Lineage Logistics begins cold-storage project

by Jenna Walters

WINDSOR – Lineage Logistics, the world's largest real estate investment trust and logistics solutions provider focused on temperature-controlled industrial space, is developing a new cold-storage facility in Windsor for a global food company.

The developer purchased a 14.86-acre parcel at Great Western Industrial Park, The Broe Group's 3,000-acre master

planned development, where it recently broke ground on a new 200,000-square-foot facility on behalf of JBS USA.

Upon completion in 2023, the automated cold-storage facility will provide JBS with expanded blast freezing and storage capacity. Additionally, the property will be rail-served by The Broe Group's transportation affiliate, Omni-Trax, which will design, build and operate a custom intermo-

dal rail solution for the new building. Representatives of The Broe Group noted that the rail service will be beneficial to JBS in terms of bulk shipment efficiency and global reach.

Tim Schellpeper, CEO of JBS, agreed, saying, "The new state-of-the-art facility strengthens our long-term, successful partnership with Lineage, streamlines our supply chain to benefit customers and improves efficiencies, all

while benefiting this region through job creation and local investment."

Lineage and JBS worked with the town of Windsor and Upstate Colorado Economic Development to secure the project. The developer said the public-private collaboration will result in a \$102.9 million, 10-year net economic impact on the town, supporting further development and creating 80 permanent jobs. ▲

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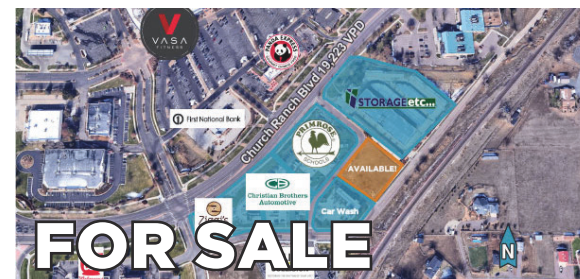


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Office

CentrePoint Properties adds office asset to growing portfolio

by Jenna Walters

DENVER – A local real estate investment firm acquired a fully leased office asset in Denver’s Capitol Hill neighborhood.

CentrePoint Properties purchased The Logan, the 62,425-square-foot office building at 899 Logan St. According to public records, the buyer acquired the six-story building from seller 899 Logan LLC for \$9.86 million. Jon Hendrickson, Aaron Johnson and Mitch Veremeychik of Cushman & Wakefield exclusively brokered the transaction.

According to Hendrickson, The Logan was not fully marketed for sale. Instead, the Cushman & Wakefield team secured CentrePoint Properties through preliminary conversations with select high-probability buyers.

Hendrickson noted there were several driving factors behind CentrePoint Properties’ acquisition, including the property’s mix of local office users that withstood the challenges of the COVID-19 pandemic and remain under long-standing tenure at the property. The opportunity for the buyer to implement cosmetic improvements and increase net operating costs also proved attractive, Hendrickson added.

CentrePoint Properties purchased The Logan in a 1031 exchange. It adds the 1968-built



CentrePoint Properties recently acquired The Logan in an off-market deal.

asset to a portfolio of more than a dozen similar office buildings across the state, including the 143,175-sf Highland Place II property in Centennial, which it acquired last year for \$14.25 million.

Other News

■ DENVER – **Venture X**, a coworking and flexible workspace provider, inked a new lease at the Dairy Block in Denver’s Lower Downtown district.

The tenant signed a 43,000-square-foot lease at 1800 Wazee St. with Dairy Block landlords **McWhinney, Grand American** and **Sage Hospitality**.

Mike Trumpy of **JLL** represented Venture X in negotiations, while **Doug Wulf** and **Todd Wheeler** at **Cushman & Wakefield** represented the landlords. The terms of the lease were undisclosed.

The new coworking space will offer one-person private and multistaff offices with dedicated or shared desks. Additionally, it will feature a café and lounge area, high-tech meeting rooms and event space. These features, coupled with direct access to the hotel, shops, bars and restaurants at the Dairy Block, will set the coworking space apart from other similar offerings downtown, noted **Jesse Keaveny**, co-owner, Venture X, LoDo.

“We offer an ideal environment for innovators and forward thinkers in unison with the Dairy Block’s unique collection of business and services. It is ideally suited for those seeking a flex office workspace,” Keaveny added. “We’re confident this location’s existing dynamics are a perfect match for Venture X’s collaborative and hospitality focused service culture. LoDo is widely regarded as a creative hub for Denver, and we are committed to supporting its continued growth and development.”

The new LoDo space is in addition to two other locations Venture X operates in the metro area, including in Denver’s Five Points neighborhood and Greenwood Village.

■ FORT COLLINS – A buying group including **Palmer Plaza Shopping Center LLC** and **Saltgrass Investments LLC** acquired the 30,798-sf office building at 3800 Automation Way in Fort Collins. According to public records, the buyer purchased the 1998-built asset from sellers **Knight Charles T Trust** and **Knight Anne G 2008**



Josh Guernsey

Revocable Trust for \$4.58 million. **Aki Palmer** of **Cushman & Wakefield** represented the buyer in the transaction, while **Josh Guernsey** and **Nick Norton** of **Waypoint Real Estate** represented the seller.

The seller, which had owned the property since 2007, recently replaced the windows and roof. The building is 70% occupied by tenants including Texas Instruments, Ent Credit Union, Northpoint Colorado, Tender Care Pediatric and Journey Payroll. Tenant suites range from 1,895 to 8,300 sf. The buyer will work to fill the remaining vacancy with the help of Palmer.

■ DENVER – **Starfire Energy** signed a lease to occupy two floors at Northeast Executive Center, the approximately 65,000-sf office building at 12015 E. 46th Ave. in Denver.

The tenant will occupy suites 300 and 500, totaling 18,949 sf, which spans the entire third floor and a portion of the fifth floor. **George Moseley** of **Sheldon-Gold Realty Inc.** represented landlord **HAB Properties** in negotiations, while Starfire went unrepresented. Moseley noted that the tenant will pay approximately \$17 per sf, the advertised rental rate.

Please see **Starfire**, Page 8

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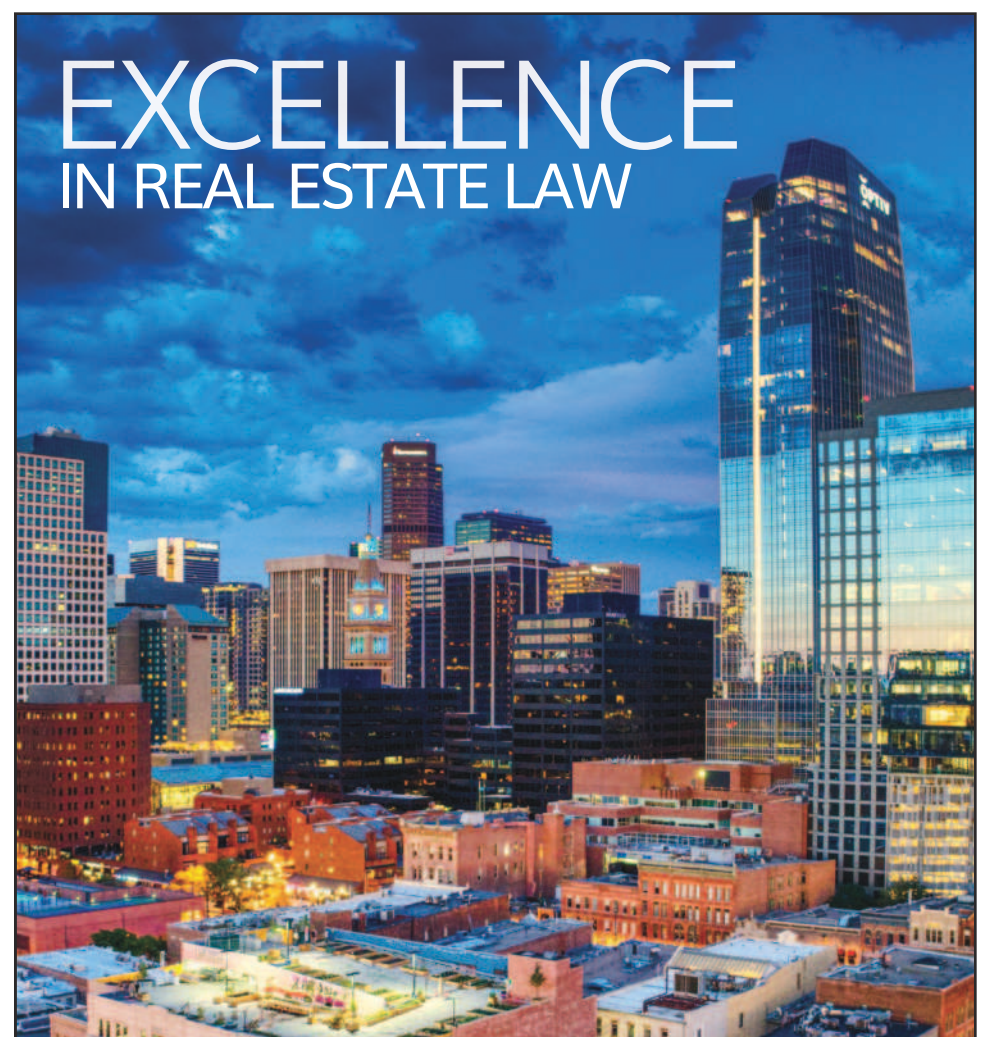
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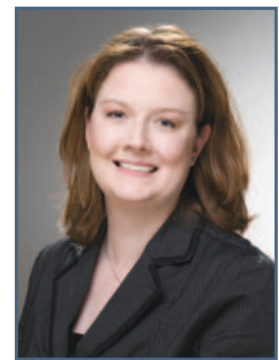
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Office

Joint venture to convert Boulder retail to Class A office space

by Jenna Walters

BOULDER – A joint venture partnership acquired a department store at Twenty Ninth Street Shopping Center in Boulder with plans to redevelop it into Class A office space.

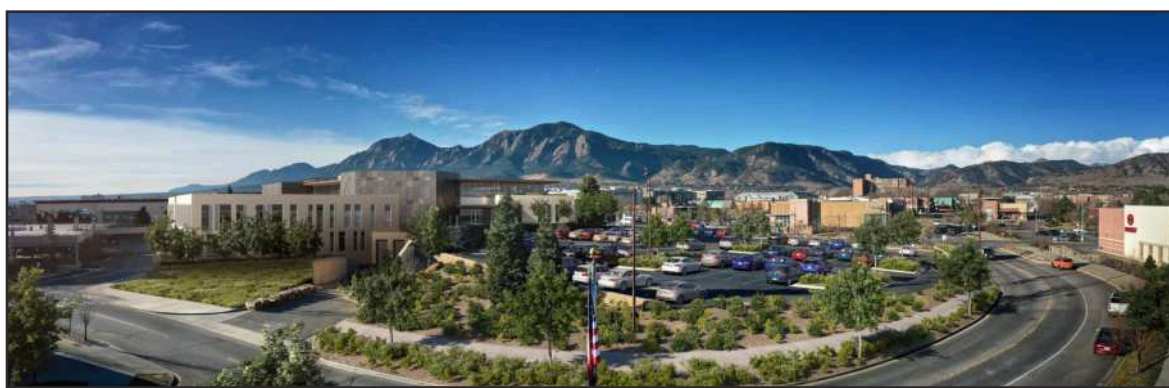
Boulder 29 LLC, a joint venture between Corum Real Estate Group and Fair Street Partners, purchased the approximately 150,000-square-foot Macy’s at 1900 28th St. According to public records, the partnership acquired the asset from seller Macy’s Retail Holdings LLC for \$32 million. The off-market transaction was handled directly, with no broker representation involved. Macy’s was occupying the building at closing but has since vacated.

The partnership plans to convert the department store into a three-level building compris-

ing 154,000 sf of creative office space and 9,000 sf of affordable retail space. The project, which has been in the works since 2017, will be one of the last large blocks of contiguous space available in the city.

With the help of Don Misner, Joe Heath and James Roupp of JLL, the partnership will look to secure one large office user. The space can be divided into smaller suites for multiple users if necessary. Additionally, the retail portion likely will house a marketplace concept similar to the Denver Central Market or Stanley Marketplace, featuring local retailers, and food and beverage offerings. There are no tenants secured at the project at this time.

The redevelopment has been well received by neighboring tenants at Twenty Ninth Street



Corum Real Estate Group and Fair Street Partners are redeveloping the Boulder Macy’s to Class A office space.



Eric Kompka

Shopping Center that are excited to see the department store revitalized, Corum President Eric Kompka said.

“The adaptive reuse of

this building will be an excellent example of how recycling and repurposing outdated structures can energize irreplaceable real estate,” said Kompka. “In addition to reutilizing the building’s shell, the project will capitalize on the structure’s high ceilings, large floor plates and Flatiron vistas to create an environmentally effi-

cient and distinctive office environment that is ideally suited for the wide variety of tenants in and drawn to the Boulder market.”

Construction is set to start later this month, with completion anticipated for the fourth quarter of 2023. The partnership is teaming with architect Shears Adkins Rockmore on the project. ▲

Starfire

Continued from Page 6

According to Moseley, both suites became available for lease in the last year after RedBull vacated Suite 300 and Rexall vacated Suite 500. He said both users downsized and relocated. The suites were marketed for lease, and Moseley anticipated securing two separate tenants

until Starfire showed interest in the entire available space.

Starfire is expanding its operations with the new office space, adding to a nearby headquarters location at 5590 Havana St. Moseley said Northeast Executive Center’s proximity to Starfire’s existing operations was a driving force in the transaction.

Starfire plans to occupy its

space in July after minor cosmetic upgrades, including new paint and carpet, are completed.

■ **GOLDEN – Mountainsmith**, a Golden-based outdoor gear manufacturing company, relocated to a new headquarters.

The company signed a 2,000-sf lease and will occupy the first floor of the mixed-use building

at 910 12th St. in Golden under a long-term agreement. The tenant relocated its headquarters to the space from a previous location at 701 Pine Ridge Road in Golden. There were no brokers involved in the transaction.

According to **Jonathan McFarland** of Mountainsmith, the move was bolstered by a desire to be more centrally

located. He said the new location not only has better visibility and street traffic, but it also provides easy access to nearby restaurants, businesses and walking trails for Mountainsmith’s employees. Mountainsmith’s new headquarters location will feature office and showroom/

Please see **Mountainsmith**, Page 29

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Industrial

Gotham Greens breaks ground on new Windsor greenhouse

by Jenna Walters

WINDSOR – A fresh produce grower and distributor will bring its newest greenhouse facility to Colorado.

Gotham Greens selected Great Western Industrial Park, The Broe Group's 3,000-acre master planned development in Windsor, for its new, state-of-the-art, climate-controlled, high-tech greenhouse facility. Gotham Greens purchased a 15-acre site at the park in December and recently broke ground on the first phase of the project, a 150,000-square-foot building. It is working with general contractor Arco Murray.

According to The Broe Group, the new greenhouse facility will be used to grow and deliver fresh salad greens and herbs for grocery retailers, restaurants and foodservice customers throughout the Mountain West region, including Whole Foods Market, King Soopers, Safeway and Sprouts.

The facility will implement Gotham Greens' hydroponic growing technology, using significantly less water and land than conventional farming, to grow produce year-round.

"Colorado has a deep agricultural history and, as a Colo-

rado company, The Broe Group is proud to bring a new generation of agriculture to one of the nation's top-producing agricultural counties with the technology to feed generations of future Coloradans," said Broe Real Estate Group Senior Vice President Dean Brown. "Gotham Greens' sustainable indoor farming operation offers an exciting and more sustainable agricultural source for the Rocky Mountain region's produce needs."



Dean Brown

Opening in early 2023, the facility is expected to bring 55 jobs and more than \$15 million in company investment to Northern Colorado. The greenhouse will be one of several that Gotham Greens operates across the country. It has facilities in New York, Illinois, Rhode Island, Maryland and California.

"Over the past decade, Gotham Greens has helped to pioneer and popularize the greenhouse-grown produce category among retailers and consumers alike, as well as advance innovative green-

house development throughout the U.S.," said Eric Haley, co-founder of Gotham Greens. "We are excited to expand our presence in Colorado and the Mountain West region at Great Western Industrial Park."

Other News

■ **LOVELAND** – Amazon will bring a distribution and fulfillment center to a 152-acre site near the Northern Colorado Regional Airport in Loveland. According to public records, the e-commerce company, doing business as **Amazon.com Services LLC**, acquired the land at 6425 Byrd Drive last month for \$9.4 million.

The city of Loveland confirmed the planned development in a press release, stating, "City departments and divisions, including economic development, development services, traffic, utilities and fire, along with developer **Trammell Crow**, worked together with Amazon to facilitate the details of the fulfillment center and assist with property annexation, site planning and development needs."

Bill Mosher of Trammell Crow confirmed the developer's involvement but declined to provide additional comments on the project. Amazon could not

be reached for comment on the project.

According to the city's press release, the fulfillment center would span more than 600,000 square feet.

■ **COLORADO SPRINGS** – Buyers **4615 FTZ LLC**, **FTZ Sydney LLC** and **FTZ InterMedia LLC** purchased the 85,176-sf flex property at 4615 Foreign Trade Zone Blvd. in Colorado Springs from seller **Commercial Management Company LLP**. The two-building asset traded for \$12.5 million. **Bob Leino** and **Andrew Dodgen** of **Fuller Real Estate**, along with **Frank Tuck** of **NAI Highlands**, brokered the transaction on behalf of the seller.

The property is home to military contractor L3 Harris, which has fully occupied it for the last 15 years. According to the Fuller team, the tenant is a high-security contractor that offers services to all branches of the military, the Transportation Security Administration and 100 nations around the world. Due to the nature of the tenant's work, the brokers involved were able to see only a part of the building. Likewise, the buyers were unable to tour the property in full before

acquiring it as part of a 1031 exchange.

■ **DACONO** – **Dacono Storage Partners LLC** purchased Go Green Self Storage, the 77,051-sf property at 201 Thomas Court in Dacono. According to public records, the buyer acquired the self-storage asset from seller **Sasa Properties LLC** for \$11.1 million. **Charles "Chico" LeClaire**, **Adam Schlosser** and **Thomas Parsons** of **Marcus & Millichap** brokered the transaction on behalf of the seller.

Built in 2008, the property offers a mix of non-climate-controlled units with drive-up access and climate-controlled units with interior hallway access. Additionally, there is RV and boat parking along the perimeter, and solar panels on the roof offset the building's electrical costs.

The property's features and overall quality, coupled with its prime location in a "fast-growing" part of the state, proved desirable to many prospective buyers, Parsons noted.

■ **COMMERCE CITY** – **The Thrasher Group** purchased the 23,248-sf flex property at 9652 Hanover Court West in

Please see **Thrasher**, Page 12



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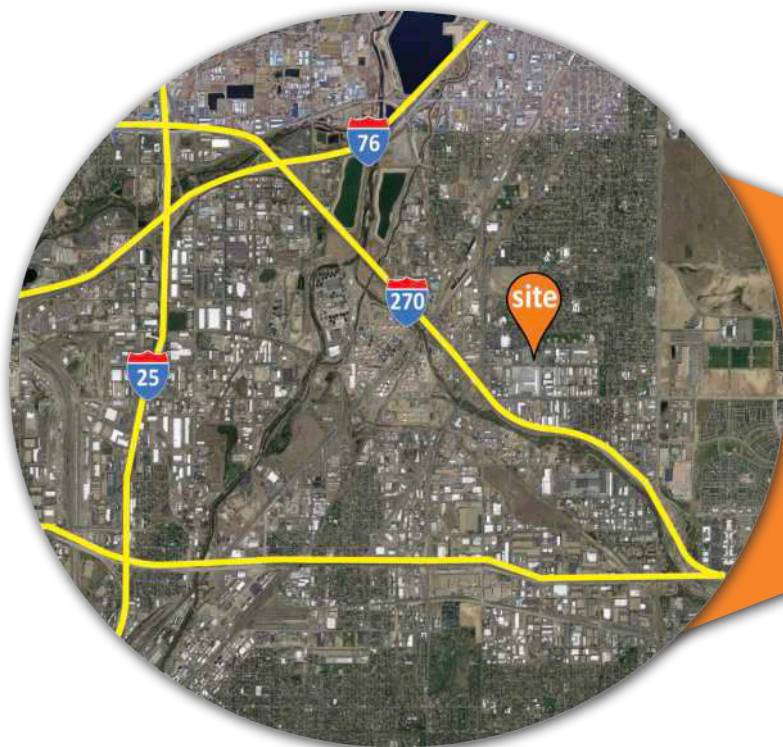


PROPERTY FEATURES:

- Total Project Size: 21,646
- Terminal SF: 13,831
- Office SF: 2,939
- Maintenance Building SF: 4,876
- Site Size: 8.41 Acres
- Zoning: I-1
- Dock Doors: 43
- Drive-In: 1
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- Lease Rate: \$20.00/NNN

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Thrasher

Continued from Page 10

Commerce City. According to public records, the buyer acquired the asset from seller **FAH Denver LLC** for \$4.6 million. **Pete Foster** with **Madison Commercial Properties** represented the buyer, while a team from **Colliers International** represented the seller.

The acquisition represents The Thrasher Group's first in Colorado. It plans to occupy the entire building, bringing on 100 employees by this time next year. The company currently operates several other locations across the West and Midwest regions.

"The Thrasher Group is a well-established regional construction company that has entered the Denver market with its eighth location," Foster said. "Purchasing this property allows the company to serve its customers better and increase its client base while being in the heart of Denver's popular



Pete Foster



The Thrasher Group purchased and will occupy the flex building at 9652 Hanover Court West in Commerce City.

north central industrial sub-market.

"This property was a fit for our client based on its unique characteristics, which included an area for trucks and equipment, along with various other functional office and warehouse capabilities," Foster continued. "In addition, the property is positioned with great highway access to facilitate the logistical needs of our client, increasing its overall profitability. We were able to locate this property the first day it was on the market and beat out other offers that were over the asking price."

According to Foster, the 2010-built facility was move-in ready, and The Thrasher

Group is in the process of getting operations up and running. He added that the company is eyeing an adjacent 1.4-acre land parcel that would be used for immediate parking needs and potential development in the long run.

■ DENVER – The 9,835-sf industrial property at 4575 Joliet St. in Denver traded hands between two undisclosed investors for \$1.75 million. **Brandon Kramer** and **Jake Klimas** of **Marcus & Millichap** brokered the transaction on behalf of the seller.

According to Marcus & Millichap, the warehouse property, featuring fenced yard space and heavy power, is

fully leased to a cannabis tenant under a triple-net lease. Denver-based **Growmed LLC** lists the property as one of its locations.

■ COMMERCE CITY – **Triax Engineering** signed a lease to take over the 5,880-sf free-standing industrial building on a 0.5-acre lot at 5371 Magnolia St. in Commerce City. **Nick Jurgens** with **Madison Commercial Properties** represented the tenant in negotiations, while the landlord, **Project53 LLC**, was unrepresented.

"This is a great location for Triax Engineering. The company has been growing rapidly over the past three years and needed to double its space," Jurgens commented on the tenant's motivation to relocate. "The outdoor yard was a huge draw for the tenant as it needs that space, along with floor drains in the unit."

The lease transaction comes after Triax Engineering sold the 3,500-sf industrial building at 5350 Broadway in Denver, where it previously operated. **JD Patterson LLC**, owner of Denver-based 1-800-Got-

Junk?, purchased the building last month for \$1.3 million. Jurgens represented Triax Engineering in the sale.

■ COLORADO SPRINGS – **Leidos Inc.** extended its 15,113-sf sublease agreement with sublessor **S4 Inc.** at 1925 Aerotech Drive, Unit 200, in Colorado Springs. The subtenant will continue to occupy its space for an additional five years. **Aaron Horn** of **Cushman & Wakefield Colorado Springs Commercial** brokered the transaction.

The tenant is one of several at the 90% occupied building. According to Horn, the property's overall quality and location in the southeast market have contributed to its continued leasing success. The owner, **B.H. Commercial Portfolio LLC**, acquired the vacant property in 2016 and has since stabilized it with the help of Horn.▲



Aaron Horn



COLORADO CHAPTER

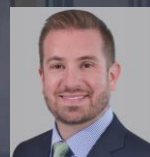
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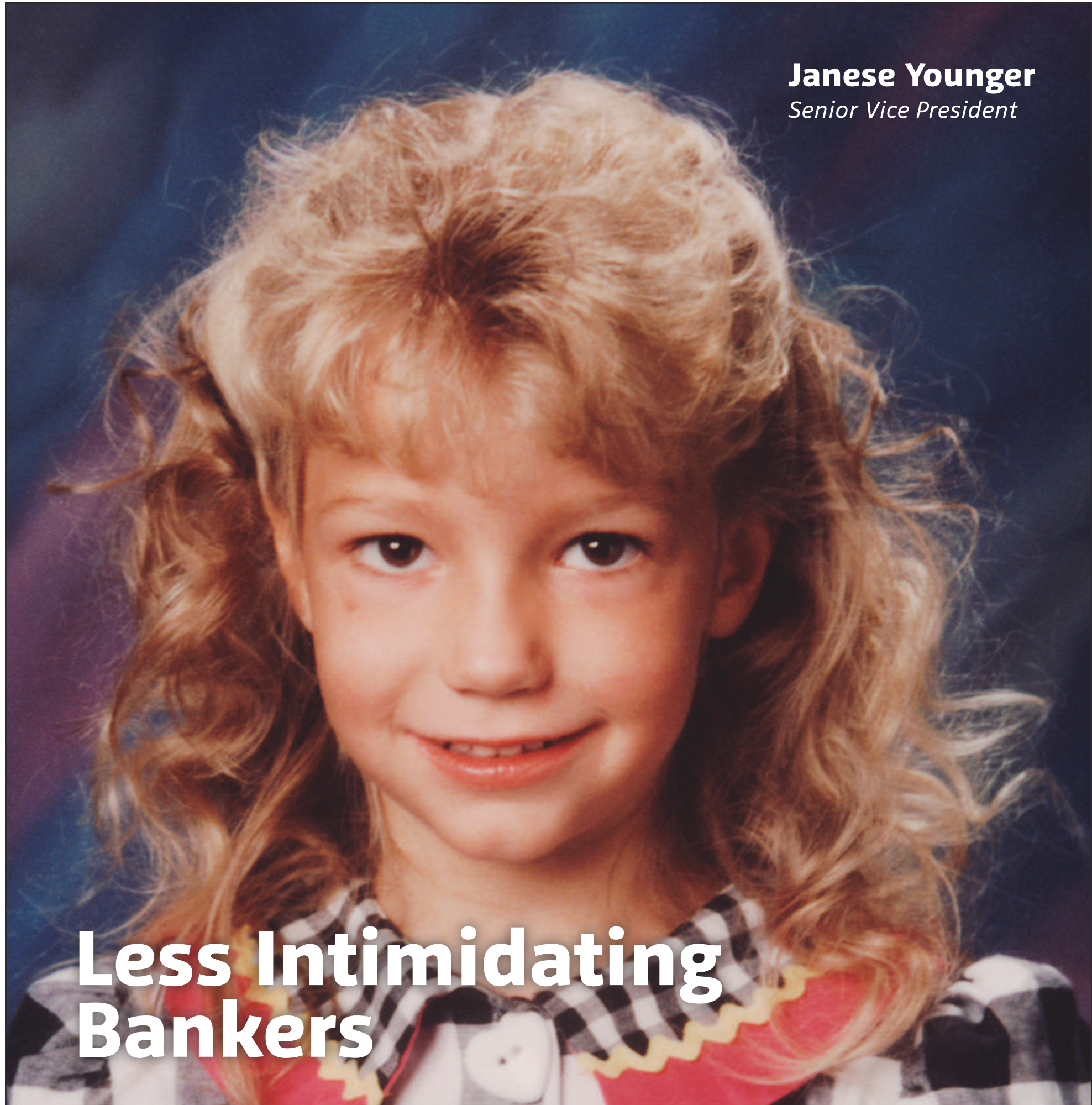
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Multifamily

Doran Properties Group plans apartment bldg. in Lakewood

by Jenna Walters

LAKEWOOD – A Minneapolis-based developer is planning an apartment project near the Belmar shopping center in Lakewood.

Doran Properties Group will begin construction on the to-be-named apartment building at 475 S. Teller St. later this year. In February, the developer acquired the land for the project, a vacant 1.76-acre parcel formerly used as a parking lot for an adjacent Target. According to public records, it purchased the site from seller Belmar Block 6 Southwest Lot LP for \$2.5 million. The developer is planning a



A rendering shows what Doran Properties Group's newest Colorado project will look like upon completion.

194-unit property at the site.

Upon completion, the apartment building will offer a mix of studio, one-, two- and three-bedroom units, along with several

townhouses on the ground floor.

The units will range in size from 540 to 1,650 square feet. Community amenities will include on-site garage parking, bike storage, a

pet spa, business center, coworking spaces, a mailroom with a computerized package delivery system, a fitness center with an attached group fitness area for yoga or other classes, a clubroom, game room, an entertainment suite for private events, and a pool deck with fire pits, grilling stations, a yard game area and lounges.

Residents also will have access to various retail and restaurant offerings within walking distance at Belmar, including Whole Foods, Best Buy and Dick's Sporting Goods. According to Evan Doran of Doran Properties Group, the

walkability of the asset will set it apart from similar projects in the Lakewood submarket. With the shift to remote working brought on by the COVID-19 pandemic, the project's walkability, coupled with its luxury on-site amenity package, is sure to drive resident interest, he added.

The project is still in the planning process but is expected to break ground in the fourth quarter, with completion set for 2024. Doran Properties Group recently completed and opened another Denver area project, the 215-unit Lyra apartments at 9641 E. Geddes Ave. in Aurora. ▲

Seagate Properties buys, renames Denver apartment bldg.

by Jenna Walters

DENVER – A real estate investment company acquired an apartment building in Denver's Speer neighborhood, adding to a multistate portfolio.

Seagate Properties purchased My Block Wash Park, the 107-unit property at 55 N. Washington St., from seller The Sepic Family. According to public records, the asset traded for \$63 million, or \$588,785 per unit. Robert Bratley, Jordan Robbins and Pamela Koster of JLL exclusively brokered the off-market transaction.

Built in 2014, My Block Wash Park offers one- and two-bedroom units ranging from 581 to 1,087 square feet. The units feature stainless steel appliances, hardwood flooring, marble showers, and washers and dryers. Community amenities include a fitness center, yoga studio, bike storage, dog wash, and a rooftop pool deck with an infinity pool, fire pits, grilling stations and cabana-style seating.

According to Bratley, the property's luxury amenity package was the most attractive aspect of the investment. The buyer



Robert Bratley

traded into the asset in a 1031 exchange after approaching the seller with an unsolicited offer.

Seagate Properties plans to increase the property's rents to market rate and enjoy the income it produces, Bratley noted. Following closing, the property was renamed The View at Wash Park, signaling a rebrand by the buyer. ▲



Seagate Properties purchased a Denver apartment building in a \$63 million, off-market sale.



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Multifamily

Dallas buyer acquires Aurora MF in 1st Colorado investment

by Jenna Walters

AURORA – A Dallas-based buyer forayed into the Colorado real estate market with a multifamily buy in Aurora.

According to public records, Mississippi Ave Aurora Borrower DE LLC purchased Fairview Apartments, the 100-unit apartment community at 14594 E. Mississippi Ave., from seller Fairview CO Partners LLC. The asset sold for \$27.6 million, or \$276,000 per unit. Jason Hornik and Greg Price of Marcus & Millichap exclusively brokered the transaction.

Situated on 8 acres, Fairview Apartments offers 70 one- and two-bedroom apartments and 30 three- and four-bedroom townhome units. Within the last several years, all but 15 of the units were updated with new plank flooring and kitchen finishes. Community amenities at the property include picnic and barbecue areas, multiple playgrounds, a dog park, community garden and shared laundry facilities.

According to Hornik, the property garnered significant interest during its marketing period. He attributed the interest to the asset's overall quality and the opportunity to add value through further improvements.

"Constructed in 1974 and ren-



The new owner of Fairview Apartments will continue unit improvements at the property.

ovated in 2018, Fairview Apartments is the most meticulously maintained and updated property of its era in Aurora," said Hornik. "The acquisition provides the buyer with a tremendous opportunity to reap the benefits of the strong and growing Aurora multifamily market."

"Rent growth in Aurora was 7.7% in the second quarter last year, a record-breaking level that surpassed pre-pandemic levels," added Price. "This year, immigration to the Denver metro area will sustain a high level of rental demand, put upward pressure on rents and keep

vacancy at its usual metro area low of just above 3%."

Following closing, the buyer is expected to continue with unit renovations at Fairview Apartments. It adds the asset to a portfolio spanning Texas, Arizona and Michigan.

Other News

■ DENVER – A Boston-based family, listed in public records as **Highland Properties 7821 LLC** and **Triple J Denver Property Cook LLC**, acquired a 52-unit multifamily portfolio from a local couple. The buyer purchased two apartment build-

ings at 1635 and 1671 Cook St. in Denver, along with a nearby lot, featuring parking, at 1620 Adams St. The entire portfolio sold for \$15 million. **Joe Hornstein** and **Scott Fetter** of **North-Peak Commercial Advisors** represented the buyer, while **Robert Lawson** of **Pinnacle Real Estate Advisors** represented the seller.

The apartment portfolio offers all one-bedroom units averaging approximately 558 square feet. Additionally, it includes upward of 50 parking spaces.

The buyer acquired the assets in a 1031 exchange. According to Hornstein, the transaction allowed the buyer to consolidate its holdings. It traded out of four multifamily properties spread across central Denver and into the portfolio in Denver's City Park neighborhood.

The buyer will improve the portfolio with the help of Cornerstone Management, increase rents to market rate and enjoy cash flow from the long-term hold.

■ DENVER – **Carmel Partners** purchased a land assemblage in Denver's Highland neighborhood and is evaluating development plans for the site.

The developer acquired the 50,318-sf assemblage at 800 N. Speer Blvd. and 2801, 2831, 2839

and 2845 Firth Court for \$10 million. It purchased the site, comprising an office building and a single-family home, from seller **Citizen Pictures**. The seller previously occupied the office space with its film production business and leased out the single-family residence. However, at closing, the site had been vacated by the seller, which moved its operations to a leased space in Boulder.

Travis Hodge and **Tony Bobay** of **Capstone** brokered the assemblage sale on behalf of the seller.

According to Hodge, the site saw significant interest primarily from multifamily developers. It received eight offers before selling to Carmel Partners.

Prospective buyers were especially drawn to the land because it is one of the last remaining large development sites in the Highland neighborhood, the Capstone team noted. The opportunity to fit an institutional-size project on the site also proved attractive, Hodge added. The site is zoned to support a

Please see **Carmel**, Page 33



Travis Hodge

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Retail

Several retailers join master planned community in Arvada

by Jenna Walters

ARVADA – Several retailers have recently signed leases at Candelas, a 1,500-square-foot master planned community in Arvada planned to feature thousands of single-family and multifamily residences, along with several million sf of retail and commercial space.

The most recent retail tenants to secure space at the community are Freedom Street Social, which signed a 12,000-sf lease; Cold Stone Creamery, which leased 2,280 sf; and Ziggie's Coffee, which leased 1,800 sf. The terms of the agreements, signed with development partners Church Ranch Cos. of Arvada and Candelas Point LLC, were undisclosed. Jon Weisiger and Jim Lee of CBRE are handling retail leasing at the community.



Three retailers are poised to open at Candelas this year after recently signing new lease agreements.

Freedom Street Social, expected to open this spring, is a food hall that will house eight vendor stations, including The Budlong Hot Chicken, Hamburger Stan, Jeremiah's Italian Ice, Breakfast Club and Pressed Coffee & Vinyl. Additionally, the location will offer a culinary residency pro-

gram that will rotate national chefs and their concepts monthly.

Ziggie's Coffee also will open this spring. The Northern Colorado-based coffee brand will add to more than 45 locations across nine states. Cold Stone Creamery's opening date is still being determined.

The new tenants join other retailers at the community, such as King Soopers, Resolute Brewing Co., Bluegrass Bourbon & Coffee Bar, Primrose Daycare and Anytime Fitness. All of the retailers reside on the community's 200 acres of dedicated retail land, which include three shopping centers.

According to CBRE research, Candelas' retail space is first and foremost patronized by its immediate residents and people living in the surrounding neighborhoods, which total more than 18,500 households within 5 miles of the site.

"Candelas is a fast-growing community with strong household incomes and people who want to enjoy restaurants, fitness centers, personal care services and entertainment. It's exciting

to see new businesses join the community, giving the greater, underserved region as many retail options as possible," said Brandon Dooling, a director with the partnership developing Candelas.

"The activity at Candelas speaks to the strength of suburban retail," added Weisiger. "The past two years have changed shopping patterns, with people spending more time at stores, restaurants and businesses close to where they live. As Candelas continues to grow its housing inventory, we expect to see more dynamic retailers join the project."

While there are no existing retail units available for lease at the project, there are several pad sites available for development, the CBRE team noted. ▲

Rubenstein Real Estate Co. buys Aurora retail center for \$15M

by Jenna Walters

AURORA – A Kansas-based full-service real estate firm acquired a retail center in Aurora.

Rubenstein Real Estate Company LC purchased Gateway Town Center, the 100,298-square-foot property at 3471-3511 N. Salida Court. The buyer acquired the asset from seller ACF Property Manage-

ment Inc. for \$15.05 million. The buyer was self-represented by Dwight Medberry, while the seller was represented by Jason Schmidt of JLL.

Built in 2005, Gateway Town Center is 97% leased to a mix of national and regional tenants, including Best Buy, Ross Dress for Less, Petco, Boot Barn and Garibaldi Mexican Restaurant.

According to Schmidt, the



Jason Schmidt

Please see Rubenstein, Page 29

property garnered significant buyer interest from both in- and out-of-state parties after hitting the market in November.

"Gateway Tower Center



Gateway Town Center is under new out-of-state ownership.

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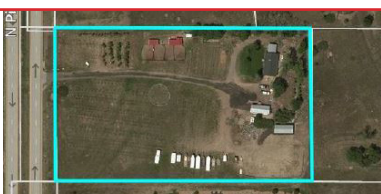
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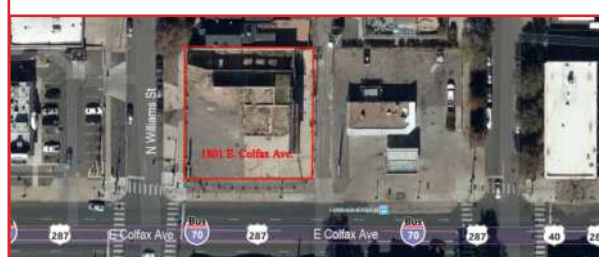
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Retail

Investment company buys shopping center in the Springs

by Jenna Walters

COLORADO SPRINGS – Sedgwick Real Estate Partners acquired a Colorado Springs shopping center, representing its first Colorado investment.

The buyer purchased the 44,000-square-foot Springs Ranch Shopping Center at 3703-3765 Bloomington St. from seller Harris Family Enterprises. The property traded for \$10.2 million. Sedgwick Real Estate Partners was self-represented in the off-market transaction, while Logan Harrison of Thrive Commercial represented the seller. Rob Bova of JLL worked on behalf of the buyer to secure acquisition funding through a regional bank, though an exact loan amount was undisclosed.

Built in 2005, Springs Ranch Shopping Center comprises three buildings on 4.66 acres. The retail center is 80% leased to a mix of national and regional tenants, including Qdoba, Amy's Donuts, Mici Italian and All Smiles Dentistry. Additionally, the property is an outparcel to a regional power center that is home to Super-Target, T.J. Maxx & HomeGoods, Ross, Kirkland's and Joann Fabric.

According to Brandon Rogoff of Sedgwick Real Estate Partners, the asset was desirable



A new ownership group plans to lease up Springs Ranch Shopping Center.

because of its credit tenancy and location within the Powers Boulevard retail corridor, one of the most highly sought-after retail trade areas of the Front Range. Rogoff added that Springs Ranch is poised to benefit from significant surrounding development and population growth in the corridor.

Sedgwick Real Estate Partners plans to lease up the building's remaining vacancy. It currently is in talks to retain Harrison as the property leasing agent. The buyer also will make minor cosmetic improvements to the landscaping, parking lot and building signage to enhance the center's curb appeal, Rogoff noted.

While the acquisition marks Sedgwick Real Estate Partners'

first in the state, Rogoff said the firm is actively looking for retail opportunities across the Front Range and anticipates investing \$25 million of equity in the next two years.

Other News

■ **CASTLE ROCK** – Shake Shack opened its first drive-thru location in Colorado at a newly developed site in Castle Rock.

Situated at 6489 Promenade Parkway, adjacent to the Whole Foods at Promenade at Castle Rock, the new 3,500-square-foot Shake Shack location features two drive-thru lanes and a split kitchen design. It will offer the brand's signature menu, including the ShackBurger, crinkle-cut

fries and hand-spun shakes.

The location was completed last year by developer **Drake Real Estate Services**. According to the Douglas County assessor, an entity related to the development company acquired the 1.5-acre parcel last spring for \$1.2 million and has since constructed the new Shake Shack location.

The restaurant building appears to be up for sale by **Marcus & Millichap**, which has publicly posted marketing material online. The listing shows that Shake Shack is under a 15-year triple-net lease at the property. Marcus & Millichap's asking price is \$1,543 per sf, which equates to roughly \$5.4 million in total.

The opening of the Castle Rock location comes after Shake Shack opened another newly developed fast-casual restaurant earlier this year at the former Macaroni Grill property at 7979 Arapahoe Road in Greenwood Village.

■ **FRONT RANGE** – **Ross Carpenter** of **NewMark Merrill Mountain States** recently brokered two lease transactions in Colorado Springs and Longmont.

Restaurant Depot Express

signed a 30,449-sf lease at 563 N. Academy Blvd. in Colorado Springs. Carpenter, along with **Dan Rodriguez** of **CBRE**, represented landlord **Citadel Crossing Associates LLC** in negotiations, while a team from **KCRE Advisors** represented the tenant. While the lease has commenced,



Ross Carpenter

Restaurant Depot Express will not be operational until summer, Carpenter noted.

Carpenter also represented landlord **NMMS Twin Peaks LLC** in a new lease at Village at the Peaks, the shopping complex at 1232 S. Hover St. in Longmont. **Tiffin's India Café** signed a 1,567-sf lease at the property. The tenant will complete a significant build-out at the shell space before occupying it later this year.

■ **CASTLE ROCK** – **John E. Johns** purchased the multitenant retail property at 1263 Park St. in Castle Rock. According to public records, the buyer acquired the 7,068-sf building from seller **1263 Park Street**

Please see Johns, Page 29

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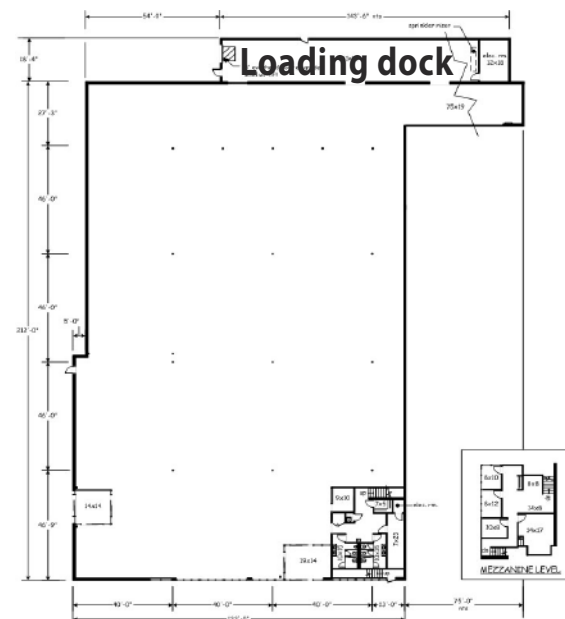


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Zoning solutions for development projects across Colorado

While certain asset types and industry sectors have suffered declines over the prior two years due to shutdowns and use restrictions imposed in response to the COVID-19 pandemic, development projects for the most part have remained unaffected. In Colorado specifically, multifamily, office and industrial development projects have continued unabated. Numerous major development projects across the Front Range have been completed during the past year and many more will be delivered in 2022.

Even without the added difficulties of a global pandemic, development projects present many economic, logistical and regulatory challenges. Zoning problems are one of the most significant issues a potential development project may face.

Zoning is the mechanism by which local governments regulate the use of land within their jurisdiction. Typically, zoning is implemented through the creation of zones or districts within a jurisdiction, each of which permits different uses and is subject to different requirements. If a development project does not qualify as a “use by right” under the zoning regulations applicable to the subject property or if the proposed structure does not comply with the applicable zoning regulations, the developer will be unable to move



Justin D. Pless
Founder, Pless Law Firm

forward with the intended project unless a solution can be found. If zoning problems arise, there are several options available that may provide a path forward for development projects that may otherwise be prohibited by the applicable zoning regulations. These options include special/conditional use permits, rezoning, variances and prior nonconforming use exceptions.

It is essential for developers, their counsel and their project teams to understand the availability of these options, the types of problems that can potentially be solved, and the processes for doing so in order to pursue zoning solutions that can be achieved expeditiously and with the highest probability of success. Successful developers are known for their ability to see opportunities that may not be readily apparent to others. By remaining mindful of options that may allow for exceptions or changes to the zoning for a potential project, knowledgeable developers may be able to pursue projects that others have overlooked because zoning issues



Rebekah Salguero
Senior counsel, Pless Law Firm

made the project appear nonviable or unprofitable.

■ **Special/conditional use.** When presented with a project that does not qualify as “use by right” under applicable zoning regulations,

developers should determine whether the project may be allowed as a “special” or “conditional” use. Unlike a use by right, which is a use that is expressly permitted in the applicable zone district without the requirement to comply with any conditions, other than the normal requirements for project approval, a special or conditional use, is a use that is permitted by zoning, but is subject to additional governmental review or the satisfaction of additional conditions or requirements. Those conditions or requirements may include requirements for additional parking, noise/sound mitigation or safety measures. Often, the issuance of special or conditional use permit may require a public hearing in order to allow for input by property owners in the vicinity of the proposed project.

For example, the city of Aurora

utilizes numerous criteria when making determinations on conditional use applications. The City of Aurora Unified Development Ordinance § 5.4.3(3) criteria include:

- Whether the proposed use complies with the applicable standards of the Unified Development Ordinance, city regulations, master plans and any prior conditions imposed on the property;
- Whether the proposed use is consistent with the City of Aurora Comprehensive Plan;
- Its compatibility with existing and planned uses in the surrounding area;
- Any additional burden that is likely to be imposed on existing infrastructure and public improvements; and
- Proposed mitigation of any adverse impacts on the surrounding area.

Additionally, in the city of Aurora, the planning director is responsible for reviewing conditional use permit applications and making recommendations to the Planning and Zoning Commission. The Planning and Zoning Commission then holds a public hearing on the application and decides whether to approve or reject the application based on the criteria in the ordinance per City of Aurora Unified Development Ordinance § 5.4.3(2).

Because a special or conditional

use is already contemplated for the applicable zone district, developers likely will have an easier time obtaining a special or conditional use permit than obtaining a full rezoning of the subject property. Developers and their counsel should carefully review the applicable zoning regulations to determine whether the proposed use may qualify as a special or conditional use, the process to apply for special or conditional use permit, whether a hearing will be required, and any specific conditions or requirements that may be imposed by the land use code.

■ **Rezoning.** If a special or conditional use permit is not available for a particular project, then the developer may be required to pursue a rezoning of the property in order to proceed. Rezoning is the legal process to change the zoning classification of a specific property. To pursue rezoning, the developer must apply to the planning or community development department of the local government that has jurisdiction over the property. The rezoning process typically will take longer, be more involved, and have more potential obstacles than the process for obtaining a special or conditional use permit. The exact requirements to initiate and pursue the rezoning process will

Continued on Page 23

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Continued from Page 22

vary from jurisdiction to jurisdiction. However, the typical rezoning process, at a minimum, will involve requirements for notice to surrounding property owners and one or more public hearings.

For example, an application for rezoning in the city of Boulder requires: a list of the names and addresses of all property owners for the proposed area to be rezoned and for all property within 300 feet of the boundaries of that area; a survey; the legal description of the property to be rezoned; and a written statement addressing the criteria for approval, per City of Boulder Municipal Code § 9-2-19(b).

The city of Boulder rezoning application process requires that notice of the rezoning application be mailed to anyone who owns property located within 300 feet of the property subject to the rezoning application and also that notice be posted on the subject property. After the required notices have been given, public hearings are required to be held at the Planning Board and City Council level in order to approve the rezoning.

The notice and hearing requirements in the rezoning application process for the city of Boulder described above are indicative of the additional requirements that may be imposed on rezoning applications, as opposed to applications for a special or conditional use permit.

If a rezoning application is successful, then the zoning regula-

tions applicable to the project will be changed, and the developer should be able to move forward with the project as contemplated.

■ **Variance.** If a special or conditional use permit is not available and a rezoning of the property is not likely to be successful, it still may be possible to obtain a variance from the applicable zoning regulations. A zoning variance is essentially a form of permission from the local government with jurisdiction over the property that allows a project to proceed even though that project deviates from applicable zoning regulations. Typically, variances are only available in connection with the construction of improvements that do not comply with zoning requirements but are not available for noncompliant uses. For instance, the city of Fort Collins Land Use Code specifically prohibits zoning variances to authorize uses that are not specifically permitted in the applicable zoning district, per City of Fort Collins Land Use Code § 2.10.3. This type of limitation on the use of variances is common in Colorado. A notable outlier, the city of Colorado Springs, does allow for use related variances (City of Colorado Springs City Code § 7.5.803).

In order to obtain a variance, a developer must apply to the planning or community development department of the local government that has jurisdiction over the property. The variance application then typically will be reviewed by a board, often called the board of adjustment, that will render a decision on the application. Each

jurisdiction has its own specific process to apply for and pursue a zoning variance. A developer applying for a variance typically will be required to demonstrate a hardship in order to obtain the variance and that the hardship is specific to the property in question – such as an oddly shaped lot that would not permit construction in compliance with the applicable setbacks in the zoning code – and not a hardship that generally is applicable to all property owners. It also is important to remember that if a variance is granted and the developer does not comply with any conditions imposed by the adjustment board, the local government may refuse to issue a building permit or may force the property owner to halt construction.

In the city of Fort Collins, for instance, variance applications are submitted to the Board of Zoning Appeals. In order to approve a variance, the Fort Collins Land Use Code requires a finding that the requested variance must not be determinantal to the public good and also must meet one of three required justifications: the strict application of the standards in the zoning code would “result in unusual and exceptional practical difficulties, or exceptional or undue hardship” on the applicant because of “exceptional physical conditions or other extraordinary and exceptional situations unique to such property”; the requested variance would promote the general purpose of the applicable zoning standard “equally well or better” than compliance with

the applicable standard; or the requested variance will not deviate from the applicable zoning standards “except in a nominal, inconsequential way” within the context of the neighborhood and will continue to advance the purposes of the Land Use Code, per the City of Fort Collins Land Use Code § 2.10.3, 4(H).

The Fort Collins Land Use Code authorizes the planning, development and transportation director to review certain minor variances, such as setback encroachments of up to 10%, without a public hearing. All other zoning variances are reviewed directly by the Zoning Board of Appeals, and a public hearing is required. Decisions of the Zoning Board of Appeals can be appealed to the Fort Collins City Council.

■ **Prior nonconforming use.** Another possibility that developers may consider is the existence of a legal nonconforming use. A legal nonconforming use is a use that was previously permitted under zoning regulations but is no longer allowed under new or updated zoning regulation. Property owners with lawful nonconforming uses typically can continue those uses despite the change in zoning regulations prohibiting the use. While the existence of a prior nonconforming use may initially appear to be an attractive option, developers should be careful as nonconforming uses often are heavily restricted. Many local governments prohibit the enlargement or expansion of a nonconforming use, as well as the replacement of any buildings

used for the nonconforming use if they are destroyed.

These types of restrictions limit the utility of legal nonconforming uses in the development context. However, if the property has nonconforming use that is consistent with the planned development, the developer would be wise to carefully review the land use code for the applicable jurisdiction to determine if there may be a viable way to continue the use in the new development. For example, depending on the specifics of the applicable zoning regulations, if a portion of an existing structure were preserved in connection with a new development, the developer may have a viable argument to preserve the nonconforming use.

■ **Conclusion.** As development projects continue throughout the Front Range, there are fewer and fewer available sites that have viable “use by right” zoning. When developers encounter a site with zoning problems, they should consider the options discussed above to determine if a solution may be possible. It is important that developers, their counsel and their project teams understand these options, the zoning problems that can potentially be addressed, as well as the process, timing and the likelihood of success. In doing so, they may be able to pursue projects that initially appear nonviable or increase profitability in projects that would otherwise be marginal. ▲

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Finance

D.A. Davidson & Co. closes \$70 million for commercial project

by Jenna Walters

GLENDALE – D.A. Davidson & Co. priced and closed approximately \$70 million of senior and subordinate bonds for Glendale Entertainment District, a master planned mixed-use retail, entertainment and commercial center on 10 acres near East Virginia Avenue and South Cherry Street in Glendale.

Upon completion, Glendale Entertainment District will span approximately 213,660 square feet, featuring an Alamo Draft-

house Cinema, live concert venues, outdoor plazas, retail shops, fine dining and casual restaurants, sports bars, a hotel, two parking structures and a boardwalk along Cherry Creek.

The estimated \$150 million project will be developed in two phases. The first phase, anchored by the Alamo Drafthouse Cinema, will kick off this year and is expected to wrap up in 2024. Phase two likely will include a 120-room hotel, and retail and restaurant space. Central Street

Capital Inc. is overseeing the development of the project.

“The Glendale Entertainment District is a big vision backed by years of thorough and diligent planning,” said Rob Salazar, founder and president of Central Street Capital. “Critical to this project’s success is aligning with the most intentional financial partners, and D.A. Davidson more than fits the bill with decades of experience, specialized expertise and the tools not easily found in our market.” ▲



A rendering shows what Glendale Entertainment District would like upon completion.

Thorofare Capital provides \$34.54M for MF development

by Jenna Walters

FORT COLLINS – Thorofare Capital provided a \$34.54 million loan for an apartment project in Fort Collins.

Thorofare Capital provided the construction-completion senior loan to Chicago-based developer CA Ventures. According to the lender, the interest-only, highly structured loan carries an initial term of two years, with one extension option.

The funds will be used for the 197-unit Willow Street Residences development underway at 223 Willow St. Upon closing, the project was 80% complete. Thorofare Capital



CA Ventures will build an apartment building with funds provided by Thorofare Capital.

noted that the loan fully capitalizes the project’s development budget from commencement of operations through lease-up.

The property will offer studio, one- and two-bedroom apartments averaging 581 square feet

across two buildings. In addition to luxury unit finishes such as stainless steel appliances and quartz countertops, the property will feature bike storage with a bike repair station, parcel lockers, an outdoor deck, clubroom

and 158 garage parking spaces.

Other News

■ CENTENNIAL – JLL Capital Markets arranged a \$2.8 million acquisition loan for a flex building in Centennial.

Eric Tupler and Rob Bova of JLL worked on behalf of



JLL provided acquisition funds for 7070 S. Tucson Way in Centennial.

borrower Flywheel Capital to secure the funds through a regional bank. The terms of the loan were undisclosed.

The borrower used the funds to purchase the 22,300-square-foot research and development facility at 7070 S. Tucson Way. According to public records, Flywheel Capital acquired the property for \$4.2 million from seller Dental Solutions Real Estate LLC.

Built in 1982 and renovated in 2018, the flex facility consists of 18,000 sf of office build-out and 4,300 sf of warehouse space with one drive-in and one dock-high door. Renew LLC leases the entire building. ▲

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Colorado Tech Real Estate Thought Leadership

CREJ has invited a select group of top tech real estate players to each contribute an expert article related to the state of the industry.



Ryan Link
CBRE



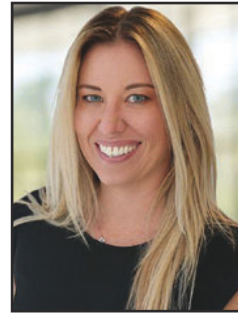
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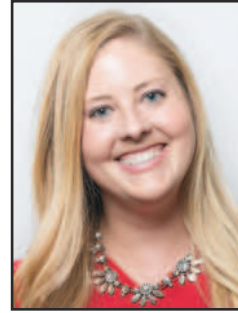
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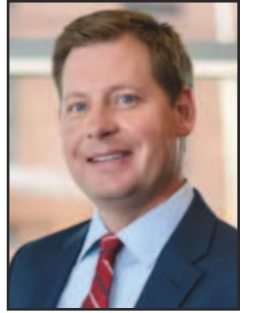
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Raise Commercial Real Estate



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Tributary Real Estate



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Denver's sector: A growth story for employment, office space

The COVID-19 pandemic caused more talent to disperse into secondary and tertiary markets, with talent and tech companies alike gravitating toward cities with highly educated workforces, that are more affordable than gateway markets and provide a high quality of life. The work-from-home shift became a growth driver for many tech companies, with the sector showing great resilience to the recent downturn. This is evidenced by sustained job growth throughout the pan-



Steve Billigmeier
Vice chairman,
Tenant Advisory
Group, Cushman &
Wakefield

drivers. The concentration of

demographic, while other office using sectors combined for negative net job growth. These trends resulted in a growing share of office leasing activity by the tech sector in 2021.

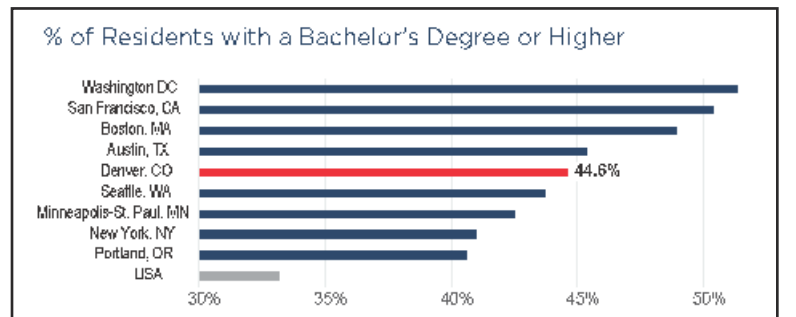
■ Growth



Jonathan Sullivan
Research manager,
Cushman &
Wakefield

educated metro

younger, well-educated workers is perhaps the most appealing factor for tech companies to expand in or relocate to the Denver metro area. Denver ranks fifth among the most



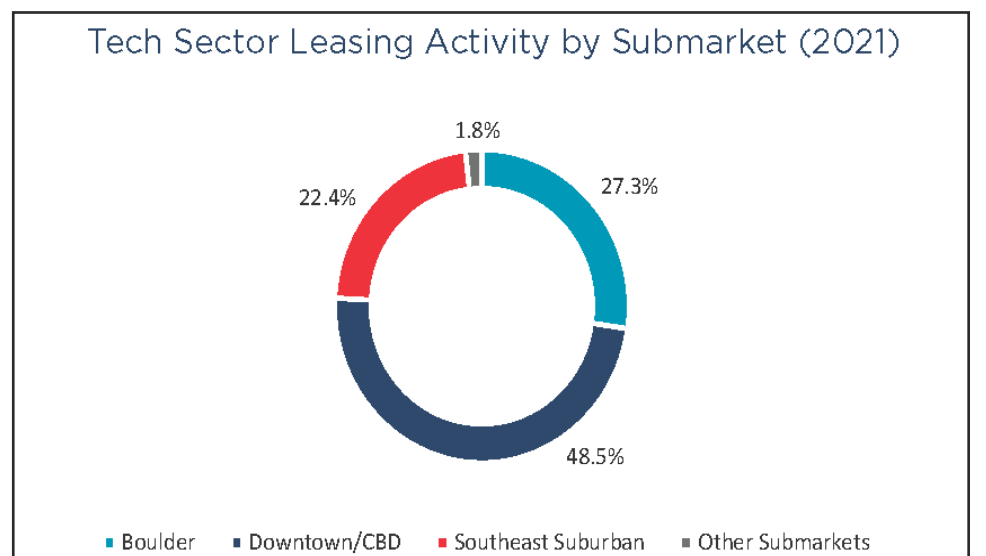
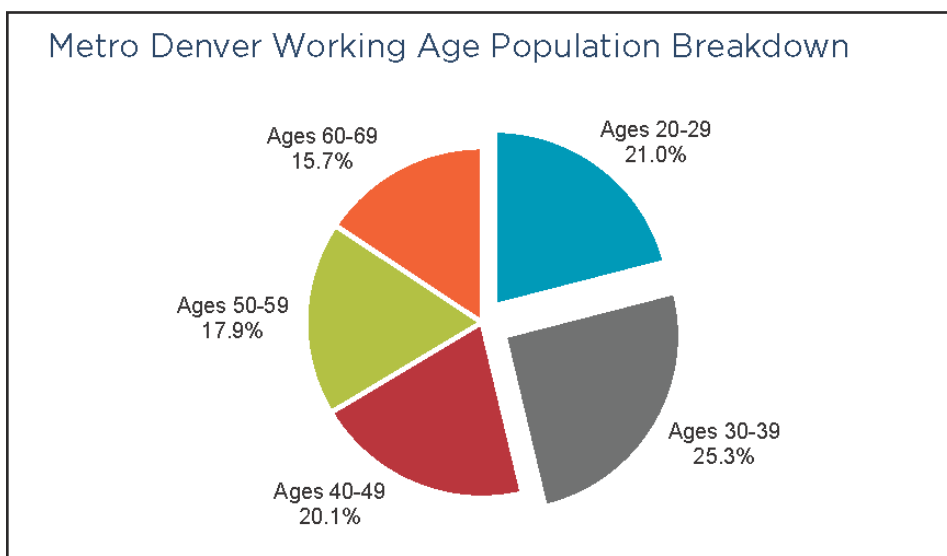
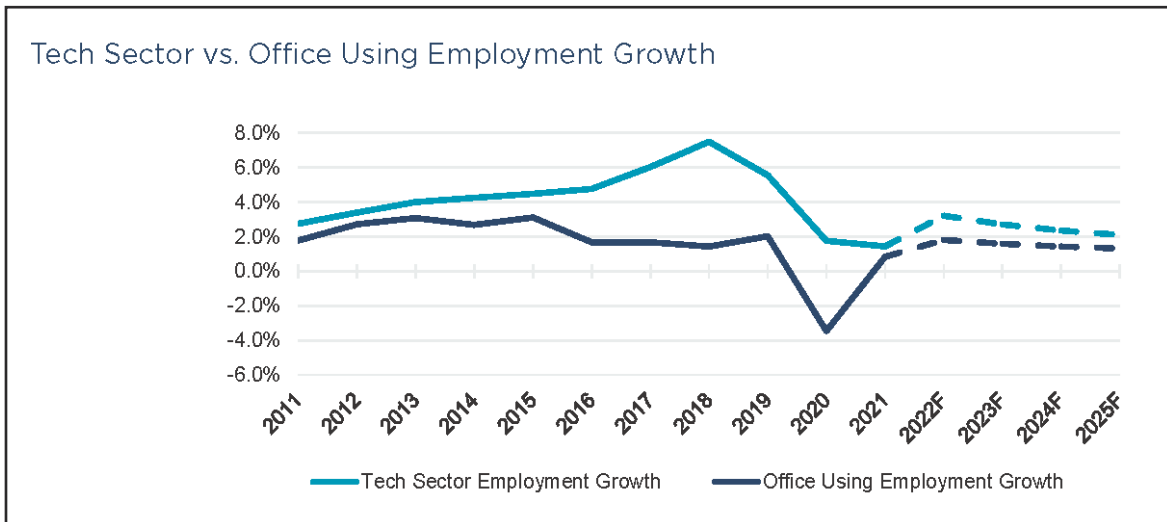
ally, with nearly 45% of the over 25 population having a bachelor's degree or higher. This is well above the national average of 33% and falls just short of major tech hubs like Austin, Texas, and Boston.

Approximately 46% of metro Denver's working age population (ages 20-69) is between the ages of 20 and 39, equivalent to roughly 945,000 residents. Metro Denver also boasts a high quality of life, with Boulder ranked No. 1 and Denver ranked No. 14 in U.S. News & World Report's Best Places to Live rankings for 2021-22. In the previous year's rankings, Boulder and Denver were ranked No. 1 and No. 2, respectively.

■ Employment growth. Employment in metro Denver's tech sector rose to 123,650 in 2021, an increase of nearly 3,900 jobs since 2019, pre-pandemic. Over the past 10 years, the sector has added nearly 42,600 jobs, an increase of 52.5%. In comparison, overall office using employment grew 16.8% to 596,700 jobs over the same 10-year period. The tech sector's resilience to the COVID-related downturn is further evidenced by its 3.2% increase in employment from 2019 to 2021, while office using employment recorded a 2.7% decline over the same period.

Looking ahead, tech sector employment growth is fore-

Please see Tech, Page 29



BioMed

Continued from Page 1

the coastal markets. The firm owns and operates more than 13.7 million sf of lab, technology and office real estate across the U.S. and the United Kingdom.

“Boulder has long since been a market we’ve watched with great enthusiasm. It functions in both life sciences and technology sectors, and that convergence is exciting,” Bergschneider said. “When this opportu-



Jon Bergschneider

nity became available, we saw it as a unique way to enter the Boulder market with size and scale.

“Beyond being a preeminent regional tech and life sciences hub, Boulder is a thriving community that couples innovation with

a profound respect for natural resources and sustainable practices,” he added. “We look forward to joining and supporting the Boulder community by not only providing best-in-class workspaces for companies to continue their life-saving and inventive work but also by creating strong, long-term relationships with local organizations working to maintain Boulder’s unique identity as a gem in the Rockies.”

BioMed Realty plans to invest \$200 million into redevelopment costs at the campus. According to Bergschneider, the buyer plans to convert approximately 35% of the existing office space to lab space to create an equal balance of the two. The repositioning was bolstered by increased demand for lab space at the campus by both existing and prospective tenants, Bergschneider noted. He said the demand shift was

brought on by COVID-19, which allowed many office users to work remotely and resulted in downsizing.

The campus’s vacant space will be the first to be converted to lab space, with other tenanted buildings being redeveloped in the next two to three years. Additionally, the spec for the 56,000-sf creative office building under construction at 5505 Central Blvd. will be updated to support life sciences use. ▲

Mountainsmith

Continued from Page 8

retail space.

“We are really excited about the location of our new offices. Mountainsmith has been in Golden since its beginnings in 1979, and this new location allows us a better opportunity to be a part of this vibrant community,” said McFarland. “Our location gives us great access to everything downtown has to

offer, such as restaurants, breweries, trails and the creek. It also will allow us to create new connections and friends from the increased foot traffic we should see.”

■ DENVER – Buyer **601 North Emerson LLC** purchased the approximately 2,900-sf office building at 601 N. Emerson St. in Denver. According to public records, the buyer acquired



Preston Newberry

the asset from seller **Emerson Street Group LLC** for \$815,000. **Preston Newberry at Your Castle Real Estate** represented the buyer in the transaction, while **Justin Krieger and Greg Titus of Pinnacle Real Estate**



Justin Krieger

Advisors represented the seller. According to Krieger, the building was originally listed for sale in mid-2020. Due to challenges surrounding the COVID-19 pandemic, the property was pulled from the

market. The Pinnacle team relisted it last year, and it garnered strong interest from owners, investors and developers alike, Krieger noted.

The building ultimately sold to a group of therapists that will fully occupy it, relocating from a Glendale location. Newberry said the buyer plans to completely remodel the interior and exterior before opening for business in September. ▲

Rubenstein

Continued from Page 18

appealed to a wide group of buyers because of the strong growth in the area, the brand-

named tenants and the deep desire for capital to be in the metropolitan Denver market,” Schmidt said.

The property’s location with-

in a high-growth trade area was a driving force in the sale, Schmidt added. JLL research shows the trade area, serving 208,351 residents within a

5-mile radius, is expected to increase 8.6% within five years.

Following closing, Rubenstein Real Estate Co. plans to hold the asset long-term and

enjoy its steady cash flow. It adds the property to a portfolio of similar shopping center holdings across multiple states.▲

Johns

Continued from Page 20

LLC for \$1.9 million. **Drew Isaac and James K. Rassenfoss of Marcus & Millichap** exclusively brokered the sale.

Built in 2006, the free-standing retail building is home to several tenants, including a hair salon, spa and printing company.

According to the Marcus & Millichap team, the transaction provided the opportunity to

acquire a stable, internet-resistant property with committed tenants in a rapidly growing area with excellent demographics.

■ NORTHGLENN – Local investor **400 E 120th LLC** purchased the single-tenant net-leased O’Reilly Auto Parts property located at 400 E. 120th Ave. in Northglenn. According to public records, the buyer acquired the asset from California-based seller **Strong Family**

Trust for \$1.8 million. **Brandon Gayeski of Blue West Capital** exclusively brokered the transaction.

According to Blue West Capital, O’Reilly Auto Parts has operated at the property since 1995 under an absolute triple-net lease featuring fixed rental increases every five years and no landlord responsibilities.

In addition to its credit tenancy, the property’s location on an outparcel to a Safeway-

anchored shopping center proved attractive, Gayeski noted. Blue West Capital research shows the property sees traffic counts in excess of 53,000 vehicles per day.

The property represents the second O’Reilly Auto Parts in the Denver metro area that Gayeski sold within the past two weeks. He brokered the sale of the 6,160-sf auto parts shop at 5807 W. Colfax Ave. in Lakewood, which traded

between two undisclosed California investors for \$2.8 million.

“Single-tenant properties with older leases and low rents are extremely rare and highly sought after amongst net-lease investors,” Gayeski commented. “We continue to feel the effects of supply and demand constraints, particularly with respect to net-lease properties located in Colorado.” ▲

Tech

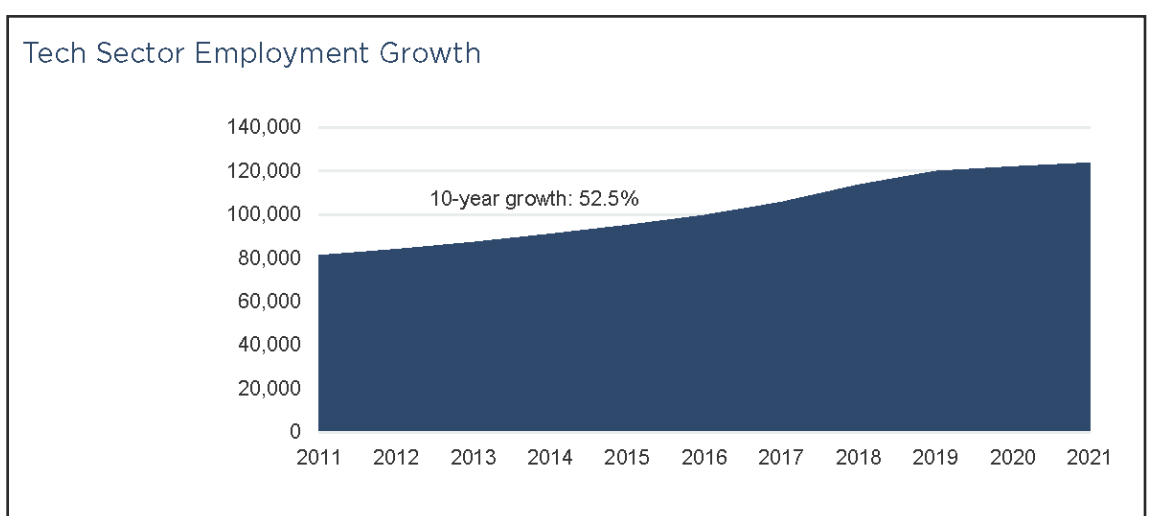
Continued from Page 28

casted to outpace office using employment growth by an average of 110 basis points annually through 2025. For 2022, tech sector employment growth is expected to clock in at 3.2% compared with 1.8% growth in overall office using employment.

■ **Office leasing activity.** Given its heightened levels of employment growth in recent years, the tech sector is accounting for a larger share of overall office leasing activity compared to other industries. In 2021, the tech sector accounted for approximately

20.2% of leasing activity, well above the most recent five-year average of 16.7% and the highest over that period. While this again speaks to the reliance on technology and the sector’s gains during the downturn, it also reflects Denver’s position as a growth market.

Metro Denver’s most prominent tech hubs and office submarkets continue to capture the bulk of leasing activity, with Boulder, Denver’s central business district and the southeast suburban submarket accounting for 78% of tech activity over the past five years. Flight-to-quality among



tech firms has been a consistent theme in Denver. 75.8% of leasing activity has been

in Class A buildings and new construction as companies establish a footprint in the city

and position themselves to better recruit and retain top talent. ▲



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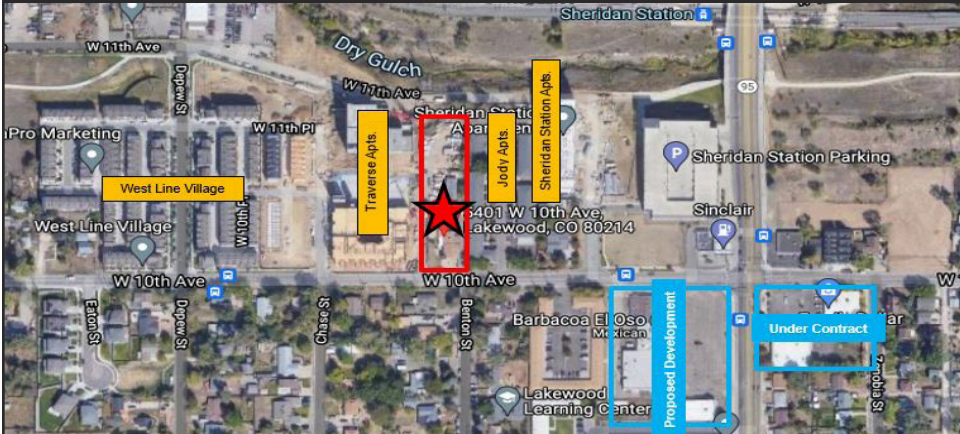
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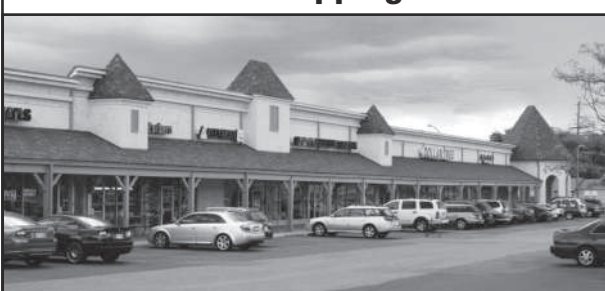
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Property Management

5 management ideas to consider during development

It's all too easy for commercial real estate development and investment teams to stay siloed before and during new development projects. With so many factors and players involved, development teams sometimes take their eyes off the long-term issue of property management. That can be a costly mistake.

In our experience, breaking down the development and property management silos has resulted in more collaborative (and fulfilling) projects, even for those projects intended to sell quickly after development.

Why? First of all, a long-term focus on property management attracts and maintains tenants, saving money in the long run. Second, when a building transitions from development to operations, minimizing finger-pointing solves the inevitable challenges that arise much more efficiently, getting the project up and running more quickly. And third, property management's perspective can help maximize investments.

Following are five key property management ideas we've learned to keep at the table during development.

1. Consider long-term maintenance around the design of the property. When you're developing a property, you want



Brie Martin
Director of property management, Prime West Development

the design to be aesthetically pleasing, making sure its style and design align with what's trending. But at what cost? Today's matte paint trend (especially black matte paint), which shows every ding, scratch and scrape, is a perfect example of this. While there's always maintenance to upkeep paint, it's exacerbated with matte paint because it showcases rather than hides normal wear and tear. Another design trend I've seen rise in popularity is white flooring. Like matte paint, white flooring shows normal wear and tear, such as the inevitable dirt, mud and snow that gets tracked into the building. This is important not only operationally but also for the leasing activity of the building. The first thing a prospective tenant or current tenant notices when walking into a building is the lobby, so it's important to have materials that make the aesthetic appearance easy to maintain.

Property management expertise at the table during devel-

opment can bring such design issues to light early.

2. Audit the building equipment that may require extensive troubleshooting. Understandably, developers want to keep costs down during development. But when we think long term, sometimes it's best to spend more upfront to save time and money later. Auditing building equipment is the perfect example.

Take variable air volume boxes. Full-floor tenants can get away with daisy-chain VAV boxes, but they take extensive time for the building engineer to problem solve, taking him away from other building duties that require his attention. Smarter VAV systems make the development team look like forward-thinkers in the market since both buyers and tenants know that there's less likelihood of headaches down the road.

3. Include management in punch walks. Once a new project

receives its certificate of occupancy, the development team begins to (naturally) channel its focus to other projects. That's why it's important to have property management be a part of the final punch walk. This allows the development team to transition warranty items onto management's plate efficiently while allowing development to move onto their other projects with peace-of-mind that all items are addressed. Plus, property management experts will keep an eye out for things that the development team might miss. Like bringing a family member to a doctor's appointment, a second and new set of eyes often asks the most critical questions.

4. Make management aware of all warranties. After development, a significant part of the hand-off process from general contractors to property managers involves the warranties and the list of all subcontractors for

the various trades involved in the project. Plan early and prioritize this hand off: It will ensure the property manager keeps an eye on and maintains all pieces of equipment to manufacturer specifications, and flags important items such as the warranties for water heaters or appliances, maximizing the value of the warranties.

5. Accurately estimate operating expenses for new tenants. Many costs increase with occupancy, and gross-up calculations are essential during the first years of leasing. This typically is true until a building is out of warranty and reaches at least 85% occupancy. The first year of expenses are lower because everything is still under warranty. But once the one-year labor warranty burns off, it's challenging to accurately estimate the contracted services. Working alongside property management early and often is vital to assess these operating expenses.

We learn something new in every project, helping us fine-tune the next one. These tips are top of our minds as we collaborate during development through new construction operations, increasing return for all involved. ▲

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2022

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Special Districts

Opinion: Special districts role in sustaining our communities

It's no secret that Colorado is facing a housing supply shortage. According to the Colorado Association of Realtors, there were fewer than 1,500 single-family houses and only 452 townhome/condo active listings at the end of February. That's down 50% and 71.6%, respectively, from February of last year. Statewide, the numbers don't look much better. Across Colorado, single-family active listings have decreased 41% and townhome/condo listings are down by 63%.

As Denver, in particular, continues to attract new residents across all income levels, there is a critical need to create more affordable and attainable housing options. The recent 2022 Axios-Generation Lab report ranked Denver as the No. 1 desired post-college destination for those who make less than \$26,000 a year and landed at No. 14 for those who make more than \$80,000 a year.

While there are multiple solutions to help address Colorado's growing pains, special districts continue to be a critical tool to fund the public infrastructure required to allow housing supply to keep up with demand for new homes. With more than 2,700 special districts in the state, the use of this financing tool to support the growth of our communities has become ubiquitous across Colorado. All top 20 selling master planned communities in the state today currently fund their public infrastructure



Zach Bishop
Managing director,
Special District
Group, Piper Sandler

through special districts. The impact these districts have made is exponential as we continue to face housing affordability and homelessness challenges. From increasing the housing supply to generating economic activity to facilitating early stage development, special districts cannot be overlooked when it comes to sustaining Colorado's growth.

■ **Special districts increase Colorado's housing supply.** In 2021, our firm's special district group financed public infrastructure that ultimately will add 50,000 new homes in Colorado upon full build-out. Our team anticipates closing more than 100 transactions in Colorado through the end of 2022, which will add more master planned communities across the state and ultimately continue to increase the number of homes available.

According to 2020 census data, Colorado's population grew by more than 14% from 2010 to 2020, adding more than 770,000 people. And that growth shows no signs of slowing.

The use of special district financing is a vital asset we have at our disposal to address issues that naturally come with this

level of growth. By using special districts to develop master planned communities across the state, more homes are added to the housing supply without burdening the existing residents of cities and counties with the cost of building the required infrastructure.

For example, the highly anticipated Loretto Heights redevelopment in Southwest Denver will add 1,157 residential units focused on affordable housing. In Jefferson County, the Red Rocks Ranch Metropolitan District is expected to add more than 950 homes. In Longmont, the Mountain Brook Metropolitan District is adding 110 single-family detached homes, 149 townhomes and 200 condominiums. At the time financing for the Mountain Brook district was issued, all 149 townhomes and 200 condos were under contract along with 92 of the single-family homes – demonstrating just how quickly demand is outpacing supply.

■ **Special districts inject billions into the state's economy.** The benefits of special districts are not limited to housing. They're also a mechanism to bring additional capital into Colorado's economy. In the past five years alone, special districts brought \$15 billion of capital into our state to fund public infrastructure and services. That \$15 billion went directly into shovel-ready projects that have resulted in thousands of jobs for construc-

tion workers and related industries.

The economic impact doesn't stop at the construction site. Many of the master planned mixed-use communities that special districts pave the way to build include land development for commercial and industrial use. The Loretto Heights redevelopment, for example, includes 98,000 square feet of retail space that will include a new grocery store and theater, and an additional 78,000 sf of office space.

Without being able to finance public infrastructure through special districts, this capital would otherwise remain outside of Colorado or come at significantly higher cost, further hindering efforts to build the roads, sidewalks, parks, open space, water and wastewater structures that sustain economic growth.

■ **Special districts facilitate early stage development.** Special districts pave the way for growth in a way that allows the development community to execute on projects that would otherwise take much longer to secure the necessary capital to build. For example, by establishing a special improvement district, developers can access early stage construction lending without recourse. Unlike other forms of construction lending, SIDs allow local homebuilders to develop additional types of communities, including ones that include non-production lots.

The Canyon Pines Metro

District in Jefferson County, for example, is the first master planned community in Colorado to establish an SID for public infrastructure construction lending. Across 181 acres in Arvada, Canyon Pines will include 90 single-family detached lots for custom homes. In addition to the general obligation debt issuance, the metro district established an SID within its boundaries as a way to issue assessment lien bonds. These special assessments are applied to each lot based on a benefit analysis of the improvements the SID provides that lot. They do not levy property taxes, and the lien is paid off as the lots are sold. This financing solution allows local homebuilders to tap into capital that typically is only accessible to the nation's largest homebuilders.

The bottom line: Special districts help build stronger communities that are well equipped to maintain sustainable growth, while playing a vital role in helping to cover the cost of building and maintaining essential roads, sidewalks, parks, open space, water and wastewater structures that cities and counties often can't afford to build up front. The use of these tools leads to economic opportunity, streamlines land development and increases new housing stock across the state – something that cannot be overlooked as people continue to flock to Colorado to enjoy everything it has to offer. ▲

Carmel

Continued from Page 16

five-story mixed-use development.

Carmel Partners could not be reached for comment regarding the land sale or future development. Hodge declined to comment on the buyer's specific plans.

■ **WESTMINSTER – Pinnacle Real Estate Advisors** announced the sale of the 36-unit multifamily property at 3076 W. 71st Way in Westminster. According to Pinnacle Real Estate Advisors, a buyer in a 1031 exchange acquired the property, offering all two-bedroom apartments, for \$6.95 million, or \$193,055 per unit. **Andrew Monette** of Pinnacle represented the buyer in the transaction. The Adams County assessor lists the previous owner as **Bottom Line Investing Group LLC**. However, the transaction had not yet been recorded with the clerk's office by press time.

"We were thrilled to help our client successfully satisfy its 1031 exchange requirement by trading out of a multitenant



Andrew Monette

retail portfolio into a multi-family asset," Monette commented on the transaction. "The buyer will be able to increase its cash flow position drastically while also setting itself up for future value-add at the property."

According to Monette, the buyer sold the retail property at 9012 W. Ken Caryl Ave. in Littleton and traded into 3076 W. 71st, which fits perfectly into its portfolio of workforce housing investments across the Front Range. The buyer has no immediate renovation plans for the multifamily property and plans to enjoy the steady cash flow it provides, Monette added.

■ **LAKESWOOD –** Andi Lynn Flats, the 16-unit multifamily property at 213-233 S. Ingalls St. in Lakewood, traded hands. According to public records, buyer **Ingalls St Partners LLC** acquired the 1960s asset from **IH Holdings Four LLC** for \$3.43

million, or \$214,063 per unit.

Josh Newell of **Pinnacle Real Estate Advisors**, who brokered the transaction on behalf of the seller, commented on the marketing process, saying, "Andi Lynn Flats had a 60% loan-to-value loan assumption requirement, which definitely shrank the buyer pool. However, we knew that there was enough capital chasing quality suburban assets that we'd be able to execute this disposition."

The property, offering two-bedroom units, ultimately sold for 97% of the list price.

Newell also assisted in the recent sale of the seven-unit property at 1690 Yarrow St. in Lakewood. The 1950s asset traded between two undisclosed investors for \$1.5 million, or \$214,286 per unit. **Connor Knutson** and **Jake Waxter** of Pinnacle Real Estate Advisors worked alongside Newell to represent the buyer in the transaction.

■ **GREELEY –** The 10-unit multifamily property at 2130 28th Ave. in Greeley sold. According to public records, buyer **Stapleton Children's**

Dentistry Properties LLC purchased the asset from **Michael A. Carmichael** for \$2.37 million. The value-add property, built in 1985, features six two-bedroom and four three-bedroom townhome-style apartments with individual garages.

Mark Knowlton and **Jim Knowlton** of **Pinnacle Real Estate Advisors** represented the 1031 exchange buyer in the off-market transaction, while **Quentin Shore** and **Chris Knowlton**, also of Pinnacle Real Estate Advisors, represented the seller.

■ **AVON – Lot 3 Vista Mountain LLC** purchased one of the last undeveloped parcels at the base of Beaver Creek Resort in Avon. The buyer acquired the 1.09-acre site from **Marriott Vacations Worldwide** for \$3.1 million. **Erich Schmidt** and **Steven Sendor** of **Fortius Capital Investment Services** brokered the transaction.

According to Schmidt, the property garnered significant interest from developers nationwide and received several offers. He attributed the interest to the site's favorable

Town Center zoning, which allows for residential, hospitality or commercial development. The site's central location within walking distance of various ski lifts, coupled with the scarcity



Erich Schmidt

of available developable land in Avon, also made the land attractive, Schmidt noted.

The buyer is still evaluating plans for the site.

■ **COMMERCE CITY – Kearney 1 LLC** purchased the 2.48-acre development site at 6320 Kearney St. in Commerce City from seller **Kearney Development Partners LLC**. The land traded for \$1.13 million. **Tanner Digby** of **Digby Commercial Advisors** brokered the transaction.

According to Digby, the buyer plans to develop a 44-unit apartment building on the site. The property will rise three stories and feature units ranging from 1,425 to 1,800 sf. ▲

Construction, Design & Engineering

CFC Construction tops out Novus apartment complex in Lone Tree's RidgeGate

CFC Construction recently topped out Novus, a 240-unit apartment complex in Lone Tree's RidgeGate community. The project is situated on the last parcel of land at the Sky Ridge Station transit-oriented development site. Novus is being built by a joint venture of Regency Partners (as the general partner) and RidgeGate Investments Inc. BSB Design is the architect.

The seven-story apartment complex, which includes two levels of parking and an integrated retail space, is adjacent to several large employers in the area including the Sky Ridge Medical Center, Charles Schwab and Kiewit's regional headquarters. Construction is scheduled to be complete in the fourth quarter.

"These apartments are an ideal addition to Sky Ridge Station and help fill the need for higher density, urban style apartments at an attainable price," said Keith Simon, executive vice president and director of development for Coventry Development Corp., the master developer for RidgeGate. "This comes at a perfect time for RidgeGate as the west side is nearly built out, and we are continuing to see many new residents come to the area thanks to the numerous employers here



Novus is situated on the last parcel of land at the Sky Ridge Station TOD site.

as well as the overall connectivity and walkability of the community."

The project features a modern, podium-style design and will offer units ranging in size from 544 square feet to 1,121 sf. The units will be a mix of one- and two-bedroom apartments with stainless steel appliances, quartz countertops, walk-in closets and

private balconies.

"The goal is to provide high-quality housing with direct adjacency to some of the community's largest employers and multimodal transit options," said Jim Francescon, managing director of Regency Partners.

Novus is being built using the Prescient all-steel building technology.

Common area amenities include a pool with viewing deck, outdoor kitchen and fireplace, a large dog park, creative coworking spaces, fitness center and yoga studio, rooftop deck with mountain views, community recycling program including designated recycling chutes, Luxor package delivery systems with cold storage, securitized entry

controls, and 1,500 sf of ground-floor retail and gathering spaces.

"We are excited to announce the topping out of Novus and look forward to welcoming residents later this year," Francescon said. "The overall design, amenity package, and technology offering is market-leading and we are confident that it will create a new standard in the submarket." ▲



Crosswinds at Arista will feature 54 one-bedroom, 84 two-bedroom, and 21 three-bedroom units spread throughout four individual buildings.

Gorman breaks ground on affordable MF project: Crosswinds at Arista in Broomfield

Gorman & Co. broke ground last month on Crosswinds at Arista, a 159-unit affordable housing development in the Arista neighborhood of Broomfield. The community will serve families and individuals earning up to 60% of the area median income once completed. This project is located near existing employment and services for residents. In addition, Crosswinds at Arista is close to RTD's Broomfield Station, with several bus routes and bus rapid-transit options between Denver and Boulder.

"We are incredibly thankful to have had the opportunity to create Crosswinds at Arista in partnership with the city and county

of Broomfield, the Broomfield Housing Authority, and the state of Colorado Division of Housing," said Kimball Crangle, Colorado market president of Gorman & Co. "This new community responds to the goals laid out by the Housing Advisory Committee of Broomfield and will expand the spectrum of housing options available in the Arista neighborhood. This project could not have come to fruition without alignment with the seller of the property, the Colorado State Land Board. Our mutual goals helped put this project on the map."

The future home of Crosswinds at Arista, a 6.2-acre site, will feature 54 one-bedroom, 84

two-bedroom, and 21 three-bedroom units spread throughout four individual buildings. Other amenities for residents include bike storage, playgrounds, laundry facilities, a picnic area and a dog park. Key financing partners for Crosswinds at Arista are the Colorado Housing and Finance Authority, Division of Housing – Colorado Department of Local Affairs, and the city of Broomfield. In addition, CitiBank is providing construction and permanent financing, and National Equity Fund is the equity investor on the project. Crosswinds at Arista is expected to finish construction in the late fall 2023. ▲

Alliance Construction breaks ground on United Way job

Construction is underway on The Rose on Colfax. The new mixed-use development has 82 affordable homes and will be home to the Mile High United Way Early Childhood Education Center on the first level of the building. Funding for the early childhood education center is possible, in part, through Mile High United Way donors and the investment of philanthropist and author MacKenzie Scott, who announced a

Mile High United Way announced an \$8 million investment in five long-term community partnerships.

\$20 million investment in Mile High United Way last year.

Alliance Construction Solutions is the general contractor; Van Meter Williams Pollack LLP is the architect.

The Rose on Colfax is possible thanks to collaboration between Mercy Housing Mountain Plains, the city and county of Denver, and Mile High Early Learning. The project will enable more than 80 families to have affordable homes located near quality

early childhood education.

"I am honored to be here today celebrating the groundbreaking of the Rose on Colfax and announcing the new Mile High United Way Early Childhood Education Center," said Christine Benero, president and CEO of Mile High United Way. "This is a long-term partnership that will provide wraparound support to serve our community, the residents and their children for years to come. This is just one example of the transformative investments in early childhood education Mile High United Way will continue to make."

Earlier this month, Mile High United Way announced an \$8 million investment in five long-term community partnerships and projects, Mercy Housing being one.

"The Rose on Colfax will support families in Denver, by creating homes and supporting their children's development through the Mile High United Way Early Childhood Education Center," said Dee Walsh, executive vice president and COO, Mercy Housing. "We couldn't be happier to partner with so many amazing organizations on this transformational development." ▲

Construction, Design & Engineering



The 13-acre space of native land is being developed into a market-rate rental complex that will include a clubhouse, swimming pool, carports and additional shared common spaces.

Taylor Kohrs builds market-rate Farmhouse Villas multifamily complex in Parker area

Taylor Kohrs recently began construction of Farmhouse Villas, a 78-unit housing complex in Parker. The 13-acre space of native land is being developed into a market-rate rental complex that will include a clubhouse, swimming pool, carports and additional shared common spaces. The units will be spread

across 14 buildings and comprise four-plex and six-plex villa-style homes with garages that are prepped for electric vehicle charging capabilities. To accommodate those who work from home, there are dual retreat floor plans that feature a walk-up loft and can double as an office. The project was designed

by Godden | Sudik for Elkco Properties. "This project comes at a time when so many in our community are seeking market-rate housing, and I'm glad Taylor Kohrs can help provide this option in Parker," said Taylor Kohrs Project Manager TJ Cavarra. ▲

DHM Design moves to a new Main Street Carbondale location

DHM Design, an employee-owned planning and landscape architecture firm that has had a downtown Carbondale presence for 24 years, is moving two blocks east to 225 Main St. Its newly renovated office is a larger studio that can accommodate an expanding staff of designers, planners and natural resource specialists. "We have called downtown Carbondale home for over two

decades and look forward to many more years of shaping the landscape of the Roaring Fork Valley and beyond," said Managing Principal Jason Jaynes. "Our leadership team has worked here together for a long time. We are grateful for our success and amazing clients through the years – and inspired by an incredible staff of designers and natural resource experts." ▲

JVA Inc.'s Sperry Chalet project receives NCSEA excellence award

JVA Inc. was awarded a National Council of Structural Engineers Associations 2021 Excellence in Structural Engineering Award for the Sperry Chalet reconstruction. The Sperry Chalet reconstruction project in Montana's Glacier National Park was the winner of Category 6: Forensic/Renovation/Retrofit/Rehabilitation Structures under \$20 million. The Sperry Chalet, originally constructed in 1914 and sited within Glacier National Park's backcountry, was ravaged by the Sprague Fire in 2017. Only the four stone masonry walls of the

two-story dormitory remained standing. JVA designed the structural systems necessary to rebuild the Sperry Chalet to its former grandeur and charm, while bringing the gravity and lateral load resisting systems into compliance with current-day code requirements. Adding to the complexity of the project was the remoteness of the location – a 6.7-mile, 3,360-foot elevation gain hike in and delivery of construction materials via helicopter and pack mule. In July 2020, the Sperry Chalet welcomed its first guests since the fire. ▲



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Facilities Contracting, Inc. www.facilitiescontracting.com	•	•			•	•		•		•	•		Michael McKesson mmckesson@facilitiescontracting.com
GE Johnson www.gejohnson.com	•	•	•	•	•	•		•					Michelle Robinette robinettem@gejohnson.com

CDE Directory: Tenant Finish_(cont.) + Architects

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	Financial Services	Flex/Office	Hospitality	Industrial	Medical Office/Health Care	Mixed-Use	Multifamily	Office	Restaurant	Retail	Senior Housing	Other	Contact
TENANT FINISH													
Howell Construction www.howelldenver.com	•	•	•	•	•	•		•	•	•			Andy Stewart, P.E., LEED AP astewart@howelldenver.com
Jordy Construction www.jordyconstruction.com	•	•	•	•	•	•		•	•	•	•	Restaurants, Education, Aerospace, Churches, Data Centers	Charles Jordy charles@jordyconstruction.com
Kennerly Construction www.kennerlyconst.com	•		•	•	•			•		•		Libraries	Scott Kennerly Scott@KennerlyConst.com
Layton Construction www.laytonconstruction.com	•	•	•	•	•	•		•	•	•			Bryce Durke bdurke@laytonconstruction.com
Martines Palmeiro Construction www.mpconstruct.com			•	•	•	•		•		•	•		Chelsey Dohrn cdohrn@mpconstruct.com
Maxwell Builders, Inc. www.maxwellbuilders.net	•				•			•	•	•			Dave Maxwell dmaxwell@maxwellbuilders.net
Precision Contractors www.precision-contractors.com	•	•	•	•	•	•		•	•	•	•		Jason Nagaki jasonnagaki@precision-contractors.com
Provident Construction www.providentconstruction.com	•	•	•		•	•		•	•	•			Rod Tabberer rtabberer@providentconstruction.com
Sbarra Construction West, Inc. www.scwconstruction.com		•	•	•	•			•	•	•			Tony Sbarra tony@scwconstruction.com
Scheiner Commercial Group, Inc. (SCG) www.scheinercg.com	•	•	•		•			•	•	•	•	Churches	Lisa Macneir lisa@scheinercg.com
Select Building Services www.sbg-commercial.com	•	•	•	•	•	•		•	•	•			Michael Renella mrenella@selectbuildinggroup.com
Swinerton www.swinerton.com	•	•	•	•	•	•	•	•	•	•	•	Advanced Technology and Education	Josh Leen jleen@swinerton.com
Turner Construction Company www.turnerconstruction.com/office-network/denver	•	•	•	•	•	•	•	•	•	•		Higher Education	Corey Taylor ctaylor@tcco.com
The Weitz Company www.weitz.com	•	•	•		•	•	•	•	•	•	•	Higher Education	Don Gallup don.gallup@weitz.com

	Flex/Office	Hospitality	Industrial	Medical Office/Health Care	Mixed-Use	Multifamily	Office	Retail	Senior Housing	Other	Contact
ARCHITECTS											
Abel Design Group, Ltd. www.abeldesigngroup.com	•	•		•	•	•	•	•		Higher Education	Laura Swank lswank@abeldesigngroup.com
Acquilano www.acquilano.com	•	•			•		•	•		Tenant Improvement	Drew Marlow drew@acquilano.com
Anderson Hallas Architects www.andarch.com	•	•			•		•			Adaptive Reuse	Wells Squier wellssquier@andarch.com
CannonDesign www.cannondesign.com	•	•		•	•	•	•			K-12, Higher Education, Engineering	Tim Barr tbarr@cannondesign.com
Carvell Architects www.carvellarchitects.com	•	•		•	•	•	•	•	•	Student, Affordable, & Market Rate Housing and Higher Education	Christopher Carvell chris@carvellarchitects.com
Craine Architecture http://www.crainearch.com		•			•	•	•		•		Dan Craine, AIA NCARB dan@crainearch.com
CSHQA www.cshqa.com	•	•			•	•	•	•		Modular	Jesse Goldman, AIA, LEED AP, NCARB Jesse.goldman@cshqa.com
Davis Partnership Architects www.davispartnership.com	•	•	•	•	•	•	•	•	•	Tenant Improvement	Kyle Hoogewind kyle.hoogewind@davispartnership.com
DLR Group www.dlrgroup.com	•	•	•	•	•		•	•		K-12, Higher Education, Engineering	Amy Hoffman ahoffman@dlrgroup.com
DTJ DESIGN www.dtjdesign.com		•			•	•	•		•	Residential	Lori Cady lcady@dtjdesign.com
EYP Architecture & Engineering www.eypae.com				•			•		•	Higher Education, Government	Akshay Sangolli asangolli@eypae.com
Fentress Architects www.fentressarchitects.com	•	•	•	•	•		•		•		Karen Gilbert kgilbert@fentressarchitects.com
Galloway www.gallowayus.com	•	•	•		•	•	•	•	•		Kristoffer Kenton, AIA, NCARB kristofferkenton@gallowayus.com
Gensler www.gensler.com	•	•		•	•	•	•	•			Megan Espinosa megan_espinosa@gensler.com
Godden Sudik Architects www.goddensudik.com					•	•	•	•	•		Paul Brady pbrady@goddensudik.com
Grey Wolf Architecture www.greywolfstudio.com	•		•		•		•				Kenneth W. Harshman, AIA kharshman@greywolfstudio.com

CDE Directory: Architects (cont.)

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	Flex/Office	Hospitality	Industrial	Medical Office/ Health Care	Mixed-Use	Multifamily	Office	Retail	Senior Housing	Other	Contact
ARCHITECTS											
HB&A Architecture & Planning Woman-Owned Small Business (WOSB) www.hbaa.com	•		•		•	•	•	•	•	Sensitive Information Facilities	Andrea Barker andrea.barker@hbaa.com
HKS www.hksinc.com		•		•	•		•	•		Mission Critical, Sports, Education, Higher Ed	Mackenzie McHale mmchale@hksinc.com
hord coplan macht www.hcm2.com				•	•	•			•		Adele Willson AIA, LEED AP, ALEP awillson@hcm2.com
IA Interior Architects www.interiorarchitects.com	•	•		•			•	•		Tenant Improvement	Kindell Williams, LEED AP BD + C k.williams@interiorarchitects.com
Intergroup Architects www.igarch.com	•		•	•	•	•	•	•		Municipal, Site Planning, Tenant Improvement	Linda Svege, CPSM lsvege@igarch.com
KEPHART community :: planning :: architecture www.kephart.com					•	•			•		Jamie Goldman jamieg@kephart.com
KTGY www.ktgy.com		•		•	•	•	•	•	•	Architecture, Branding, Interiors, Planning	Nathan Sciarra nsciarra@ktgy.com
LAI Design Group www.laidesigngroup.com	•	•	•	•	•	•	•	•	•	Land Planning, Entitlements, Landscape Architecture	Kenneth Puncerelli kpuncerelli@LAIdesigngroup.com
Lantz-Boggio Architects, P.C. www.lantz-boggio.com				•	•	•	•		•		Bill Foster bfoster@lantz-boggio.com
MOA ARCHITECTURE www.moaarch.com	•		•	•	•		•	•	•		Taylor Coe tcoe@moaarch.com
OZ Architecture www.ozarch.com	•	•	•	•	•	•	•		•	Public	Cayti Stein cstein@ozarch.com
Page www.pagethink.com	•	•	•	•	•	•	•	•	•	Aviation, Student Housing, Higher Ed, Data Centers	Jay Sabatini jwsabatini@pagethink.com
Pivotal Architecture, PC www.pivotal-arch.com					•	•					Shelbi Kristie shelbik@pivotal-arch.com
RATIO www.ratiodesign.com	•	•			•	•	•			Libraries, K12, Higher ED, Preservation	Kitty Yuen kyuen@ratiodesign.com
Roth Sheppard Architects www.rothsheppard.com	•	•	•	•	•		•	•		Municipal, Residential	Gen Hicks ghicks@rothsheppard.com
Rowland+Broughton Architecture / Urban Design / Interior Design www.rowlandbroughton.com	•	•			•		•		•		Karley Bessez kbessez@rowlandbroughton.com
RTA Architects www.rtaarchitects.com	•			•			•	•	•	K-12 Education; Higher Education; Community/Civic; Adaptive Reuse	Valerie Jackson valerie@rtaarchitects.com
Stantec www.stantec.com	•	•						•		Tenant Improvement	Mundi Wahlberg mundi.wahlberg@stantec.com
TreanorHL www.treanorhl.com	•	•	•	•	•	•	•	•	•	Tenant Improvement	Rebecca Lavezzary rlavezzary@treanorhl.com
Tryba Architects www.trybaarchitects.com	•	•	•	•	•	•	•	•	•		William Moon bmoon@trybaarchitects.com
Venture Architecture www.venturearchitecture.com	•	•	•		•	•	•				Martin Goldstein martin@venturearchitecture.com
VFLA Architecture + Interiors www.vfla.com	•	•	•	•	•	•	•	•		Municipal, Higher Ed, Libraries, Residential	Chris Aronson chris@vfla.com
VTBS Architects www.vtbs.com		•			•	•		•	•		Britt Nelson bnelson@vtbs.com

CDE Directory: Engineers + Interior Design

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	Civil/ Site Design	Construction Material Testing	Electrical	Environmental	Geologic	Geotechnical	Mechanical	Structural	Surveying/ GPS	Traffic Studies and Transportation	Water Resources	Other	Contact
ENGINEERS													
68West, Inc. www.68west.com	•										•		A. J. Zabbia Jr., PE, CCE zabbia@68west.com
A.G. Wassenaar, Inc. www.agwco.com				•		•							Tom Hastings hastings@agwco.com
BranchPattern www.Branchpattern.com			•			•					•		Miles Dake miles.d@branchpattern.com
CTL Thompson www.ctlt.com		•		•	•	•		•					Shawn Fitzhugh sfitzhugh@ctlthompson.com
DMA Engineering https://www.dma-eng.com/							•					Energy	Steven Forrester stevenf@dma-eng.com
ECS Southwest, LLP www.ecslimited.com		•		•	•	•							Jason Dowdy JDowdy@ecslimited.com
Enayat Schneider Smith Engineering, Inc. www.essdenver.com	•							•					Halima Enayat 720-519-3940
EPS Group, Inc. www.epsgroupinc.com	•								•	•	•		Scott Elliot Scott.Elliot@epsgroupinc.com
Felsburg Holt & Ullevig www.fhueng.com										•			Christopher Fasching chris.fasching@fhueng.com
Galloway www.gallowayus.com	•		•				•	•	•	•	•		Carl Schmidlein, P.E., LEED AP carlschmidlein@gallowayUS.com
George & Associates Consulting Engineers https://gaceng.net/	•												Richard Noakes Rnoakes@gaceng.net
Ground Engineering Consultants www.groundeng.com		•		•		•							Tom Buelt tomb@groundeng.com
HRGreen www.hrgreen.com	•									•	•	Fiber & Broadband, Storm water	Greg Panza gpanza@hrgreen.com
IMEG www.imegcorp.com	•		•										Craig Watts craig.a.watts@imegcorp.com
Jordan & Skala Engineers http://www.jordanskala.com			•				•	•					Plumbing, Sustainability Matt Marvel mmarvel@jordanskala.com
Kimley-Horn and Associates, Inc. www.kimley-horn.com			•	•			•	•		•	•	Landscape Architecture, Parking, Transportation, Telecommunications	Randall Phelps randall.phelps@kimley-horn.com
Kumar & Associates, Inc. www.kumarusa.com		•		•	•	•							Jim Noll, P.E. kadenver@kumarusa.com
Manhard Consulting www.manhard.com	•								•	•	•	Surveying	Dan Madison dmadison@manhard.com
Martin/Martin Consulting Engineers www.martinmartin.com	•							•	•	•	•	Investigative/Forensic and Construction Engineering	Linda Kelly lkelly@martinmartin.com
Matrix Design Group www.matrixdesigngroup.com	•							•		•	•		Patrick Chelin PE patrick_chelin@matrixdesigngroup.com
MDP Engineering Group, P.C. www.mdpeg.com			•			•						Plumbing	Angela Blue ablue@mdpeg.com
ME Engineers, Inc. www.me-engineers.com			•			•						Architectural and sports lighting, technology	Angela Innes angela.innes@me-engineers.com
Olsson www.olssonassociates.com	•	•	•	•		•	•	•	•	•	•	Telecommunications, Power Delivery, Data Centers	Edie Adams eadams@olssonassociates.com
PCD Engineering (MEP) www.pcdengineering.com			•			•						Commissioning, Energy Modeling, Utility Rebates	Peter D'Antonio peter@pcdengineering.com
Redland www.redland.com	•										•	Planning, L.A. Const. Mgmt.	Mike Pietschmann mpietschmann@redland.com
RockSol Consulting Group, Inc. www.rocksol.com		•				•							Crystal O'Neal oneal@rocksol.com
SynEnergy LLC www.synenergyllc.com			•				•					Plumbing, Sustainable Design, Energy Modeling & MWBE Certified	Mina McCullom mina.mccullom@SynEnergyLLC.com
Terracon www.terracon.com		•		•		•							Robert Cords rmcords@terracon.com
The Vertex Companies, Inc. www.vertexeng.com	•							•					Sam McGlamery smcglamery@vertexeng.com

	Financial Services	Hospitality	Industrial/ Flex	Medical Office/ Health Care	Multifamily	Office/ Corporate	Office/ Law	Office/ Tech	Restaurant/ F&B	Retail	Senior Housing	Other	Contact
INTERIOR DESIGN													
Abel Design Group www.abeldesigngroup.com	•	•	•			•	•	•	•	•			Laura Swank lswank@abeldesigngroup.com
ACQUILANO www.acquilano.com	•	•	•	•		•	•	•	•	•			Drew Marlow drew@acquilano.com
Anderson Mason Dale www.amdarchitects.com			•	•	•	•	•	•		•	•	Education	Gillian Johnson gjohnson@amdarchitects.com
Davis Partnership Architects www.davispartnership.com	•	•	•	•	•	•	•	•	•	•	•		Kyle Hoogewind Kyle.Hoogewind@davispartnership.com
Design Studio Blue www.designstudio-blue.com	•			•		•	•	•	•		•		Rebecca Brennan, RID CID CHD w/ EDAC IIDA LEED AP rebecca@designstudio-blue.com

CDE Directory: Interior Design (cont.)

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	Financial Services	Hospitality	Industrial/Flex	Medical Office/Health Care	Multifamily	Office/Corporate	Office/Law	Office/Tech	Restaurant/F&B	Retail	Senior Housing	Other	Contact
INTERIOR DESIGN													
DLR Group www.dlrgroup.com						•							Angela Castleton acastleton@dlrgroup.com
Elsy Studios www.elsystudios.com				•	•	•	•	•		•		Government, Residential	Lynn Coit, ASID lynn@elsystudios.com
Gensler www.gensler.com	•	•	•	•	•	•	•	•	•	•		Repositioning/Landlord Services	Megan Espinosa megan_espinosa@gensler.com
Grey Wolf Architecture www.greywolfstudio.com			•			•				•			Kenneth W. Harshman, AIA kharshman@greywolfstudio.com
IA Interior Architects www.interiorarchitects.com	•	•	•	•		•	•	•	•	•		Graphic Design, Lighting Design Services Repositioning Landlord Services, Govt.	Kindell Williams k.williams@interiorarchitects.com
Jean Sebben Associates www.jeansebbenassociates.com	•	•	•	•	•	•	•	•			•	Museums, Government, Education, Historic Renovation	Jean Sebben, ASID, LEED AP ID+C, AIA, NCIDQ007856 jsainteriors@qwestoffice.net
Kestrel Design Group www.kestrelarch.com	•	•	•	•		•	•	•	•	•		Adaptive Reuse, Higher Education, Aerospace, SCIF	Richard Moore rmoore@kestrelgd.com
KIEDING www.kieding.com	•		•	•		•	•	•					Tia Jenkins tjenkins@kieding.com
Kimberly Timmons Interiors www.ktinteriors.com		•							•			Interior Merchandising, High-End Residential	Kimberly Timmons-Beutner kimberlyt@ktinteriors.com
MOA Architecture www.moaarch.com	•	•	•	•		•	•	•	•	•	•		Taylor Coe tcoe@moaarch.com
OZ Architecture www.ozarch.com		•			•	•	•	•	•	•	•		Cayti Stein cstein@ozarch.com
Planning Solutions www.tenantplanningsolutions.com						•							Beth O'Neill beth@planningsolutions.org
RATIO www.ratiodesign.com	•				•	•	•	•				Higher Education, Historic Preservation, Aerospace, Government	Kitty Yuen kyuen@ratiodesign.com
Senger Design Group www.sengerdesigngroup.com		•	•	•	•	•	•	•	•	•	•	Affordable Housing, Government, Military, Religious	Cindy Senger csenger@sengerdesigngroup.com
Shears Adkins Rockmore Architects www.sararch.com		•		•	•	•	•	•	•	•	•		Brittany Walker www.sararch.com
Stantec www.rnldesign.com	•	•	•		•	•	•	•		•	•		Mundi Wahlberg mundi.wahlberg@stantec.com
Studio 10 Interior Design www.studio10interiordesign.com		•			•	•	•	•	•	•	•	Higher Education, Historic Preservation	Kristen Terjesen Kristen@studio10interiordesign.com
TRIO www.Triodesign.com		•			•	•	•	•	•	•	•	Model Homes, Clubhouses	Carrie Firmine cfirmine@triodesign.com
Venture Architecture www.venturearchitecture.com	•		•		•	•	•	•	•				Megan Mahaffey megan@venturearchitecture.com



JEFFERSON ONE RESEARCH CENTER

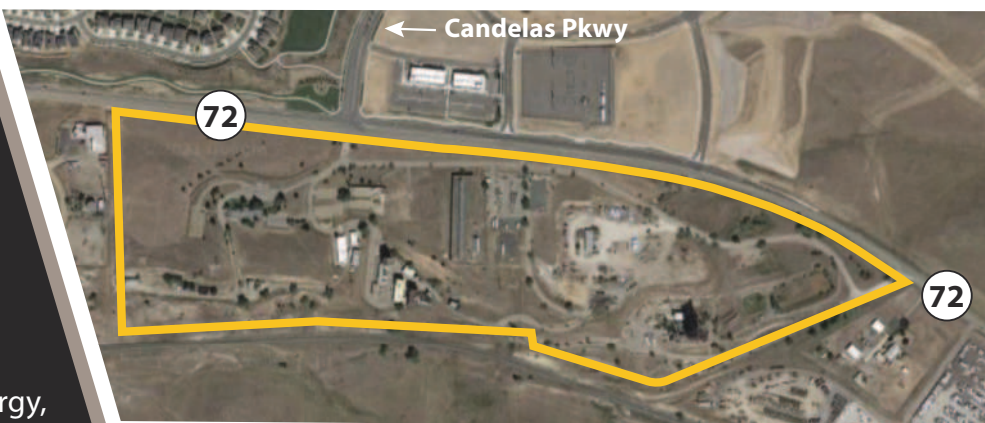
18300 W. Highway 72, Arvada, CO


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Main Lab

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Land Development RESOURCE DIRECTORY

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Capstone Companies

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CBRE

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Colliers International

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Cushman & Wakefield

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Jim.Capecelatro@cushwake.com
Mike Kboudi
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Mike.Kboudi@cushwake.com
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Fuller Real Estate

Cary Clark
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cclark@fullerre.com
Andrew Dodgen
720-670-0377
adodgen@fullerre.com
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720-339-8841
bleino@fullerre.com
www.fullerre.com

JLL

Lindsey Fahey
303-515-8025
Lindsey.fahey@am.jll.com
www.us.jll.com/en/locations/west/denver

JW Companies

John Winsted
303-995-2880
jwinsted@comcast.net
www.jwcompaniesinc.com

Marcus & Millichap

Reid Phillips
303-328-2051
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Newmark Multifamily

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Transwestern

Craig Paton
303-952-5596
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BROWNFIELDS REDEVELOPMENT

Colorado Brownfields Partnership
www.coloradobrownfields.org

RE I Solutions

Patricia A. Gage, CRE
303-854-9807
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Real Estate Recovery Capital

Dwight Stenseth
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dstenseth@rercapital.com
www.rercapital.com

CONSTRUCTION COSTS

Mortenson
Brian Holland
720-920-4463
brian.holland@mortenson.com
www.mortenson.com

Rider Levett Bucknall

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720-904-1480
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DEMOLITION

Fiore & Sons
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303-429-8893
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DUE DILIGENCE / ENTITLEMENT & PERMITTING

CenterPoint Integrated Services
Greg Toler
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HRGreen

Phil Stuepfert
630-220-7936
pstuepfert@hrgreen.com
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LAI Design Group

Kenneth Puncerelli
303-734-1777
kpuncerelli@LAIdesigngroup.com
www.LAIdesigngroup.com

Service First Permits

Andrew Fairbairn
720-498-7111
andrew@s1permits.com
www.s1permits.com

EARTH MOVING / EXCAVATION

Fiore & Sons
Kathleen Huttman-Williams
303-429-8893
khuttmann@fioreandsons.com
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ENVIRONMENTAL

Earth Services & Abatement (ESA), Inc
Kory Mitchell
303-991-1280
kory.mitchell@esasite.com
www.esasiteco.com

Landmark Environmental, Inc.

Susan Sears
720-360-1504
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www.landmarkenvironmental.com/

HEAVY CIVIL / CONSTRUCTION SITE MANAGEMENT

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Fiore & Sons

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LENDER (LAND)

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MARKET STUDIES / ECONOMIC AND DEMOGRAPHIC RESEARCH

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Development Research Partners

Patty Silverstein
303-991-0073
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www.developmentresearch.net

THK Associates

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dconway@thkassoc.com
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Zonda

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METROPOLITAN AND SPECIAL DISTRICTS

Independent District Engineering Services (IDES)
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www.idesllc.com

McGeady Becher

MaryAnn McGeady
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MINERAL & WATER RIGHTS RESEARCH

Rocky Mountain Land Services
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www.rockymountainland.org

OWNER'S REP / PROJECT MANAGEMENT

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Wember Inc.

Paul Wember
720-318-3746
pwember@wemberinc.com
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PLANNING/LAND ARCHITECTURE

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Who's News

Kumar & Associates Inc. named the following employees to senior associates: **Clint Winkler**, exploration manager; **Miguel Romero**, drafting and information technology manager; **Alan Yelton, PE**, staff engineer; and **Amanda Sparks**, marketing coordinator. All four employees are located in the Denver office. ▲

Celeste Tanner, co-founder and former chief development officer of Confluent Development, will be the president of **Confluent Commercial**,



Celeste Tanner

which serves as the umbrella division to the firm's commercial, mixed-use, retail, industrial and office projects.

During Tanner's tenure as co-founder at the company, she has steered the firm's execution across all phases of real estate development, overseeing \$1.5 billion of investment across the organization's diverse portfolio, consisting of industrial, office, retail and mixed-use development projects. Under Tanner's guidance, Confluent has delivered award-winning projects and works with the nation's most sophisticated clients. By identifying the potential for and creating micro markets through real estate development, Tanner is a leading force behind establishing neighborhoods and unique environments both within Denver and on a national scale. Tanner is an executive committee member on the national board of NAIOP to provide a voice for Colorado's development industry and its impact across the nation.

Also, **John Reinsma**, former managing director and co-founder of Confluent, will assume the role of president of the firm's national senior living subsidiary.



John Reinsma

Reinsma joined Confluent Development as a development director in 2013, focusing on the FedEx build-to-suit program, office redevelopment and the burgeoning senior housing program. He has since served on the executive team influencing broad organizational success. Reinsma championed the creation of **Confluent Senior Living**, a subsidiary of Confluent Development entirely devoted to the senior living development industry. He has established the subsidiary as a national developer and investor of senior housing projects through partnerships with a variety of industry-renowned senior living operators across the nation. ▲

Stan Clauson, who leads Aspen's Stan Clauson Associates, was named to the **American Institute of Certified Planners College of Fellows** for his outstanding achievements in urban planning.



Stan Clauson

"Individuals who make up the College of Fellows are the true leaders of the planning profession," said past AICP President Valerie Hubbard, FAICP. "These individuals have made lasting contributions to the profession and have inspired generations of new planners. They are truly awe-inspiring."

Clauson served as community development director for the city of Aspen in the 1990s. He also served as president of the Colorado Chapter of the American Planning Association and Board Chair for the Aspen Chamber Resort Association. Previous work was in New England, where he served as planning and development director for the city of Montpelier, Vermont, and as community development planner for Newton, Massachusetts.

He is a graduate of Harvard University's Graduate School of Design. ▲

Oxana Eremiants joined **SVN Denver Commercial** as an adviser. She specializes in the sale and leasing of investment properties, with a focus on multifamily properties in the Denver metro area. ▲

Pamela Giguiento joined **CSHQA** as architect-in-training. She will provide general architectural support including the development of drawings, models and 3D renderings for a variety of projects, while benefiting from mentorship by experienced architects.

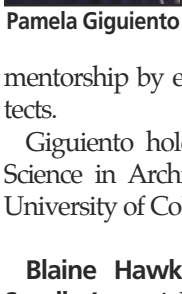


Oxana Eremiants

Pamela Giguiento

Giguiento holds a Bachelor of Science in Architecture from the University of Colorado Denver. ▲

Blaine Hawkins joined **Piper Sandler's** special district group as an associate in public finance investment banking, which creates unique financing structures in partnership with local governments and real estate developers to fund the public infrastructure needs of growing communities. Hawkins will provide transactional support to the group's senior bankers focusing on the Colorado market. A recent graduate from Central College, Hawkins holds a bachelor's degree in economics and finance.



Pamela Giguiento



Blaine Hawkins

Jack Oliver also joined **Piper Sandler's** special district group as a quantitative associate. In his new position serving clients nationwide, Oliver will conduct quantitative analysis behind bond issuances. Prior to joining Piper Sandler, Oliver was a senior financial analyst at Maxar Technologies, where he modeled the movement of satellite data to create cost projections. Oliver holds a Master of Business Administration from the University of Colorado and a bachelor's degree from the University of Vermont. ▲

Laraine Saldivar joined **AE Design Inc.** as director of business development and marketing. Saldivar's business development experience is in the general contracting environment, along with other key management experience. Also, the firm announced that is now lighting certified by the NCQLP, a non-profit organization founded in 1991 to serve and protect the well-being of the public through effective and efficient lighting practice. Through a peer-review process, the NCQLP establishes the education, experience and examination requirements for baseline certification across the lighting professions. He holds a Master of Architectural Engineering from the University of Nebraska-Lincoln. ▲

Kirk Monroe joined **Ryan Companies US Inc.** as president of the Rocky Mountain region. Monroe will provide executive leadership for Ryan's newly established region, collaborating with Ryan's sector and division leaders to set and achieve the region's strategies and goals. Monroe previously served as executive vice president and director of banking services at Vectra Bank Colorado. He is a board member and member of the EDC Board of Governors for the Metro Denver Economic Development Corp. board. He graduated from the Thunderbird School of Global Management.

Also, **Mark Beal** was promoted to vice president of construction operations. Based in Denver, Beal will oversee construction planning and logistics for Ryan's newly established Rocky Mountain region. He will maintain best practices and standardize processes as the region continues to grow. Beal has been with Ryan for 17 years and is currently a committee member with Valley Partnership out of Phoenix. He graduated from the University of Kansas. ▲

Max Taylor joined **Beltzer Bangert & Gunnell LLP** as senior counsel. He has more than a decade serving as construction counsel at Denver International Airport. Taylor is experienced with negotiating and drafting construction contracts that ensure successful project completion and compliance with government programs. He earned his Juris Doctor from the University of Denver.

Andrew Albaugh and **Ryan Markham** joined the firm as associate attorneys. Albaugh is an experienced litigator with a practice focused on providing advocacy for general contractors, subcontractors and project owners. His practice has included representing construction firms through a variety of complex legal disputes arising out of industrial, commercial, residential and infrastructure projects. He earned his J.D. from Vanderbilt University Law School. Markham has represented owner/developers, general contractors, subcontractors, material suppliers, design professionals, insurers and sureties. He has tried cases in arbitration and state and federal courts involving delay claims, mechanic's and materialman's liens, bond claims, defects, bid protests, contract review, contract negotiations, termination, nonpayment, and Occupational Safety and Health Administration defense. He earned his J.D. from the University of Hawaii.

Emily Karl joined **BBG** as executive assistant. Pursuing a career in Washington, D.C., she landed a job at a nonprofit as office administrator and worked her way up to events space coordinator. She then served as the assistant to a Virginia congressman. After moving back to Colorado,

she was executive assistant to the chief executive officer and chief financial officer of a corporation before joining **BBG**. She holds a bachelor's degree from Colorado Christian University.

Lastly, **May Ly** was promoted to office manager. She recently transitioned to the role after more than two years as a junior paralegal and legal assistant. Ly earned a bachelor's degree in biology from the University of Colorado Boulder. After moving her focus from health care to workers' compensation law, May is expanding her experience into construction law. ▲

Steve Eikanger was promoted to president of **Flintco LLC**. Eikanger joined the company in 2018 as vice president and area manager in Denver and was promoted to president of the Southwest region in 2020 following successful establishment of Flintco's Denver area and growth in the southwest region. His experience runs across multiple industry disciplines, from operations and preconstruction to virtual design and construction as well as Lean construction. ▲

Audra Johnson joined **Task Project Management** as a senior project manager, providing planning and constructing real estate solutions for the firm's clients. With more than 20 years of experience in the construction industry, Johnson leverages her background in architecture and construction to provide clients with a comprehensive approach to project management, including establishing success criteria for each client, assembling full scope teams and developing strategy for successful execution.

In her previous role with **CBRE**, Johnson served as an owner's representative, managing design and construction scope for a variety of clients and project types. Periodically inheriting broken projects during her career, she implemented strategic controls around scope, schedule and budget to recover troubled projects.

Johnson is a PMP-Certified Professional, who earned a Project Management Certification from Northwestern University, after receiving a Master of Architecture from North Carolina at Charlotte. She also holds a bachelor's degree in architectural studies from the University of Kansas. ▲

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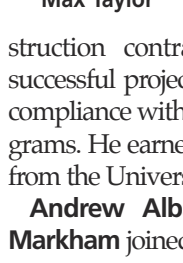
Mark Beal



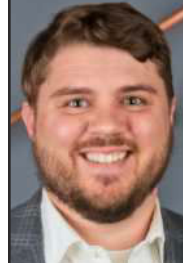
Max Taylor



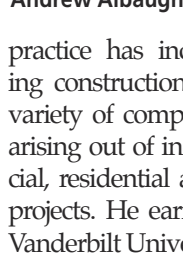
Andrew Albaugh



Ryan Markham



Kirk Monroe



Emily Karl



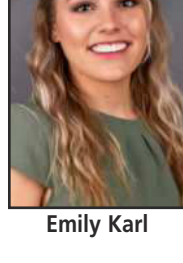
Steve Eikanger



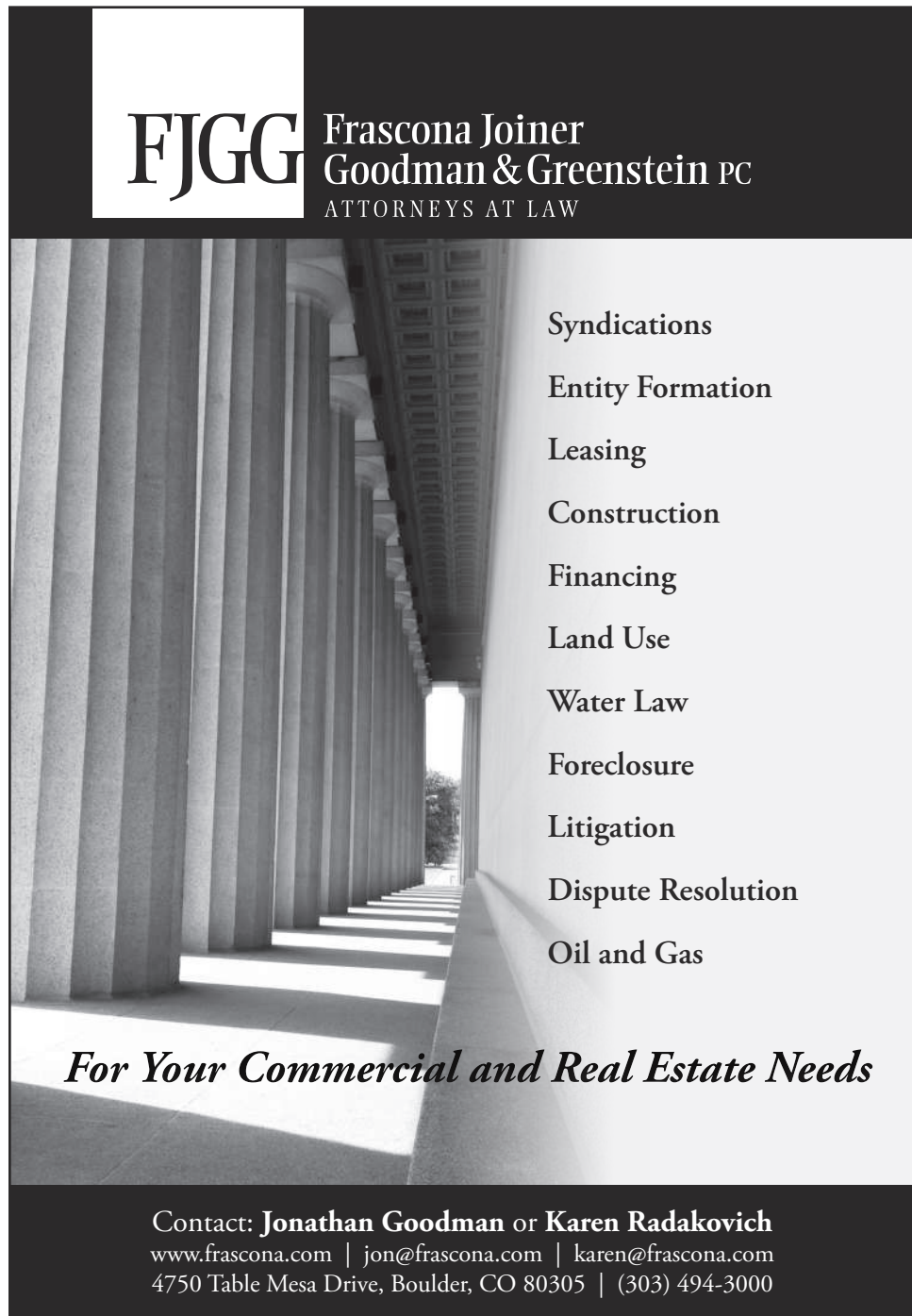
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Marketing Excellence Awards (MEAs)
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We invite you to our premier event of the year, the Marketing Excellence Awards! It will be a night of celebrating the outstanding achievements of Colorado's top A/E/C firms and professionals. Register today! <https://loom.ly/aQXo83k>



PROGRAMS EVENT

Owner's Rep Roundtable
 June 9th | 11:30 a.m. - 1:00 p.m.
Embassy Suites | 1420 Stout Street

Join us for a great opportunity to meet many of our region's most successful Owner's Reps from public and private sectors. <https://loom.ly/EgVuqwa>

MEMBERSHIP EVENT

SMPS + ACEC Colorado Joint Mixer
 June 1st | 4:00 p.m. - 6:00 p.m.
Lowry Beer Garden | 7577 E Academy Blvd

Networking, drinks, and appetizers, open to existing and prospective members! <https://loom.ly/EgVuqwa>

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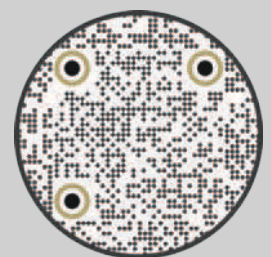
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Photo: Waypoint Real Estate

UPCOMING EVENTS

Denver Gathering Apr. 21, 2022
Golf Tournament Aug. 15, 2022

NoCo Fall Conference October
Sherman Miller Case Competition Nov. 4, 2022



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NAIOP

COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION

COLORADO CHAPTER

UPCOMING EVENTS

- 04.14.2022 DL Leadership Spotlight

- 04.19.2022 Capital Markets Breakfast

- 05.03.2022 20th Anniversary Rocky Mountain Real Estate Challenge presented by Land Title Guarantee Company

- 05.19.2022 Real Estate on the Rocks

- 05.25.2022 DL Mentor Program Kick-Off

- 06.02.2022 ULI Colorado WLI, CREW Denver, & NAIOP For Women Diversity Networking Event

- 06.08.2022 CoreNet, ULI & NAIOP Young Leaders Mixer

- 06.09.2022 DL Leadership Spotlight

- 06.21.2022 Life Science Program

- 06.27.2022 Annual Golf Classic

- 07.14.2022 Mid-Year Economic Forecast

- 08.11.2022 Winter Classic Hockey at The Ice Ranch

- Sep 2022 Developers Showcase presented by Cushman & Wakefield

- 10.06.2022 Fight Night 2022 presented by CoStar Group

- Nov 2022 Fall Breakfast

- 12.08.2022 Annual Holiday Party

April 14

DL Leadership Spotlight Luncheon

Join the NAIOP Developing Leaders (DL) and First American Title-NCS on Thursday, April 14 at the Vari Office Solutions Denver Showroom for the Leadership Spotlight and Committee Meeting. the 9th Annual Winter Classic: Skiing with the Icons event on Thursday, April 7 at Arapahoe Basin.

Don't miss this unique committee experience, designed to create an intimate gathering between DLs and leaders in the Denver business community featuring open and candid discussion with our special guest speaker—Matthew Turner, Managing Partner with MorningStar Senior Living— as they discuss their role in the industry, as well as leadership challenges and successes throughout their career.

VISIT NAIOP-COLORADO.ORG FOR MORE DETAILS

Thank You DL Program Sponsors



APRIL 19

Capital Markets: The Billion-Dollar Exit

Join NAIOP Colorado and Brownstein Hyatt Farber Schreck on April 19th for the 2022 Capital Markets Breakfast: The Billion-Dollar Exit - to learn the story behind two of the largest portfolio sales in Colorado history and how capital markets play a significant role in strategizing for an exit.

Register today to hear the story behind the Etkin Johnson Industrial and Unico Office portfolio sales and what capital market factors impacted those decisions and executions. What can investors do in today's volatile market to plan for a future exit? Learn more on April 19th at The Ritz-Carlton, Denver.

VISIT NAIOP-COLORADO.ORG FOR MORE DETAILS

Thank You Breakfast Sponsors



MAY 3

Rocky Mountain Real Estate Challenge

Don't miss the 20th Anniversary Rocky Mountain Real Estate Challenge presented by Land Title - a real world, development competition between MBA student teams from the University of Colorado and University of Denver! This year's featured project site is a 25-acre parcel within Peak Innovation Park located a 900-acre master development at the Colorado Springs Airport, located in southeast Colorado Springs, Colorado.

Join over 700+ real estate professional on May 3rd at the Sheraton Downtown Denver to cheer on the competing MBA students as they present their plans for Peak Innovation Park!

VISIT NAIOP-COLORADO.ORG/REAL-ESTATE-CHALLENGE FOR MORE DETAILS

Thank You Challenge Sponsors



MAY 19

Real Estate on the Rocks

Join NAIOP Colorado and First American Title-NCS at the Real Estate on the Rocks networking event scheduled for Thursday, May 19th, 2022 from 5:00 PM to 7:00 PM on the Rooftop Bar of Edgewater Public Market.

FREE Networking Event! Bring a colleague! Guests of all ages welcome!

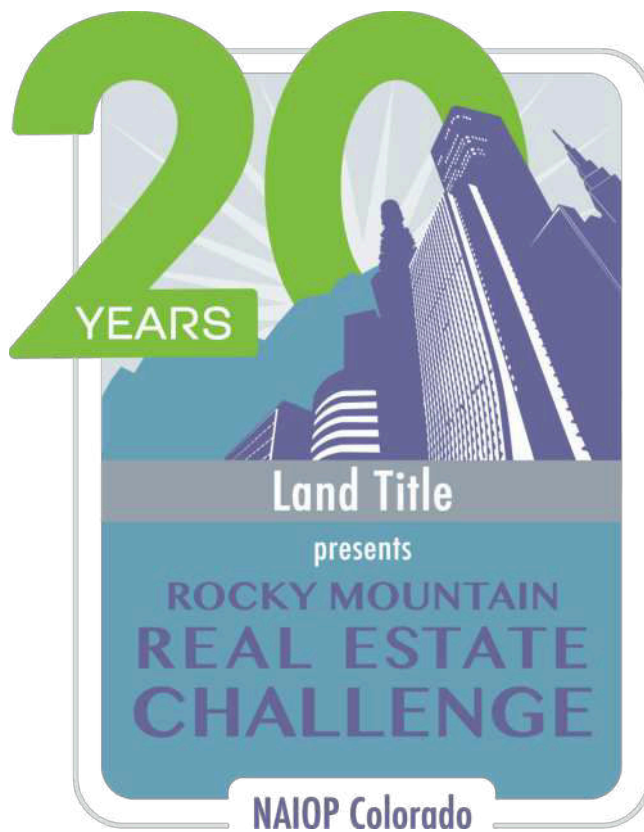
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TUESDAY, MAY 3, 2022 | 5:00 pm – 8:00 pm
SHERATON DENVER DOWNTOWN HOTEL

On the evening of May 3, 2022, MBA student teams from the **University of Colorado** and **University of Denver** will compete in the **20th Anniversary Rocky Mountain Real Estate Challenge** presented by **Land Title Guarantee Company** - a real world, development competition featuring **Peak Innovation Park** in Colorado Springs, collectively sponsored by **Urban Frontier**, the **Colorado Springs Airport**, and **Flywheel Capital** - a 25-acre parcel located within Peak Innovation Park, a 900-acre master development at the Colorado Springs Airport.

Join Land Title Guarantee Company and NAIOP Colorado as we celebrate the 20th Anniversary Challenge on May 3rd at the Sheraton Denver and cheer on the competing MBA Students from CU and DU as they present their plans for Peak Innovation Park to a live audience of over 700 real estate professionals!

Be THERE for THE Real Estate Event of the Year!

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- Registration includes 3-Course Dinner, entertaining competition, plus **Celebratory Post-Reception hosted by Brue Baukol Capital Partners!**

Featured guests include...

THOMAS J. BISACQUINO

Challenge Emcee

NAIOP Corporate President and CEO

JOHN FREYER JR

Special Guest

Land Title Guarantee Company

LUKE CANNON

2022 Challenge Chair

Koelbel and Company

2022 Challenge Judges Panel:

KEN COPE

DEN Real Estate Development

STEPHANIE LAWRENCE

Granite Properties

JEFFREY MILANAİK *Honorary Judge*

2022 NAIOP Corporate Chairman
Principal, Bridge Industrial LLC

STEVE EATON

Crescent Real Estate

AIMEE LOVE

Independent Financial

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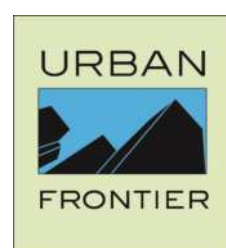
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Visit www.naiop-colorado.org/Real-Estate-Challenge for details.



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More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



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AD	SUSAN M CIROCKI EXEMPT FAMILY TRUST	2890 W 62ND AVE	DENVER	VERONA RUPES LLC	\$2,300,000.00	3/31/22	Commercial
AD	J Y LIM LLC	9041 BRIGHTON RD	HENDERSON	SUNMAN I HOSPITALITY LLC	\$4,200,000.00	3/22/22	Commercial
AD	DIBC 56TH E 470 LLC			MICROSOFT CORP	\$63,500,000.00	3/29/22	Agricultural
AD	MARQUEST LLC			AEROS ASSET CO LLC	\$12,500,000.00	3/30/22	Agricultural
AD	MIP COLO III LLC	6980 STUART ST	WESTMINSTER	6980 STUART ST LLC	\$18,500,000.00	3/23/22	
AD	WESTERN BLDG PARTNERS LLC			14805 E MONCRIEFF LLC	\$7,880,000.00	3/18/22	Commercial - Vacant
AD	CF ALTITUDE PROPCO II LLC	2301 E 88TH AVE	DENVER	HAZARD LAKE LLC	\$2,470,000.00	3/30/22	Commercial
AD	BR INVEST LLC	3076 W 71ST WAY	WESTMINSTER	MOZART PROPERTIES LLC	\$6,950,000.00	3/23/22	Residential
AD	FAH DENVER LLC	9652 N HANOVER CT W	COMMERCE CITY	GNT PROPERTIES COLO LLC	\$4,600,000.00	3/22/22	Industrial
AD	G M CAR WASH 2 LLC	12105 GRANT ST	THORNTON	COBBLESTONE DENVER PROPCO LLC	\$6,530,000.00	3/22/22	Commercial - Vacant
AD	G M CAR WASH LLC			COBBLESTONE DENVER PROPCO LLC	\$6,930,000.00	3/22/22	
AD	VIVA LAND VENTURES LP			AVH LOT HOLDINGS LLC	\$5,646,700.00	3/22/22	Agricultural
AD	BROOKFIELD RESIDENTIAL LLC			MELODY HOMES INC	\$2,498,500.00	3/24/22	
AD	TOZER CAPITAL AGC LLC			DRI MAPLE MONTVIEW APT LLC	\$11,635,000.00	3/29/22	
AD	VOGLER REAL ESTATE PARTNERS LLLP	6301 BROADWAY	DENVER	DIESEL FORWARD INC	\$4,454,000.00	3/31/22	
AR	JORDAN ROAD PROPERTIES LLC			CENTENNIAL BUILD TO RENT LLC	\$8,550,000.00	3/31/22	
AR	COLAMAN RE HOLDINGS LLC	4501 S VINE WAY	CHERRY HILLS VILLA	ACCOLA LIVING TRUST	\$3,575,000.00	3/22/22	Single Family Residential Acreage
AR	AMELIA A HAYDEN REVOCABLE TRUST	1620 E LAYTON DR	ENGLEWOOD	1620 E LAYTON LLC	\$5,100,000.00	3/25/22	Single Family Residential Acreage
AR	3354 S WASHINGTON STREET LLC	3354 S WASHINGTON ST	ENGLEWOOD	ISLA 3354 S WASHINGTON STREET LLC	\$2,269,800.00	3/24/22	
AR	SAMUEL N KAUFMAN 2011 REVOCABLE TRUST	3395 S BROADWAY	ENGLEWOOD	3395 S BROADWAY LLC	\$3,100,000.00	3/17/22	Merchandising (all Retail)
AR	WORKING CAPITAL DEVL LLC	4395 S BROADWAY	ENGLEWOOD	BPD HOLDINGS LLC	\$2,250,000.00	3/21/22	Merchandising (all Retail)
AR	SPIRIT CC AURORA CO LLC	1450 S ABILENE ST	AURORA	MAA AURORA EXCHANGE LLC	\$5,250,000.00	3/17/22	Health Clubs
AR	JED WEINGARTEN TRUST	4900 S EL CAMINO DR	CHERRY HILLS VILLA	CHRISTOPHER D STANSBURY TRUST	\$3,400,000.00	3/21/22	Single Family Residential Acreage
AR	TEAM RAHAL CENTENNIAL INC			VIP BLACKHAWK LLC	\$2,400,000.00	3/18/22	Vacant Commercial PUD Lots
AR	TEAM RAHAL CENTENNIAL INC			VIP BLACKHAWK LLC	\$2,100,000.00	3/18/22	Vacant Commercial PUD Lots
BD	KENNETH A SCHWARTZ TRUST	2965 17TH ST	BOULDER	2008 LABBE OLSBORG LIVING TRUST	\$2,065,000.00	3/8/22	SINGLE FAM.RES.-LAND
BD	DB PROPERTY MANAGEMENT LLC			ANDERSEN STORAGE LLC	\$5,375,000.00	3/17/22	
BD	JACK & JO ANN SCHWAGER	1301 CANYON BLVD APT 304	BOULDER	RICHARD ALAN RUDY REVOCABLE LIVING TRUST	\$2,525,000.00	3/21/22	CONDO LAND NEW METHOD
BD	TD C LLC	4560 SAINT VRAIN RD	LONGMONT	CHEZ CHARLIE LLC	\$8,515,000.00	3/21/22	GRAZING LAND-AGRICULTURAL
BD	CEDAR ENTERPRISES CORP	3320 28TH ST	BOULDER	AB APT VENTURE LLC	\$12,150,000.00	3/15/22	MERCHANDISING-LAND
BD	HOVER DEVL CO LLC			HOVER PROPERTY OWNER LLC	\$9,440,000.00	3/14/22	SINGLE FAM.RES.-LAND
BD	BOHN FARM COHOUSING COMMUNITY LLC	1313 SPRUCE AVE	LONGMONT	1313 SPRUCE LLC	\$2,800,000.00	3/16/22	SINGLE FAM.RES.-LAND
BD	VIRGINIA C & VIRGINIA HERSCH NEAL	405 E SIMPSON ST	LAFAYETTE	DURGA SIMPSON ST LLC	\$3,895,000.00	3/21/22	MULTI-UNITS(9 +)-LAND
BD	GUNPARK PROPERTIES LLC	6630 GUNPARK DR	BOULDER	6630 GUNPARK DRIVE LLC	\$3,300,000.00	3/17/22	OFFICES-LAND
BD	DAVID & MISTI GROVES	3015 8TH ST	BOULDER	NEWLANDS HOLDINGS LLC	\$2,000,000.00	3/21/22	SINGLE FAM.RES.-LAND
BD	DHIC PRAIRIE VILLAGE LLC			CANTAMAR APT ASSOC LLC	\$50,000,000.00	3/21/22	
BR	TWELVE THOUSAND WADSWORTH INVEST CO			ARLINGTON BROOMFIELD LLC	\$6,500,000.00	3/23/22	
DS	HYDRO CONDUIT LLC			FOLEY PRODUCTS CO LLC	\$8,650,800.00	3/24/22	Industrial
DS	WP HR LLC	8373 BURNLEY CT	HIGHLANDS RANCH	IGLOO BV LLC	\$2,050,000.00	3/30/22	Exempt
DS	CATHERINE A KILSTROM LIVING TRUST	725 EVENING STAR DR	CASTLE ROCK	RUSSELL PRESLEY SWANN LIVING TRUST	\$2,900,000.00	3/21/22	Residential
DS	COLLEEN F PISCIOTTA	7390 SAGEBRUSH DR	PARKER	BROWN LIVING TRUST	\$3,475,000.00	3/23/22	Residential



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SALES | Warranty Deeds (March 24 - April 6)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Seller	Property Address	City	Purchaser	Sale Price	Date Recorded	County Property Desc
DS	BASSETT FAMILY TRUST	769 WINDING PINE LN	HIGHLANDS RANCH	KEVIN M BARRY ANDREA L BARRY TRUST	\$2,000,000.00	3/29/22	Residential
DS	NICHOLAS J & LISA MARIE KNUDTSON	10841 SKYDANCE DR	HIGHLANDS RANCH	BASSETT FAMILY TRUST	\$2,360,000.00	3/30/22	Residential
DS	PARKER GROUP LLC			RA MORRISON LLC	\$3,600,000.00	3/28/22	Commercial
DS	NASH INSPIRATION LLC	VL		ARTESIA LOT HOLDINGS LLC	\$11,594,800.00	3/30/22	
DV	PINYON MANAGEMENT LLC	461 N ADAMS ST	DENVER	461 NORTH ADAMS LLC	\$3,500,000.00	3/18/22	SINGLE FAMILY RESIDENCE
DV	EARL R & KAREN D COLLINS	1771 S CORONA ST	DENVER	MARK DENISE CHAMBERLIN LIVING TRUST	\$2,450,000.00	3/23/22	SINGLE FAMILY RESIDENCE
DV	JES TRUST	211 S CHERRY ST	DENVER	GOLDEN BEAR TRUST	\$4,000,000.00	3/23/22	SINGLE FAMILY RESIDENCE
DV	DONALD JOHN BATLINER	390 UNIVERSITY BLVD	DENVER	CABCAW LLC	\$2,440,000.00	3/25/22	OFFICES
DV	GFE WELTON LLC	MULT PROP		2821 WELTON STREET INVEST LLC	\$4,211,900.00	3/22/22	COMMERCIAL VACANT LAND
DV	DENVER DOMAIN LLC	300 S LAFAYETTE ST	DENVER	DOMAIN PROPERTY CO LLC	\$9,000,000.00	3/29/22	MULTI-UNITS (9+)
DV	4100 SOUTH BELLAIRE LLC			4100 E MEXICO LLC	\$18,250,000.00	3/23/22	MERCHANDISING
DV	ALAMEDA MINI STORAGE LLC	9898 E ALAMEDA AVE	DENVER	AGAP DENVER ALAMEDA LLC	\$9,900,000.00	3/23/22	OFFICES
DV	WOSK PROPERTIES LLC	1133 14TH ST UNIT 2350	DENVER	RGC HOLDCO LLC	\$3,029,000.00	3/29/22	CONDOMINIUMS
DV	MARTIN BENSON TRUST			2935 N ZUNI LLC	\$5,500,000.00	3/18/22	
DV	1010 EMERSON LLC			1010 EMERSON STREET LLC	\$4,150,000.00	3/25/22	MULTI-UNITS (9+)
DV	WEST WARREN AVE LLC	5630 W WARREN AVE	DENVER	LAKERIDGE TERRACE LLC	\$6,350,000.00	3/29/22	MULTI-UNITS (9+)
DV	KEVIN ZEMAN	964 S HIGH ST	DENVER	DARRELL A CARLISLE REVOCABLE TRUST	\$3,050,000.00	3/22/22	SINGLE FAMILY RESIDENCE
DV	SPEER PARTNERS LLC			SEAGATE WASH PARK ARISTA LLC	\$63,000,000.00	3/24/22	
DV	VAN BIBBER CREEK LLC	MULT PROP		CMK STOUT STREET PROPERTIES LLC	\$3,834,200.00	3/21/22	SINGLE FAMILY RESIDENCE
EB	JOHNSON FAMILY RANCH LLC			ESTATES KIOWA LLC	\$4,453,000.00	3/31/22	SEVERED INTS-MINERALS
EL	PREMIER WASTE CO INC	MULT PROP		E D R ALLINN LLC	\$2,050,000.00	3/21/22	VACANT LAND = 10 AND < 35 ACRS
EL	SAN MIGUEL 24 LLC	3611 E SAN MIGUEL ST	COLO SPGS	SAN MIGUEL E 3611 LLC	\$3,552,000.00	3/25/22	MULTI_UNIT (9 & UP)
EL	DENYCE STYLES			GUGGENHEIM DAUGHTERS LLC	\$15,600,000.00	3/18/22	MOBILE HOME PARKS
EL	GB LAMPLIGHT SPE LLC	MULT PROP		NEW VIRIDIAN EDGE LLC	\$83,500,000.00	3/18/22	MULTI_UNIT (9 & UP)
EL	GB WESTERN HILLS LLC			NEW WESTERN HILLS LLC	\$43,750,000.00	3/18/22	MULTI_UNIT (9 & UP)
JF	ETHAN ALLEN RETAIL INC	8780 W 101ST AVE	BROOMFIELD	MISSION YOGURT INC	\$2,600,000.00	3/22/22	Merchandising
JF	LANET FAMILY TRUST QTIP TRUST	5807 W COLFAX AVE	LAKEWOOD	EDMOND J SECARD LISA A SECARD FAMILY TRUST	\$2,795,000.00	3/21/22	Merchandising
JF	NYCO HOLDINGS LTD	6395 W 56TH AVE	ARVADA	PRESCOTT HOLDINGS LLC	\$2,850,000.00	3/31/22	Warehouse/Storage
JF	IH HOLDINGS FOUR LLC	MULT PROP		INGALLS ST PARTNERS LLC	\$3,425,000.00	3/28/22	Single Family Residential
JF	DAVID BRUCE & CONNIE LYNN COPPFER	11660 ANTLER TRL	LITTLETON	ANTLER TRAIL PROPERTY LLC	\$2,665,000.00	3/22/22	Single Family Residential
JF	LAMAR STATION FLATS LLC	1283 LAMAR ST	LAKEWOOD	LAMARSTATION 28 LLC	\$6,400,000.00	3/30/22	Multi-Units (9+)
JF	PROSPECT PARK CAMPGROUND LLP	11680 W 44TH AVE	WHEAT RIDGE	APPLEWOOD RV RESORT LLC	\$5,600,000.00	3/30/22	
JF	KELLY MULARIE	1638 STONEHAM LN	EVERGREEN	PURCHASING FUND 2020 1 LLC	\$2,050,000.00	3/23/22	Single Family Residential
LR	INTERSTATE LAND HOLDINGS LLC			LARIMER CNTY	\$2,841,700.00	3/29/22	
LR	ZAHOUREK CONSERVATORY LLC	TBD		HS ESTES PARK LLC	\$3,500,000.00	3/31/22	Commercial
LR	EDWARD C & MICHELE R SMITHWICK	1205 W MOUNTAIN AVE	FORT COLLINS	TYSON TUTTLE INVEST LLC	\$2,100,000.00	3/31/22	Residential
LR	CLAYTON PROPERTIES GROUP II INC			MAGELLAN PIPELINE CO LP	\$9,012,000.00	3/25/22	Residential
LR	DFC NORTHFIELD LLC			DFH MANDARIN LLC	\$2,216,500.00	3/25/22	Residential
LR	MNG REAL ESTATE HOLDINGS LLC	801 N 2ND ST	BERTHOUD	801 N 2ND STREET BERTHOUD LLC	\$5,500,000.00	3/21/22	Commercial
LR	GAGLIARDI REVOCABLE TRUST	1113 W DRAKE RD	FT COLLINS	P5 LLC	\$2,575,000.00	3/29/22	Commercial
PB	MENTEZO PARTNERS LLC			NDT MANAGEMENT LLC	\$3,600,000.00	3/10/22	MARIJUANA LAND
PB	BEST APT LLC	201 S MCCULLOCH BLVD	PUEBLO WEST	SUNHAVEN INC	\$5,600,000.00	3/2/22	COMM MULTI-FAM LAND 9 & UP
WE	ARTHUR P GARCIA	TBD		LITTLE PLATTE FARM LLC	\$3,700,000.00	3/24/22	
WE	RAINDANCE COMMUNITIES LLC	VL		ARTESIA LOT HOLDINGS LLC	\$2,500,000.00	3/18/22	
WE	BONANZA CREEK ENERGY OPERATING CO LLC	4301 INDUSTRIAL PKWY	EVANS	MURRAY FAMILY FARMS LLC	\$2,470,000.00	3/24/22	
WE	BULLARD LEASING LLC	380 O ST	GREELEY	O STREET OWNERS LLC	\$3,100,000.00	3/28/22	
WE	OREOF19 EQUIPMENT LLC	15549 HIGHWAY 52	FORT LUPTON	MURRAY FAMILY FARMS LLC	\$8,065,000.00	3/18/22	Industrial
WE	NIKOLAY DARMANCHEV	1237 LINKS CT	ERIE	A I INVEST LLC	\$2,300,000.00	3/18/22	Residential
WE	PCS FERGUSON INC	3771 EUREKA WAY	FREDERICK	3771 EUREKA WAY GH LLC	\$7,000,000.00	3/25/22	Industrial

MORTGAGES | Trust Deeds (March 24 - April 6)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
AD	3/29/22	3301 E 120TH AVE LLC	3301 E 120TH AVE	THORNTON	INDEPENDENT BK	\$3,220,000.00	
AD	3/30/22	1336 VIVIAN STREET LLC	10571 ROMBLON WAY	DENVER	FIRSTBANK	\$4,000,000.00	Residential
AD	3/29/22	MEADOWS TOWN CENTER LLC			KEYBANK	\$18,656,000.00	Residential
AD	3/22/22	ASPEN VIEW HOMES LLC			REGIONS BK	\$30,000,000.00	Agricultural
AD	3/30/22	KEARNEY 1 LLC	6320 KEARNEY ST	COMMERCE CITY	ROSEROCK CAPITAL FUND I LP	\$2,062,500.00	
AD	3/23/22	MI PUEBLO LATIN MARKET INC	6941 E 80TH AVE	COMMERCE CITY	COMMERCE BK	\$2,100,000.00	Residential - Vacant
AD	3/22/22	2050 FLORENCE LLC	2050 FLORENCE ST	AURORA	ALPINE BK	\$2,905,000.00	Residential
AD	3/18/22	MONAGHAN PROPERTIES LLC			SHAMES MAKOVSKY MTG CO	\$6,000,000.00	
AD	3/23/22	6980 STUART ST LLC	6980 STUART ST	WESTMINSTER	LATITUDE MANAGEMENT REAL ESTATE CAPITAL IV INC	\$16,300,000.00	
AD	3/23/22	MOZART PROPERTIES LLC			LUTHER BURBANK SAV	\$4,847,500.00	Residential
AD	3/22/22	BOKQUA LLC	3156 WHEELING ST	AURORA	GENESIS CAPITAL LLC	\$10,727,200.00	Residential
AD	3/25/22	RMIP IRMA LLC	10651 IRMA DR	DENVER	FIRSTBANK	\$16,500,000.00	Commercial
AD	3/25/22	RJR INVEST LLC	10180 BRIGHTON RD	HENDERSON	BOKF	\$2,000,000.00	Commercial
AD	3/24/22	CNLI AMF I LP	8800 GRANT ST	THORNTON	JPMORGAN CHASE BK	\$722,000,000.00	Commercial
AD	3/24/22	6345 DOWNING LLC	6345 DOWNING ST	DENVER	CITYWIDE BK	\$4,304,000.00	
AD	3/25/22	RMIP 7281 54TH 1 LLC	7281 E 54TH PL	COMMERCE CITY	FIRSTBANK	\$16,500,000.00	Commercial
AD	3/22/22	SUNMAN I HOSPITALITY LLC	9041 BRIGHTON RD	HENDERSON	COMMONWEALTH BUSINESS BK	\$3,440,000.00	Commercial
AD	3/29/22	BACKFLIP LLC	21 N 42ND AVE	BRIGHTON	FARMERS ST BK TRUST CO	\$2,155,044.42	Commercial
AD	3/31/22	CR WESTBURY COMMUNITIES LLC	1585 W 115TH AVE	DENVER	CBRE MULTIFAMILY CAPITAL INC	\$6,244,000.00	Residential
AD	3/24/22	NORTH SIDE GARDENS LLC	MULT PROP		CITYWIDE BK	\$3,000,000.00	
AR	3/23/22	ORANGEBLACK LLC	404 ZION ST	AURORA	ALPINE BK	\$2,905,000.00	Single Family Residential
AR	3/17/22	RUNT BRO IDALIA LLC	1320 IDALIA CT	AURORA	GREYSTONE SERVICING CO LLC	\$2,196,000.00	APT Multi-Units (9+)
AR	3/21/22	VIP BLACKHAWK LLC	MULT PROP		FIRST NATL BK OMAHA	\$3,375,000.00	Vacant Commercial PUD Lots
AR	3/23/22	BANYAN LANE HOLDINGS LLC	7380 S CLINTON ST	ENGLEWOOD	SBA	\$2,000,000.00	Lodging (Hotels)
AR	3/23/22	3482 S GRANT LLC	3482 S GRANT ST	ENGLEWOOD	ALPINE BK	\$2,905,000.00	Single Family Residential
AR	3/24/22	THOMAS J CORLEY REVOCABLE TRUST	23 CARRIAGE LN	CHERRY HILLS VILLA	UBS BK USA	\$2,990,000.00	Single Family Residential Acreage
AR	3/28/22	LGJL LLC	MULT PROP		JPMORGAN CHASE BK	\$3,600,000.00	APT Multi-Units (9+)
AR	3/29/22	CANNONBALL LLC	6200 S NOME CT	CENTENNIAL	BOKF	\$11,470,000.00	Vacant Commercial PUD Lots
AR	3/24/22	JUDCO PROPERTIES III LLC	MULT PROP		CITYWIDE BK	\$4,450,000.00	Warehouse/Storage
AR	3/29/22	3567 3569 S PENNSYLVANIA ST LLC	3569 S PENNSYLVANIA ST	ENGLEWOOD	ALPINE BK	\$2,000,000.00	Duplexes-Triplexes
AR	3/24/22	FLETCHER GARDEN LLLP	1401 EMPORIA ST	AURORA	FIRSTBANK	\$3,500,000.00	APT Multi-Units (9+)
AR	3/22/22	MARCIA L ACCOLA SEPARATE PROPERTY TRUST	4501 S VINE WAY	CHERRY HILLS VILLA	FIRSTBANK	\$2,500,000.00	Single Family Residential Acreage
AR	3/25/22	RMIP 2810 S ZUNI LLC	MULT PROP		FIRSTBANK	\$16,500,000.00	
AR	3/17/22	LITTLETON CHILDRENS CENTER LLC	MULT PROP		FIRST CITIZENS BK TRUST CO	\$3,740,000.00	Offices
AR	3/31/22	ATKINSON REAL ESTATE LEGACY PARTNERSHIP 2 LP			TRUSTONE FIN CREDIT UNION	\$3,500,000.00	Offices
AR	3/24/22	BW BOWLING PROPERTIES LP	2200 S PEORIA ST	AURORA	JPMORGAN CHASE BK	\$722,000,000.00	Merchandising (all Retail)
AR	3/25/22	RMIP 2190 W DARTMOUTH LLC	2190 W DARTMOUTH AVE	ENGLEWOOD	FIRSTBANK	\$16,500,000.00	Warehouse/Storage
AR	3/23/22	BOKQUA LLC	MULT PROP		GENESIS CAPITAL LLC	\$10,727,200.00	Single Family Residential
AR	3/24/22	CNLI AMF I LP	16700 E MISSISSIPPI AVE	AURORA	JPMORGAN CHASE BK	\$722,000,000.00	Car Services
AR	3/25/22	RMIP 1408 W QUINCY LLC	1408 W QUINCY AVE	ENGLEWOOD	FIRSTBANK	\$16,500,000.00	Warehouse/Storage
AR	3/21/22	GKT SOUTHBRIDGE TCC LLC			MORGAN STANLEY PRIVATE BK	\$39,600,000.00	Car Services
AR	3/24/22	CNLI AMF II LP	4900 S FEDERAL BLVD	ENGLEWOOD	JPMORGAN CHASE BK	\$722,000,000.00	Recreation
AR	3/31/22	FORUM INVEST LLC	425 S CHERRY ST	DENVER	BELLCO CREDIT UNION	\$11,900,000.00	Restaurants
AR	3/23/22	CHERRY WOOD GRAIN LLC	4000 S LINCOLN ST	ENGLEWOOD	ALPINE BK	\$2,905,000.00	Single Family Residential
BD	3/17/22	LHM BTO LLC	2465 48TH CT	BOULDER	COMERICA BK	\$26,000,000.00	AUTO DEALER
BD	3/9/22	CAVALIER COLO LP	902 W DILLON RD	LOUISVILLE	DEUTSCHE BK AG	\$1,040,200,000.00	LODGING-LAND
BD	3/16/22	891 12TH ST LLC			FIRSTBANK	\$12,000,000.00	
BD	3/21/22	CHEZ CHARLIE LLC	4560 SAINT VRAIN RD	LONGMONT	UBS BK USA	\$8,515,000.00	GRAZING LAND-AGRICULTURAL
BD	3/21/22	DURGA SIMPSON ST LLC	405 E SIMPSON ST	LAFAYETTE	FIRSTBANK	\$2,921,250.00	MULTI-UNITS(9 +)-LAND



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- Zip Code?
- Dollar Value?
- Date Range?
- Property Type?

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- Mortgage List
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- Foreclosures
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MORTGAGES | Trust Deeds (March 24 - April 6)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
BD	3/17/22	6630 GUNPARK DRIVE LLC	6630 GUNPARK DR	BOULDER	FIRST NATL BK OMAHA	\$2,475,000.00	OFFICES-LAND
BD	3/16/22	ENERGY TRANSITION PARTNERS INC			BLUE RIDGE BK	\$2,737,500.00	INDUSTRIAL CONDOMINIUM
BD	3/15/22	BASECAMP LOUISVILLE LLC	1303 EMPIRE RD	LOUISVILLE	GENEVA CAPITAL OP-PORTUNITY FUND LP	\$2,000,000.00	UNKNOWN
BD	3/8/22	LAFAYETTE PLAZA LLC	400 W SOUTH BOULDER RD	LAFAYETTE	WELLS FARGO BK	\$26,725,000.00	
BD	3/14/22	AJJ COLO LLC	825 N US HIGHWAY 287	LAFAYETTE	FIRST REPUBLIC BK	\$4,420,000.00	MERCHANDISING-LAND
BD	3/21/22	CANTAMAR APT ASSOC LLC	2205 ALPINE ST	LONGMONT	LINCOLN NATL LIFE INS CO	\$10,461,586.00	
BD	3/14/22	HOVER PROPERTY OWNER LLC			CIBC BK USA	\$63,778,000.00	
BR	3/30/22	1336 VIVIAN STREET LLC	115 PINON ST	BROOMFIELD	FIRSTBANK	\$4,000,000.00	SINGLE FAM.RES.-LAND
BR	3/28/22	310 INTERLOCKEN LLC	310 INTERLOCKEN PKWY	BROOMFIELD	BELLCO CREDIT UNION	\$14,000,000.00	
BR	4/1/22	COMMERCE CT LLC	325 INTERLOCKEN PKWY BLDG A	BROOMFIELD	WELLS FARGO BK	\$4,000,000.00	COMMERCIAL CONDOS
DS	3/22/22	20 WILCOX RE VENTURES LLC			INDEPENDENT BK	\$2,900,000.00	
DS	3/18/22	RAMPART ROCK INVEST LLC	MULT PROP		CITY NATL BK	\$5,800,000.00	Commercial
DS	3/28/22	JOURNEY CHURCH COLO	9009 CLYDESDALE RD	CASTLE ROCK	FREE METHODIST FOUNDATION	\$4,000,000.00	Exempt
DS	3/29/22	PARK SIXTY FOUR LLC			PNC BK	\$11,000,000.00	
DS	3/24/22	CNLI AMF II LP	2530 E COUNTY LINE RD	HIGHLANDS RANCH	JPMORGAN CHASE BK	\$722,000,000.00	Commercial
DS	3/25/22	UG REAL ESTATE VENTURE CASTLE ROCK LLC	3690 BILBERRY ST	CASTLE ROCK	B SIDE CAPITAL	\$2,588,000.00	Commercial
DS	3/25/22	BW BOWLING PROPERTIES LP	9255 KIMMER DR	LONE TREE	JPMORGAN CHASE BK	\$722,000,000.00	Commercial
DS	3/25/22	PARAGON 28 INC	14445 GRASSLANDS DR	ENGLEWOOD	ZIONS BANCORPORATION	\$16,000,000.00	Industrial
DS	3/28/22	RA MORRISON LLC	9099 S WOODMAN WAY	PARKER	CANVAS CREDIT UNION	\$2,700,000.00	Commercial
DS	3/30/22	ARTESIA LOT HOLDINGS LLC			REGIONS BK	\$25,000,000.00	
DS	3/23/22	BOKQUA LLC	MULT PROP		GENESIS CAPITAL LLC	\$10,727,200.00	Residential
DS	3/23/22	BROWN LIVING TRUST	7390 SAGEBRUSH DR	PARKER	UNITED WHOLESALE MTG LLC	\$2,600,000.00	Residential
DS	3/21/22	RUSSELL PRESLEY SWANN LIVING TRUST	725 EVENING STAR DR	CASTLE ROCK	CROSSCOUNTRY MTG LLC	\$2,320,000.00	Residential
DS	3/25/22	PB INVEST II LLC	TBD		BK COLO	\$2,124,157.00	Vacant Land
DV	3/25/22	RMIP 1002 S JASON LLC	MULT PROP		FIRSTBANK	\$16,500,000.00	WAREHOUSE
DV	3/23/22	EXCEL DENVER LLC	6805 ARGONNE ST	DENVER	FIRST REPUBLIC BK	\$6,200,000.00	LODGING
DV	3/24/22	SAFAVI HOLDINGS LLC	MULT PROP		COLLEGIATE PEAKS BK	\$3,919,500.00	
DV	3/18/22	DIA 66TH ARGONNE DEVL LLC	18600 E 66TH AVE	COMMERCE CITY	INBANK	\$17,850,000.00	
DV	3/25/22	RMIP 2775 W 7TH LLC	2775 W 7TH AVE	DENVER	FIRSTBANK	\$16,500,000.00	WAREHOUSE
DV	3/29/22	DOMAIN PROPERTY CO LLC	300 S LAFAYETTE ST	DENVER	FIRST REPUBLIC BK	\$5,400,000.00	MULTI-UNITS (9+)
DV	3/25/22	RMIP 1011 S HURON LLC	1011 S HURON ST	DENVER	FIRSTBANK	\$16,500,000.00	WAREHOUSE
DV	3/23/22	PORTLAND PROPERTIES LLC	1205 OSCEOLA ST	DENVER	FIRSTBANK	\$2,093,381.00	SINGLE FAMILY RESIDENCE
DV	3/24/22	FIVE WEST HOLDINGS LLLP	7800 W STANFORD AVE	DENVER	UMB BK	\$2,200,000.00	SPECIAL PURPOSE
DV	3/25/22	CABCAW LLC	390 UNIVERSITY BLVD	DENVER	UMB BK	\$2,560,000.00	OFFICES
DV	3/22/22	SS TOPPS LLC	4742 BRYANT ST	DENVER	ALPINE BK	\$2,905,000.00	SINGLE FAMILY RESIDENCE
DV	3/24/22	RLC ZUMA LLC	3455 W 38TH AVE	DENVER	JPMORGAN CHASE BK	\$4,500,000.00	OFFICES
DV	3/29/22	HARVIN APT LLC	2101 E HARVARD AVE	DENVER	JPMORGAN CHASE BK	\$2,800,000.00	MULTI-UNITS (9+)
DV	3/22/22	BOKQUA LLC	MULT PROP		GENESIS CAPITAL LLC	\$10,727,200.00	SINGLE FAMILY RESIDENCE
DV	3/25/22	PEARL FLATS LLC	70 S PEARL ST	DENVER	BELLCO CREDIT UNION	\$8,200,000.00	
DV	3/23/22	MI PUEBLO LATIN MARKET INC	125 KNOX CT	DENVER	COMMERCE BK	\$2,100,000.00	MERCHANDISING
DV	3/22/22	CUZCO LLC	4970 MILWAUKEE ST	DENVER	ALPINE BK	\$2,905,000.00	SINGLE FAMILY RESIDENCE
DV	3/24/22	IND RINO STATION LLC	MULT PROP		JPMORGAN CHASE BK	\$60,000,000.00	
DV	3/25/22	SLOANS LAKE HOLDING LLC	1540 RALEIGH ST	DENVER	CBRE CAPITAL MARKETS INC	\$6,141,000.00	MULTI-UNITS (9+)
DV	3/21/22	SANTA FE THIRTEEN LLC			TREZ CAPITAL 2015 CORP	\$30,884,743.00	WAREHOUSE
DV	3/29/22	LAKERIDGE TERRACE LLC	5630 W WARREN AVE	DENVER	SABAL CAPITAL II LLC	\$4,065,000.00	MULTI-UNITS (9+)
DV	3/22/22	DJ8864 LLC	4641 CLAYTON ST	DENVER	ALPINE BK	\$2,905,000.00	SINGLE FAMILY RESIDENCE
DV	3/22/22	848 REVOCABLE TRUST	311 JERSEY ST	DENVER	MIDFIRST BK	\$2,950,000.00	SINGLE FAMILY RESIDENCE
DV	3/24/22	SEAGATE WASH PARK ARISTA LLC			METLIFE REAL ESTATE LENDING LLC	\$32,500,000.00	
DV	3/25/22	RMIP 2050 W BARBERRY LLC	2050 W BARBERRY PL	DENVER	FIRSTBANK	\$16,500,000.00	WAREHOUSE
DV	3/24/22	CNLI AMF I LP	6767 LEETSDALE DR	DENVER	JPMORGAN CHASE BK	\$722,000,000.00	RECREATION
DV	3/24/22	D J LONGO LLP	1275 N PEARL ST	DENVER	JPMORGAN CHASE BK	\$2,930,000.00	MULTI-UNITS (9+)
DV	3/22/22	2821 WELTON STREET INVEST LLC	MULT PROP		FIRSTBANK	\$2,450,000.00	COMMERCIAL VACANT LAND
DV	3/22/22	SKYLANDER 4760 LLC	4760 ELIZABETH ST	DENVER	ALPINE BK	\$2,905,000.00	SINGLE FAMILY RESIDENCE
EB	3/31/22	ESTATES KIOWA LLC			AM AGCREDIT	\$3,117,100.00	SEVERED INTS-MINERALS
EB	3/28/22	NEIGHBORHOOD SELF STORAGE ELIZABETH PARKER LLC	41105 COUNTY ROAD 13	PARKER	INDEPENDENT BK	\$2,300,000.00	
EL	3/25/22	ASTAR FRR FL1 LLC	6830 BANDLEY DR	FOUNTAIN	JPMORGAN CHASE BK	\$722,000,000.00	SPECIAL PURPOSE
EL	3/28/22	CHALLENGER COLO LLC	8297 ANSLEY CT	PEYTON	EASTERN COLO BK	\$6,000,000.00	
EL	3/23/22	VANDYKE LOFTS LLC	MULT PROP		BK COLO	\$2,625,000.00	OFFICES
EL	3/28/22	ELKTON PREMIER LLC	885 ELKTON DR	COLORADO SPRINGS	STOCKMENS BK	\$3,000,000.00	WAREHOUSE/STORAGE
EL	3/18/22	NEW VIRIDIAN EDGE LLC	MULT PROP		UNITED FIDELITY BK	\$41,231,500.00	MULTI_UNIT (9 & UP)

MORTGAGES | Trust Deeds (March 24 - April 6)

More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
EL	3/18/22	NEW VIRIDIAN EDGE LLC	MULT PROP		UNITED FIDELITY BK	\$13,350,000.00	MULTI_UNIT (9 & UP)
EL	3/18/22	NEW VIRIDIAN EDGE LLC	MULT PROP		UNITED FIDELITY BK	\$3,064,798.00	MULTI_UNIT (9 & UP)
EL	3/25/22	SAN MIGUEL E 3611 LLC	3611 E SAN MIGUEL ST	COLO SPGS	FIRSTBANK	\$2,485,000.00	MULTI_UNIT (9 & UP)
EL	3/22/22	C D INVEST HOLDINGS LLC			LA PLATA CAPITAL LLC	\$3,500,000.00	WAREHOUSE/STORAGE
EL	3/28/22	GRANBY CIRCLE LLC	MULT PROP		RFLF 3 LLC	\$4,473,000.00	VACANT COMMERCIAL LOTS
EL	3/24/22	BW BOWLING PROPERTIES LP	999 N CIRCLE DR	COLO SPGS	JPMORGAN CHASE BK	\$722,000,000.00	RECREATION
EL	3/18/22	NEW WESTERN HILLS LLC			UNITED FIDELITY BK	\$34,580,000.00	MULTI_UNIT (9 & UP)
EL	3/26/22	BLACK OAK HOMES DESIGN INC			CONSTR LOAN SERVICES II LLC	\$9,021,714.39	
EL	3/18/22	CLASSIC DEVL FLYING HORSE LLC			ZIONS BANCORPORATION	\$6,179,614.00	
EL	3/18/22	FILLMORE INN LLC	3150 N CHESTNUT ST	COLO SPGS	BK COLO	\$14,692,000.00	
EL	3/23/22	VANTAGE HOMES CORP			INDEPENDENT BK	\$20,000,000.00	
EL	3/21/22	VANTAGE HOMES CORP			INDEPENDENT BK	\$20,000,000.00	
EL	3/29/22	KALEIDOS INVEST GROUP LLC	1750 S MURRAY BLVD	COLO SPGS	LEGACY BK	\$15,689,130.00	SCHOOLS-PRIVATE
EL	3/18/22	NEW WESTERN HILLS LLC			UNITED FIDELITY BK	\$7,134,991.00	MULTI_UNIT (9 & UP)
EL	3/18/22	GUGGENHEIM DAUGHTERS LLC			NORTHERN TRUST CO	\$2,052,000.00	MOBILE HOME PARKS
JF	3/22/22	C D INVEST HOLDINGS LLC	5055 TABOR ST	WHEAT RIDGE	LA PLATA CAPITAL LLC	\$3,500,000.00	Mixed Assessment
JF	3/31/22	PRESCOTT HOLDINGS LLC	6395 W 56TH AVE	ARVADA	FIRSTBANK	\$2,137,500.00	Warehouse/Storage
JF	3/29/22	CORNELL FAMILY REAL ESTATE HOLDINGS LLLP	9145 OBERON RE	ARVADA	JPMORGAN CHASE BK	\$2,300,000.00	Multi-Units (9+)
JF	3/28/22	MISSION YOGURT INC	8780 W 101ST AVE	WESTMINSTER	ZIONS BANCORPORATION	\$2,080,000.00	Merchandising
JF	3/22/22	C D INVEST HOLDINGS LLC	11722 W 44TH AVE	WHEAT RIDGE	LA PLATA CAPITAL LLC	\$3,500,000.00	Contracting/Service
JF	3/24/22	BW BOWLING PROPERTIES LP	945 S KIPLING PKWY	LAKEWOOD	JPMORGAN CHASE BK	\$722,000,000.00	Recreation
JF	3/22/22	BOKQUA LLC	5764 S KLINE ST	LITTLETON	GENESIS CAPITAL LLC	\$10,727,200.00	Single Family Residential
JF	3/24/22	BW BOWLING PROPERTIES LP	9150 HARLAN ST	WESTMINSTER	JPMORGAN CHASE BK	\$722,000,000.00	Recreation
JF	3/31/22	NAFTEL TWO LLC	7525 S ELKHORN MTN	LITTLETON	FIRST NATL BK HUGO	\$3,000,000.00	
JF	3/23/22	HWA 2 LLC	9025 W COLFAX AVE	LAKEWOOD	COMMERCIAL CAPITAL BIDCO INC	\$2,056,500.00	Mixed Assessment
JF	3/23/22	DHILLON HOTEL LLC			NEWCRESTIMAGE CAPITAL LLC	\$3,000,000.00	Lodging
JF	3/24/22	BW BOWLING PROPERTIES LP	9751 W 49TH AVE	WHEAT RIDGE	JPMORGAN CHASE BK	\$722,000,000.00	Recreation
JF	3/22/22	RACE21000 LLC	3654 S NEWCOMBE WAY	LAKEWOOD	ALPINE BK	\$2,905,000.00	Single Family Residential
JF	3/23/22	RICHLAND GARDENS BELWOOD LLC	MULT PROP		MIDFIRST BK	\$3,194,722.00	Vacant Land
JF	3/21/22	PINEHURST TERRACE LLC	4100 S TELLER ST	LAKEWOOD	INDEPENDENT BK	\$13,200,000.00	
JF	3/28/22	AMIRA CHOICE ARVADA LLC			FIRST NATL BK OMAHA	\$30,666,223.00	
JF	3/21/22	REMINGTON HOMES CO			BOKF	\$4,396,000.00	
JF	3/23/22	WADSWORTH MFP LLC			GREYSTONE FUNDING CO LLC	\$40,202,500.00	
JF	3/30/22	LAMARSTATION 28 LLC	1283 LAMAR ST	LAKEWOOD	BLUE FED CREDIT UNION	\$3,517,000.00	Multi-Units (9+)
JF	3/30/22	CL MILE HIGH LP	474 S WRIGHT ST	LAKEWOOD	BERKELEY POINT CAPITAL LLC	\$2,926,000.00	Multi-Units (9+)
JF	3/28/22	OLDCHELLA LLC			CBRE CAPITAL MARKETS INC	\$3,700,000.00	Residential
JF	3/31/22	PEALE INVEST LLC			CBRE CAPITAL MARKETS INC	\$2,500,000.00	Multi-Units (9+)
LR	3/30/22	HARTFORD CONSTR LLC			FLAGSTAR BK	\$20,000,000.00	
LR	3/29/22	VWSS LOVELAND LLC	325 12TH ST SW	LOVELAND	INDEPENDENT BK	\$5,540,000.00	Commercial
LR	3/30/22	1336 VIVIAN STREET LLC	3492 BUTTERNUT DR	LOVELAND	FIRSTBANK	\$4,000,000.00	Multiple Unit
LR	3/24/22	ACQUEST HOLDINGS FC LLC	4101 LAPORTE AVE	FORT COLLINS	JPMORGAN CHASE BK	\$1,083,000,000.00	
LR	3/23/22	MAGENIS CONSULTING LLC	6117 JORDAN DR	LOVELAND	SCONSET RESOURCES CORP	\$2,570,000.00	Residential
LR	3/25/22	FORT COLLINS OT SENIOR HOUSING PROPCO KP6 LLC			FIRSTBANK	\$63,111,426.00	
LR	3/21/22	902 WEST DRAKE LLC	902 W DRAKE RD	FT COLLINS	FIRST NATL BK OMAHA	\$2,720,000.00	Commercial
LR	3/23/22	RGMZ FRONT RANGE VILLAGE OP 3 SP LLC			KEYBANK	\$290,000,000.00	
LR	3/29/22	CARE HOUSING GREENBRIAR I LTD	400 BUTCH CASSIDY DR	FORT COLLINS	ANB BK	\$2,350,000.00	Multiple Unit
LR	3/29/22	HIGHLANDS IND LLC			INDEPENDENT BK	\$4,100,000.00	Commercial
LR	3/21/22	801 N 2ND STREET BERTHOUD LLC	801 N 2ND ST	BERTHOUD	KEYBANK	\$13,670,000.00	Commercial
PB	3/10/22	NDT MANAGEMENT LLC	893 E ENTERPRISE DR	PUEBLO WEST	MENTEZO PARTNERS LLC	\$3,550,000.00	MARIJUANA LAND
PB	3/9/22	ILPT PUEBLO LLC	150 GREENHORN DR	PUEBLO	CITIBANK	\$2,400,000,000.00	COMM LAND WAREHSE/STORAGE
PB	3/2/22	SUNHAVEN INC	201 S MCCULLOCH BLVD	PUEBLO WEST	MIDFIRST BK	\$3,750,000.00	COMM MULTI-FAM LAND 9 & UP
PB	3/9/22	CAVALIER COLO LP	4801 N ELIZABETH ST	PUEBLO	DEUTSCHE BK AG	\$1,040,200,000.00	COMM LAND-LODGING
PB	3/4/22	2040 HWY 50 LLC	2040 US HIGHWAY 50	PUEBLO	UMB BK	\$4,900,000.00	COMM MULTI-FAM LAND 9 & UP
WE	3/24/22	POUDRE TRAILS 141820 LLC	MULT PROP		FIRST NATL BK	\$10,500,000.00	
WE	3/18/22	PAL EVANS STORAGE LLC	MULT PROP		KEYBANK	\$4,700,000.00	Commercial
WE	3/28/22	O STREET OWNERS LLC	380 O ST	GREELEY	INDEPENDENT BK	\$2,600,000.00	
WE	3/25/22	3771 EUREKA WAY GH LLC	3771 EUREKA WAY	FREDERICK	FIRST NATL BK	\$3,500,000.00	Industrial