



COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY SEPTEMBER 2-15, 2026

FEATURED



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CU acquires Independence Plaza for \$28M

by Avalon Jacka

DENVER – A public university purchased a landmark downtown office tower in August.

The **University of Colorado**, through the **University of Colorado Foundation**, acquired Independence Plaza, situated on 2.45 acres at 1050 17th St., from **Independence Plaza Group Inc.** for \$27.95 million. The site is bordered by Arapahoe, 17th, Curtis and 16th streets and is positioned across the street from Skyline Park. **Sean Whitney, Mark Katz, Larry Thiel and Hilary Barnett** of **JLL** represented the university in the transaction, and **CBRE's Charley Will, Jenny Knowlton and Chad Flynn** represented the seller.

The acquisition price represents an 81% discount from the last sale of the property. The seller bought the building in 2007 for \$144.5 million, according to Denver County public records.

Completed in 1982 in a partnership between Del E. Webb and Prudential Insurance, the 25-story tower was originally



Paul Wedlake, University of Colorado Denver
The University of Colorado, through the University of Colorado Foundation, acquired Independence Plaza from Independence Plaza Group Inc. for \$27.95 million.

known as Prudential Plaza. The 567,287-square-foot building includes a connected lobby, a two-story annex, a three-story annex and three levels of underground parking with 690 spaces. The building is approximately 20% occupied.

The **CU Board of Regents** approved the acquisition in June. **University of Colorado Denver** will lead programming and operations. The purchase will not affect campus, school, college, division or unit-level budgets because it will be oper-

ated as an auxiliary enterprise. CU Denver currently occupies more than 15 buildings across the Auraria Campus, as well as several University of Colorado-owned buildings in the central

Please see **CU**, Page 37

JB Matteson enters Colo. with Class A buy

by Avalon Jacka

LOVELAND – A San Mateo, California-based real estate investment firm entered the Colorado market with the acquisition of a 288-unit Class A garden-style multifamily community in Loveland.

JB Matteson bought Vantage at Loveland, situated on 30.2 acres at 1430 S. Tyler Ave. An entity of **Capital Real Estate LLC** sold the asset for \$72.25 million, according to Larimer County public records. The acquisition initiates JB Matteson's growth strategy in Colorado and the greater Mountain West region.

"The addition of Vantage at Loveland to our portfolio continues JB Matteson's investment strategy of acquiring institutional-quality multifamily projects in our target markets of California, Oregon, Washington, Utah and Colorado," said JB Matteson Director of Capital Markets **Tom Fischer**.

The community has been rebranded as The Tyler at Loveland, according to a LinkedIn post from the buyer. The



JB Matteson bought Vantage at Loveland, situated on 30.2 acres at 1430 S. Tyler Ave., and rebranded the property as The Tyler at Loveland.

property "aligns well with our investment thesis of acquiring high-quality, new construction multifamily communities in the Western United States," the post said.

"Vantage at Loveland represents an attractive entry into the Colorado market for JB Mat-

teson," said JB Matteson Vice President, Investments, **Sam Blake**. "Loveland's sustained population and job growth are attractive for multifamily investment. We are excited to rebrand the property as The Tyler at Loveland and add it to our growing portfolio as

we continue to expand in the Mountain West."

Jason Hornik and Greg Parker of **Marcus & Millichap**, in partnership with **Institutional Property Advisors'** Texas-based team, represented the

Please see **JB Matteson**, Page 37



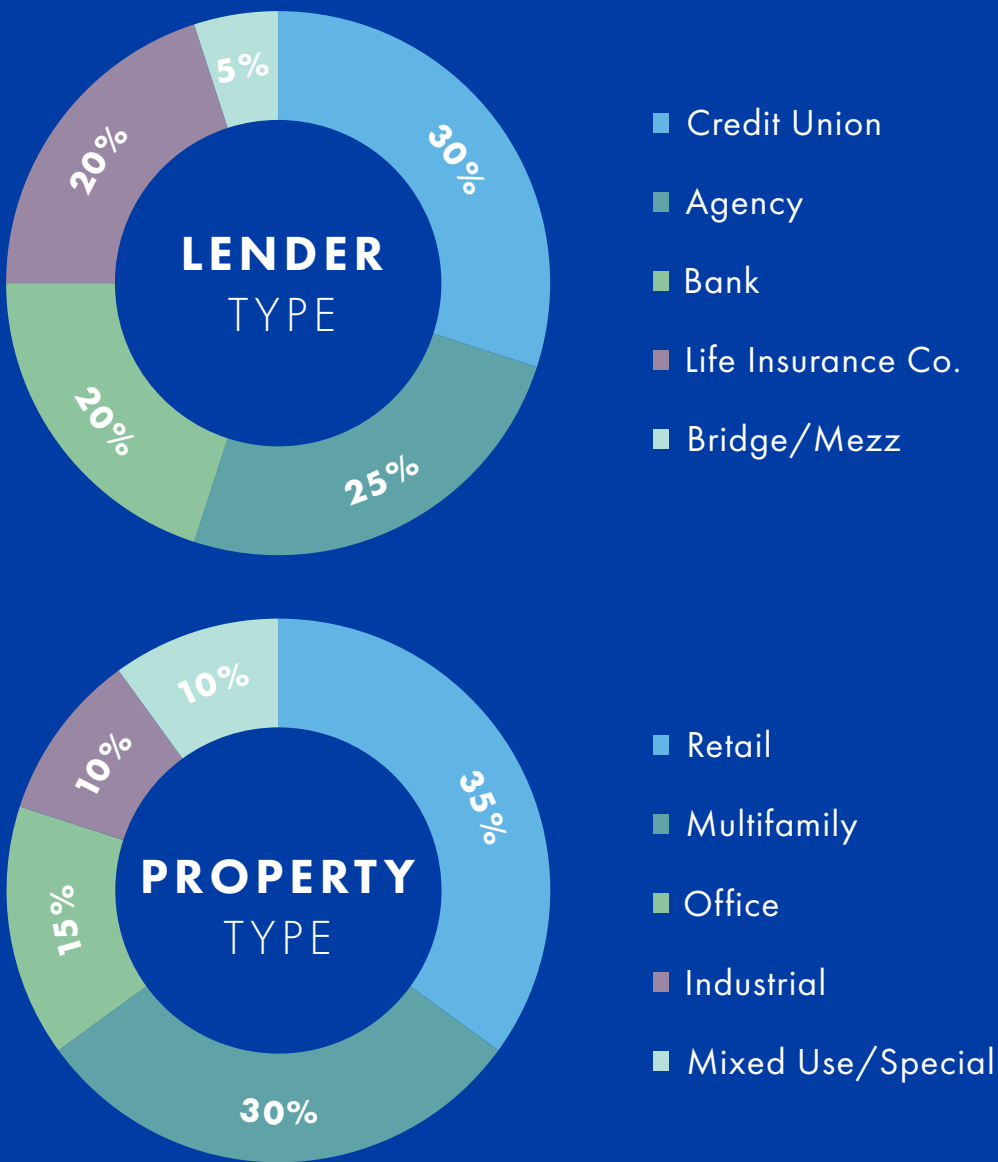
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YEAR BUILT:	1985



Eric Shaw
Vice President
T: 303.962.9551
EShaw@PinnacleREA.com



LIST PRICE: \$2,300,000

PROPERTY DETAILS

ADDRESS:	3264 Larimer St. Denver, CO 80205
SIZE:	8,503 SF
PROPERTY TYPE:	Mixed-Use
YEAR BUILT:	1959



Peter Sengelmann
Vice President
T: 303.962.9552
PSengelmann@PinnacleREA.com



LIST PRICE: \$1,275,000

PROPERTY DETAILS

ADDRESS:	5750 – 5790 W 44th Ave. Denver, CO 80212
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OCCUPANCY:	100%



Keith Lenz
Associate Advisor
T: 303.962.9563
KLenz@PinnacleREA.com



LIST PRICE: \$1,100,000

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ADDRESS:	8810 W Colfax Ave. Lakewood, CO 80215
SIZE:	2,210 SF on 0.7-acre fenced lot
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Esther Kettering, MBA
Vice President
T: 303.956.0444
EKettering@PinnacleREA.com



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ADDRESS:	910 Galapago St. Denver, CO 80204
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Carlos Valencia
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ADDRESS:	6810 S Jordan Rd. Centennial, CO 80112
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Office

Humn leases 32,000 square feet at Denver Energy Center

by Avalon Jacka

DENVER – A new coworking-fitness concept is preparing to open in downtown tower following a new lease deal.

Humn will occupy three floors, totaling 32,000 square feet, at 1675 Broadway, one of the Denver Energy Center towers, beginning in spring 2027. Humn has initially leased the first two floors, with the option to expand into the third; the tenant is expected to ultimately lease the third floor. The property is owned by **The Luzzatto Cos.** The concept will provide coworking space and a café in 4,000 sf on the first floor, fitness space on the second, and a longevity hub and practitioner space on the third, with 14,000 sf on each of the upper floors.

“In a typical ground-floor activation, you probably traditionally put a lot more restrictions on what can happen there because it impacts your site as a whole,” said The Luzzatto Cos. President **Asher Luzzatto**. “We understand what a new venture is and the importance of having flexibility in it, so we try to give them as much flexibility as they need to build and iterate because I do think that is important to be able to iterate after you open.”

Chris Smith of **Cresa** represented the tenant in the lease deal, and **JLL’s Andy Ross, John Beason** and **Michael Crane** represented



The Luzzatto Cos. Humn leased 32,000 square feet across three floors at 1675 Broadway, one of the towers at Denver Energy Center.

the landlord. The lease currently includes the first two floors with the right to expand into the third floor; the tenant and landlord are operating under the assumption that Humn will take occupancy of the third floor at the same time as the other two floors, Luzzatto said. **The Beck Group** is serving as the design-build firm for the build-out. **Canter & Associates** is providing furniture, fixtures and equipment services. The project is expected to cost about \$6 million.

“We’re building the Life Time Fitness for Gen Z,” said Humn founder and CEO **Omar Romero**, highlighting the increased focus on health as people look to make connections in the post-COVID era.

Romero said the concept fills a gap in the Denver market. He noted that while the city is one of

the top 5 fittest cities in the U.S., there isn’t a modern health club in the downtown submarket, with many of the newer health clubs and gyms opening in other submarkets like River North Art District, Highland and Sloan’s Lake. In selecting a market, Romero initially looked at the Golden Triangle, where he lives.

“I looked at where companies like Greystar are making their biggest investments,” Romero said, noting the company has made several recent investments in the Golden Triangle area. “In my head, if companies like Greystar are building, and all these new buildings are coming up to this specific area, they definitely know something that I don’t know, and I know that’s probably not just looking at a map and saying, ‘This looks good.’ They’re doing their

market research to say, ‘We see this being the next RiNo, the next Highland.’ So, for me, I always thought I want to go where the puck is going. I don’t want to build something where people already are at.”

The concept aims to provide an all-in-one solution where members can access a state-of-the-art fitness facility and longevity practices like cold plunges and saunas alongside coworking space with open seating and conference rooms, all under one membership for \$300 a month, compared to an average of \$600 for multiple memberships, according to market research conducted by Humn.

“As I zoom out and think about the city of Denver, you have people that have moved here because of the lifestyle,” Romero said. “That’s why people come to Denver. So why do we not have ecosystems that support that lifestyle that people need and that they want? We have gyms, we have coworking spaces, we have sauna plunge places. Consolidating it under one roof is solving for the issues of time, money and motivation.”

The biggest attraction to the Denver Energy Center was Luzzatto’s approach to the property, Romero said. The two discussed their visions for the building and the concept and found their plans to be cohesive.

“We’re doing the same thing, just in different verticals, so that was where I really saw the alignment around being visionaries and also wanting to make an impact on the city of Denver that desperately needed it,” Romero said.

“A building is a building, and I look at gyms the same way,” Romero said. “Anybody can open up a space and put things into it, but it’s the people that make the difference.”

The Luzzatto Cos. acquired the 750,000-sf Denver Energy Center, comprising 1625 and 1675 Broadway, in December. The firm is in the design and predevelopment process for an office-to-multifamily conversion of the second tower and recently submitted for permits and for Downtown Denver Development Authority funding; construction is expected to begin in first-quarter 2027.

Redevelopment is “not a want, it’s not a wish list, it is a need,” Luzzatto said. “There is too much office and too little housing, and for any revitalization, that cannot continue. We need people to live downtown. It will help retail. It will help restaurants. It will help offices.”

The Luzzatto Cos. plans to keep the first tower, where Humn will be located, as office space. That tower is currently about 20% leased.

Please see **Humn**, Page 8



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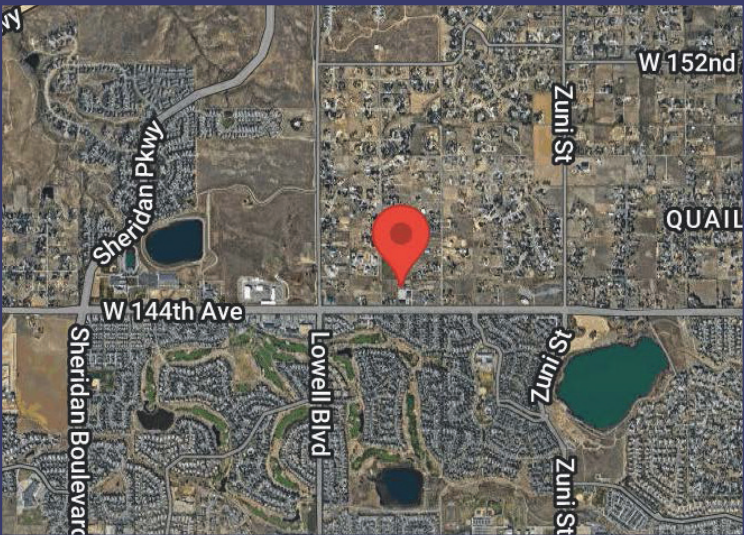
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Industrial

Alterra acquires industrial outdoor storage from BW West

by Avalon Jacka

COLORADO SPRINGS – An industrial outdoor storage property in southeast Colorado Springs traded hands in July.

Alterra Property Group bought the 7-acre property at 3250 S. Drennan Industrial Loop North from **BW West Properties LLC** for \$5.05 million. **Ron Weibert** of **Lee & Associates** represented the seller in the off-market offering to a targeted buyer pool.



The sale “indicates a continuing demand for good quality IOS properties in both Colorado Springs and the Denver market,” Weibert said.

The asset includes several small buildings totaling 11,000 square



CoStar

Alterra Property Group bought the 7-acre property at 3250 S. Drennan Industrial Loop North from BW West Properties LLC for \$5.05 million.

feet. The original structures were built in the 1970s, and another building was constructed in the past five or so years, Weibert said. The buildings include drive-in loading, and warehouse and

office space. At the time of sale, the property was fully leased to Gulfeagle Supply, a national roofing and building products distributor.

The transaction follows a recent

acquisition by Alterra of a property down the block as the buyer increases its holdings in the market, Weibert said. The company is actively acquiring properties in the Colorado market, purchasing at least five since the end of last year.

Based in Philadelphia, Alterra Property Group is a real estate investment, development and management company strategically focused on industrial outdoor storage and residential/mixed-use development. The company handles all aspects of acquisition, entitlement, leasing, accounting, investor reporting, and project, asset and property management.

Other News

■ **CENTENNIAL** – A single-tenant industrial warehouse

off East Arapahoe Road traded hands in an off-market transaction in August.

Jordan Air Rights LLC, an entity of SpurLine Holdings, purchased the 15,420-square-foot property at 6810 S. Jordan Road from **PVC Development LLC** for \$2.78 million, according to Arapahoe County public records. **Amanda Weaver** and **Kianna Starin** of **Pinnacle Real Estate Advisors LLC** represented the seller in the transaction.

The asset was acquired as an investment with the intention of leasing the property once the current tenant’s lease expires, according to a statement from Pinnacle. Built in 1981, the building features 3-phase power, 18-foot clear height, three drive-in bays, one dock door and 40 parking spaces, according to a LoopNet listing.▲

The Refractory signs tenants for creative warehouse space

by Avalon Jacka

DENVER – The owners of a redeveloped industrial building near the Santa Fe Arts District signed two new tenants.

Owner **890 Navajo LLC** signed the tenants at The Refractory, a newly redeveloped industrial building at 890 Navajo St., in two direct deals. **Russell Gruber** of **Gruber Commercial Real Estate Inc.** facilitated the transactions on behalf of the landlord.



Russell Gruber

Renegade Plastics, a supplier of nontoxic polypropylene fabrics, leased 7,554 square feet in Unit 103. The building’s existing heavy electrical services was a major factor in the tenant’s decision to lease at the property. The unit features a pitched roof ranging from 10 to 14 feet and a long layout, allowing the company to have a “good flow of space” and a “controlled environment,” Gruber said.

Montreal-based apparel com-



Owner 890 Navajo LLC signed leases with Renegade Plastics and KT8 Industries for spaces at The Refractory, a newly redeveloped industrial building at 890 Navajo St.

pany **KT8 Industries** leased 5,009 sf in Unit 104. The unit includes a dock-high door and 17-foot clear height with a barrel roof. The lease marks an expansion for the tenant in the Denver area. KT8 has another space in the central submarket that has worked well for the distribution side of its business, Gruber said.

“We’re thrilled our activity (at The Refractory) has been so strong,” Gruber said. “We’ve got two leases done. We have a third letter of intent out right now. Activity has really come from our efforts as a listing

broker and the landlords. We haven’t done any co-broker leases there yet, but we definitely have co-broker commissions. We want co-broker activity, but so far, it’s been the fruits of our labor of cold calling and trying to get as much detail out on the opportunity as we can to find the creative community, which is a little bit different than your standard industrial-type uses.”

Built in 1956, the 56,160-sf property was originally home to a pickle factory and was more recently used as a marijuana grow facility, built out with numerous rooms and upgraded power. The current owner, a

group of local investors, wanted to buy an infill building to “do something special” with it, rather than purchase a standard industrial property. Since acquiring the property for \$4.1 million in 2023, the owners have repurposed the building into a creative warehouse and makerspace, creating six primary units with the ability to lease out some basement and upstairs space.

“We want a synergy down here,” Gruber said. “We’re looking for tenants that make stuff and want a community where people are creating things as well. The building is meant to

be a place for the tenants to collaborate and grow. That’s where we’re really different than anything I’ve seen. We have found a lot of excitement in the activity we’ve had because the tenants that we are touring the space are definitely the creatives and the people that want a space that reflects them and their business’s. Just one of the reasons the building’s name The Refractory makes so much sense.”

Parallel Construction, led by **Ari Stutz** and **Mark Sheldon**, served as general contractor for the improvements on the property. The upgrades include 5,000 sf of communal space, multiple kitchenettes, conference rooms, mechanical systems, heating and cooling systems, sprinklers, window replacement, and more. The building also offers a wide range of space footprints, varying clear heights, natural light, versatile loading and high power.

“It was almost the test child for Energize Denver, as well,” Gruber said. “Everything from the walls (inward) is brand new.

Please see **Refractory**, Page 49

Aces Motorcycles buys former Harley-Davidson showroom

by Avalon Jacka

FREDERICK – A motorcycle showroom building traded hands for \$5.75 million in August.

Delkevic US LLC, an entity of Aces Motorcycles, acquired the former Harley-Davidson showroom at 3751 and 3761 Monarch St. from **Wide Open Real Estate LLC**.

Alex Ringsby and **Scott Patterson** of **Ringsby Realty Corp.**, in conjunction with **Jared Goodman** and **Anne Spry** of **Cushman & Wakefield**, represented the seller. **Colt Dimick** of **Re/Max Alliance** represented the buyer.

“This was a natural fit—a motor-



Delkevic US LLC, an entity of Aces Motorcycles, acquired the former Harley-Davidson showroom at 3751 and 3761 Monarch St. from Wide Open Real Estate LLC for \$5.75 million.

cycle sales, parts and accessories company taking over a property purpose-built for the powersports industry,” Ringsby said.

“The showroom, service bays and I-25 visibility check every box for Aces’ expanding operations in Colorado.”

The buyer was interested from the beginning of the marketing process, providing a “lucky fit from the start,” according to a representative of Ringsby Realty.

The 25,236-square-foot industrial property is situated on 4.43 acres, providing flexibility for space usage. Built in 2001, the asset features purpose-built infrastructure suited for a powersports dealership, including 14- to 22-foot clear heights, a spacious showroom, dedicated service bays and modern office space. The property is zoned Industrial District within the

town of Frederick. Positioned off Interstate 25, the asset offers convenient access, ample parking and strong visibility.

The modern construction, as well as “the updated finished and ample verticals clearance in the front section provide a professional and adaptable environment,” a Ringsby Realty representative said.

Aces Motorcycles is a family owned and operated local powersports dealership specializing in new and used motorcycles, all-terrain vehicles, snowmobiles and accessories. ▲



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Multifamily

Seasons at Horsetooth Crossing trades for \$62.7 million

by Avalon Jacka

FORT COLLINS – A 208-unit garden-style multifamily community traded hands for \$62.7 million in August.

A Delaware statutory trust sponsored by **Hamilton Zanze** bought Seasons at Horsetooth Crossing, located at 1020 Wabash St., from **The Ranier Cos.**

“We are pleased to expand our presence in Fort Collins, where we already own and operate two communities,” said Hamilton Zanze President and Chief Investment Officer **David Nelson**. “We know this corridor well through Pavilions at Silver Sage, which sits less than 2 miles north, and Seasons gives us more of what has worked there: large floor plans, a well-kept asset from a long-term owner, and a location minutes from the city’s biggest employers. With no new supply being built in the immediate area, we believe this community is well positioned for years to come.”

JLL’s Jordan Robbins, Wick Kirby, Alex Possick and Seth Gallman represented the seller in the transaction. JLL also arranged the 10-year, \$38.83 million acquisition loan through **Freddie Mac**. JLL’s **Tyler Ford** led the Capital Mar-



Built in 1999, the 226,396-square-foot Seasons at Horsetooth Crossing consists of 26 two-story buildings with one-, two- and three-bedroom units, averaging 1,038 sf.

kets Debt Advisory team.

“Investors were drawn to the Seasons at Horsetooth Crossing as it was an attractive opportunity in a prime growth corridor in Colorado,” Robbins said.

The seller acquired the property for \$24.78 million in 2006, according to Larimer County public records.

Built in 1999, the 226,396-square-foot community consists of 26 two-story buildings with one-, two- and three-bedroom units ranging between 700 and 1,260 sf and averaging 1,038 sf. The average footprint is among the largest

spa and sundeck, a business center, a courtyard with picnic areas, barbecue grills, a fire pit lounge and bike storage.

Seasons at Horsetooth Crossing provides proximity to multiple shopping centers, including Foothills Mall and The Pavilion Shopping Center, as well as a variety of daily needs retail and entertainment options. The property offers connectivity to Denver and the broader Front Range via U.S. Highways 34 and 287 and Interstate 25.

Seasons at Horsetooth Crossing is positioned 10 minutes south of Old Town Fort Collins and Colorado State University, with an enrollment of 33,000 students. Despite its proximity to the university, student concentration at the property is less than 10%, and all students had guarantors. The community draws a wide tenant base with sustained demand as the gap between renting and homeownership in Fort Collins continues to widen.

San Francisco-based Hamilton Zanze is a multifamily real estate investment firm. The Seasons at Horsetooth Crossing marks the firm’s third sponsored acquisition this year, following seven sponsored acquisitions in 2025. The portfolio managed by the company and its affiliates currently comprises 271 properties

across 29 markets.

Denver-based Mission Rock Residential is a multifamily management company that offers management services for all classes of multifamily communities, including affordable and tax credit communities, new-build lease-ups, value-add renovations, and senior housing. Its portfolio currently includes more than 35,000 units across 17 states.

Other News

■ **DENVER – NorthPeak Commercial Advisors** facilitated two multifamily transactions in Denver in August.

In the East Colfax neighborhood, **1321 Yosemite LLC** acquired a 14-unit, 10,178-square-foot property at 1321 Yosemite St. from **Mari-on Apartments LLLP** for \$1.5 million, according to Denver County public records. NorthPeak’s **Scott Fetter** and **Joe Hornstein** represented both the buyer and



Please see **NorthPeak**, Page 14

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Pinnacle Real Estate Advisors, LLC is proud to celebrate its 20th anniversary, marking two decades of serving Colorado’s commercial real estate community.

Founded in Denver in 2006 by Matt Ritter and Jeff Johnson, Pinnacle was built on a shared vision of creating a locally owned commercial real estate firm focused on its clients, relationships and people. Over the past 20 years, that vision has helped Pinnacle grow into one of Colorado’s leading independent commercial real estate firms.

Pinnacle recently celebrated the milestone alongside clients, advisors, staff and industry partners who have contributed to the company’s success.

“When we started Pinnacle 20 years ago, our goal was to build a company where talented people could succeed while providing exceptional service to our clients,” said Ritter. “We are incredibly proud of what our team has built and deeply grateful to everyone who has trusted and supported us along the way.”

Johnson added, “This anniversary is about much more than the

number of years we have been in business. It represents the relationships we have built, the trust we have earned and the people who have shaped Pinnacle at every stage of our journey. We would

not be where we are today without our clients, advisors, staff and industry partners.”

Since its founding, Pinnacle has completed more than 4,481 transactions totaling over \$7.5 billion in transaction volume. The firm provides commercial real estate services across all major property types throughout the Denver metro area and Colorado.

As Pinnacle enters its next chapter, the company remains committed to providing trusted real estate guidance, investing in its people and continuing to serve Colorado’s commercial real estate community.

“We are thankful for everyone who has been part of Pinnacle’s first 20 years. We are excited about what lies ahead and look

forward to continuing to grow alongside our clients, team and community for many years to come.”



- Matt Ritter and Jeff Johnson (pictured)

Multifamily

Brothers Redevelopment plans Valor on the Fax expansion

by Avalon Jacka

DENVER – A local nonprofit developer is exploring expansion of an affordable, permanent supportive housing community following high demand for the original project.

Brothers Redevelopment Inc. is working on the design for a second housing project on a 0.42-acre site at 1475 N. Trenton St. as an extension of its Valor on the Fax community, located across the street at 7900 E. Colfax Ave.

“A lot of people have reached out to us asking if there’s availability, or if we are interested in doing something similar elsewhere,” said Brothers Redevelopment President **Jeff Martinez**. “We’ve had enough inquiries around that that we’ve been able to identify the need and the market demand, but the need is also critical and crucial for us in being able to move forward.”

Brothers Redevelopment delivered the original Valor on the Fax building in partnership with the **Brain Injury**

Alliance of Colorado in 2023. The 72-unit property filled almost immediately and has had a waitlist since opening of at least 50 individuals qualified to live in the community.

“It’s been really successful,” Martinez said. “Valor pointed to a gap in housing for individuals with an acquired brain injury or related disability, and it also underscored the need for affordable housing for people who are challenged with chronic housing insecurity, instability or have been homeless.”

Brothers Redevelopment acquired the property on Trenton Street last year for \$800,000, according to Denver County records. The group has been working through entitlements since the purchase. Brothers Redevelopment had used the site for staging while developing Valor on the Fax; the seller approached the group after completion and asked if it would be interested in buying the property. About a year later, after significant demand, Brothers decided the site would

help support that need.

“Proximity is everything here, and it will help us take advantage of everything at Valor,” Martinez said. “We hope that means everything from parking to the services that are available to those residents and also leveraging our management. We wouldn’t have to add more maintenance or management and leasing staff. We could utilize the people that are there, hopefully, or if we did, we wouldn’t have to hire a bunch more people to do it. We could just leverage what we’re already doing at that site because it’s so close. It’s literally steps away.”

This summer, Brothers Redevelopment received a \$400,000 community investment grant from **Wells Fargo** that enabled Brothers Redevelopment to commission the schematic design work for the project. **Shopworks Architecture**, which also worked on the first Valor on the Fax building, is serving as architect for the second building and will focus on dignified design. Once

plans are completed, the group will determine when they can apply for low-income housing tax credits and engage with potential sponsors or agencies to provide subsidies.

The new building is expected to include 50 to 55 units, mostly comprising studios and one-bedroom apartments, and potentially indoor and outdoor common area space. The next phase is expected to serve very low-income individuals, typically at or below 30% of the area median income, Martinez said. The residents of the new building would have access to resources at the original building.

Martinez anticipates the project will support ongoing development of the East Colfax Avenue Bus Rapid Transit project by adding more density and serving as a catalytic project for other redevelopment opportunities along the corridor.

More than 5,000 Coloradans are hospitalized with a brain injury every year, and more than 500,000 residents are living with a brain injury, accord-

ing to Mindsource Brain Injury Network. The state is ranked ninth in the nation for deaths due to traumatic brain injury. Martinez noted many people who have been incarcerated or experienced homelessness have had trauma related to brain injuries, demonstrating a “huge need” for affordable and supportive housing with services to support those residents.

“It’s harder for people with a brain injury to hold on to a job or find sustainable employment,” Martinez said. “They struggle with so many challenges related to their mental illness, so those things are all key to contribute to that.”

Brothers Redevelopment is an active affordable housing developer and provider in Colorado, with the majority of its portfolio serving residents with incomes at or below 50% of the area median income. The group recently began construction on Wagoner on the Creek, a 60-unit affordable housing project in Aurora. ▲

NorthPeak

Continued from Page 12

seller in the transaction. **Barry Bruskin** of **HomeSmart** co-listed the property with NorthPeak.

“This was a great pairing of buyer and property,” Fetter said, adding, “1321 Yosemite was a natural fit for this non-profit buyer due to its condition, diverse unit mix and location. In this market, active buyers – whether traditional market investors or nonprofit buyers like these – have a lot of choice. This asset stood out because of its high level of condition for the area, and the seller was rewarded with a great outcome in a challenging time in the market.”

In the Baker neighborhood, **204 Ellsworth LLC** bought a six-unit, 3,177-sf property at 204 W. Ellsworth Ave. from **Christopher Eddy** for \$965,000, according to county records. NorthPeak’s **Dan Hawthorne** represented both the buyer and seller.

“This transaction is a good snapshot of what we’re seeing across the market right now,” Hawthorne said. “The property last traded at the height of the market in 2021 for \$1,420,000 (\$236,000 per unit). We closed today at \$965,000 (\$160,000 per unit),



In the East Colfax neighborhood, 1321 Yosemite LLC acquired a 14-unit property at 1321 Yosemite St. from Marion Apartments LLLP for \$1.5 million.



Passarello of **Kaufman Hagan Commercial Real Estate** represented the seller, and **Hunter Schaefer** and **Jack Sherman** of **NorthPeak Commercial Advisors** represented the buyer.

“Everett Pines is a rare product type for this price point – six two-bedroom, 1 1/2-bath townhomes, each with a private fenced backyard, its own storage



Schaefer



Sherman

shed and in-unit laundry,” Passarello said, adding, “Four of the six units are fully renovated, and the buyer is stepping into strong in-place cash flow with clear upside on the remaining two. Between the quiet pocket of Wheat Ridge and the walkability to the 44th and Kipling corridor, this is exactly the kind of asset investors are competing for right now. We were glad to get the seller a clean, on-time close.”

“We were happy to find this deal for our buyer at an in-place 7.1% cap with proven upside,” added Schaefer. “The building features large townhome layouts with in-unit laundry and large private yards. The interiors and major systems are heavily updated. Our buyer won the deal by moving quickly and offering strong terms with high certainty of close.”

The 4,752-sf, two-story building offers proximity to Anderson Park, as well as retail options along Kipling Street and Wadsworth Boulevard. Built in 1961, the property includes a 2.53:1,000-sf parking ratio, according to a LoopNet listing.

■ DENVER – A six-unit apartment building in the Congress Park neighborhood sold in an off-market transaction in August.

Little Goose RE LLC purchased a six-unit, 4,004-sf property at 1401 Detroit St. from **1401 Detroit Denver LLC** for \$1.1 million, according to Den-



Newell ver County public records. **Josh Newell** of **Pinnacle Real Estate Advisors LLC** represented the seller, and **Hunter Schaefer** and **Jack Sherman** of **NorthPeak Commercial Advisors** represented the buyer in the transaction.

“There were some lending challenges along the way tied to rents softening over the past year, but we were able to work through those and still get (the seller) 96% of our initial list price,” said Newell. “She was extremely pleased with how our team handled the process and the price we were able to deliver for her and the limited partners. It’s a testament to our pledge of both internal and external cooperation, always with our client’s best interests in mind.”

Built in 1908, the building is positioned near the East Colfax corridor and numerous parks, including Congress, Cheesman and City parks.

“We were happy to represent our buyer on this deal off market,” Schaefer said. “The buyer was drawn to the oversized layouts and off-street parking in a great neighborhood. The plan is to upgrade interiors, including AC and in-unit laundry.” ▲



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Retail

Lowe's begins construction on 30th Colo. store in Frederick

by Avalon Jacka

FREDERICK – A national home improvement retailer broke ground on its newest store in Northern Colorado.

Lowe's began construction on the new location in Silverstone Marketplace, located at 5701 Silverstone Drive, in August. Evergreen Devco Inc. is serving as development partner, and Brinkmann Constructors is serving as general contractor.

"We're extremely excited to help support this town's growth and invest and grow alongside what's already a thriving community," said Lowe's District Manager Daniel Vasquez. "We



Lowe's staff members, Frederick Mayor Tracie Crites and Tyler Carlson of Evergreen Devco Inc. marked the ceremonial start of construction for a new Lowe's location at Silverstone Marketplace.

may be a big-box retailer, but we want our customers to feel like this is their hometown store. We want to build a strong relationship with the Frederick community that lasts generations."

Once completed, the location will be Lowe's 30th store in the state. The store will include 95,000 square feet of retail space

and 30,000 sf of outdoor garden area and is expected to create 150 jobs. The store is expected to open in summer 2027.

The groundbreaking marks the next major phase of development at the growing regional retail center. The project also advances the community and economic vitality goals of the town's strategic plan, adopted by the town of Frederick's Board of Trustees. The plan expands local shopping options, creates jobs and strengthens Frederick's long-term economic base.

"The groundbreaking of Lowe's at Silverstone Marketplace marks another exciting milestone as we continue to build a strong and sustainable economic future for Frederick," said Frederick Mayor Tracie Crites. "Lowe's brings new jobs, more local shopping options closer to home, and a long-term investment in our community. We are proud to welcome Lowe's to Frederick and look forward to the partnerships and opportunities this store will bring for years to come."

The groundbreaking was attended by Lowe's leadership, development partners, Crites and other town of Frederick officials, and community representatives.▲

D'Amore Interiors property trades hands for \$5.4 million

by Avalon Jacka

DENVER – A prominent retail property in the Baker neighborhood traded hands for \$5.4 million in August.

Bam475 LLC acquired the property, located at 475 S. Broadway, from D&B Real Estate LLC, according to Denver County public records. The 18,584-square-foot property was home to D'Amore Interiors. David Leuthold of St. Charles Town Co. represented the buyer in the transaction. Sam Leger and Graham Trotter of Unique Properties Inc./



Sam Leger Graham Trotter

TCN Worldwide represented the seller.

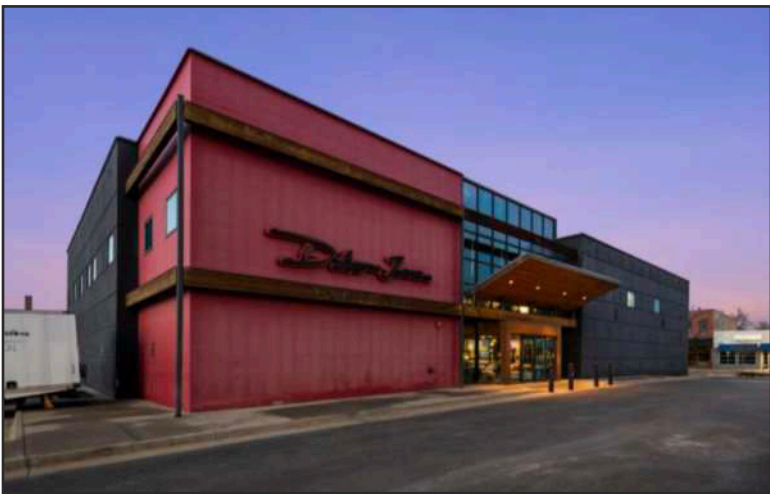
"This was a highly specialized asset, and the sale reflects both the strength of the real estate and the limited supply of high-end owner-user opportunities along South Broadway," Trotter said.

The Unique Properties team

received "strong" interest early in the marketing process, but the buyer pool was more targeted due to the property being a specialized asset.

"Buyers are still active, but they are much more selective today," Trotter said. "In a market like this, simply putting a property online is not enough. You have to understand what actually drives the value, identify the buyers who are going to appreciate those characteristics and be able to support that value through the transaction. At approximately \$290 per

Please see D'Amore, Page 17



Bam475 LLC acquired the property, located at 475 S. Broadway, from D&B Real Estate LLC for \$5.4 million.

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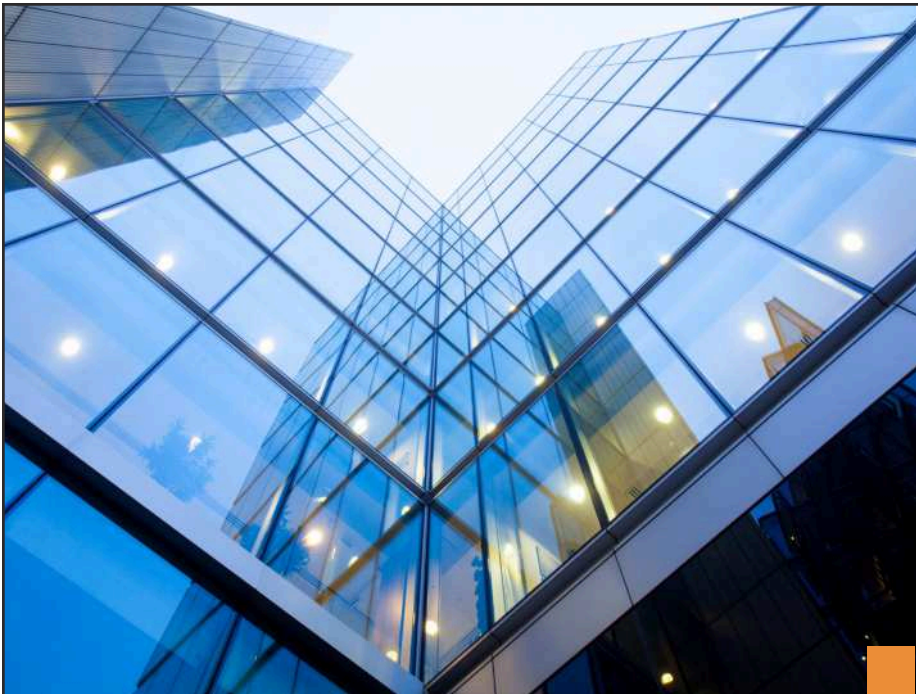
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Retail

Shucking Good Hospitality signs lease for new concept

by Avalon Jacka

DENVER – A local restaurant group will bring a new dining concept to the Denver Tech Center early next year.

Shucking Good Hospitality signed a lease for 4,110 square feet at On The Square, located at 8125 E. Bellevue Ave., Suite 110, for The Coastal Service. **Zall Commercial Real Estate** represented the tenant in the transaction. **David, Hicks & Lampert Brokerage LLC** represented the landlord, **Bellevue Retail LLC**, which is managed by **Shea Properties Management Co.**

The new East Coast-inspired seafood and oyster bar concept is a sibling concept of SGH's flagship oyster bar, Blue Island Oyster Bar & Seafood in Cherry Creek. The Coastal Service draws inspiration from SGH founder



Sean Huggard

and President **Sean Huggard's** years of working as a chef on Nantucket, while Blue Island is based around the group's oyster farm on Long Island.

"This is the restaurant I've always hoped I'd get to build," Huggard said. "DTC didn't have an oyster bar, and this gave me the chance to create one shaped by my years as a chef on Nantucket rather than by the farm in New York. The two restaurants are siblings: same East Coast roots, same standards, different experiences."

The Coastal Service will feature a raw bar, fresh seafood, seasonal coastal dishes, premium steaks and an extensive wine, martini

and cocktail program. Menu offerings, design elements and the opening time frame will be announced at a later date. **Simple Brown Design** is serving as architect for the build-out, and **Waner Construction** is serving as general contractor.

The restaurant is expected to be an appropriate setting for both everyday visits and special occasions. SGH anticipates the concept will anchor business lunches, happy hours and weeknight dinners.

The concept expands SGH's presence in the southeast sub-market, joining Oliver's Italian, located in Greenwood Village, and a second Blue Island location in Lone Tree. SGH also recently opened Ash and Agave, a Mexican Riviera-inspired concept, in the Cherry Creek Shopping Center.

Other News

■ FORT COLLINS – A luxury automotive dealership relocated to a temporary showroom while its future home is under construction.

Porsche Fort Collins, part of indiGo Auto Group, relocated to its 10,401-square-foot temporary showroom, situated on 1.49 acres at 2849 S. College Ave., in July. The tenant negotiated the lease directly with building owner **KR Pastor Company LLC**.

"Today marks the beginning of an exciting new chapter for Porsche Fort Collins," said Porsche Fort Collins General Manager **Edward Finley**. "While we're temporarily operating from a new location, our commitment to delivering an exceptional ownership experience remains

unchanged. We look forward to welcoming our clients here while we build something truly special for the future."

The store is expected to move into its new 41,500-sf showroom, positioned off Business Park Circle in Firestone, in December 2027.

■ PARKER – A home renovation company signed a long-term lease for retail space along Parker Road.

Rustic Butterfly Interiors LLC leased 3,413 sf at 10522 S. Parker Road from landlord **SC Capital Partners LLC**. **Trevey Commercial Real Estate's Nick Beach** and **David Marulli** represented the landlord in the direct lease with the tenant.

The Parker-based full-service home renovation and design-build company will relocate from its current location on Progress Way. The company offers design, engineering, structural, materials and construction services. The new location provides increased visibility and frontage along Parker Road, one of the town's primary commercial corridors, while allowing the company to remain in the community it has served for years.

■ WESTMINSTER – Several new concepts are opening at an outdoor lifestyle center in the northwest suburbs.

Orchard Town Center, located at 14697 Delaware St., will welcome several new tenants in the coming months. The property is owned by **Vestar** and **TriGate Capital**. Vestar's **Taylor Alvey** oversees leasing for the shopping center, and **Tonya Szerdahelyi**, also of

Vestar, leads specialty leasing efforts. **Laura Hansen** of **Forge Partners** serves as the property's exclusive leasing broker.

Cardinal Family Chiropractic will open a 2,800-sf location in the fourth quarter. The holistic healthcare clinic offers whole-body chiropractic care for families, athletes and children.

Grandrabbit's Toys & Books will open a 2,385-sf store in the third quarter. The locally based toy store offers books, Legos, plushes and puppets, board games, children's play costumes, puzzles, and arts and crafts supplies, as well as numerous programs for children and families.

Dakota London will open a 1,459-sf store in the third quarter. The Arizona-based luxury salon provides hair extension services.

Also at Orchard Town Center, **Spirit Halloween** opened an 11,198-sf store in August. The seasonal retailer, which is the largest Halloween-related retailer in the U.S., offers Halloween costumes and décor. **Chicha San Chen** also opened in August, and **Texas de Brazil** and **MilkShake Factory** are expected to open in the coming months.

■ LITTLETON – Colorado's first medical spa is set to open its 10th location following a new 10-year lease deal.

Facial Aesthetics will open its newest location, totaling 2,244 sf, at 8055 W. Bowles Ave., Suite 1200, in the Bowles Crossing shopping center in September. **Robin Nicholson** of **Davis Hicks & Lampert Brokerage** represented the tenant in the transaction with landlord **Vestar**, which was self-represented in the lease.

"Opening our 10th Colorado location is an exciting milestone that reflects the trust our patients have placed in Facial Aesthetics for more than three decades," said Facial Aesthetics CEO **Brett Erreca**. "As we continue to grow, we're focused on expanding thoughtfully into communities where we can meet a growing demand for trusted, physician-led aesthetic and wellness care. Littleton is a natural fit for our next chapter, allowing us to serve more patients while maintaining the personalized experience and clinical standards that have defined Facial Aesthetics since day one."

CSHQA is serving as architect for the space, and **Coda** is serving as general contractor. The new location will feature three injector treatment rooms and two aesthetician treatment rooms supporting injectables, advanced skin care, laser treatments and wellness solutions services.

The concept operates under a physician-led, medically driven model combining aesthetics, wellness and preventive care.

"When we opened Facial Aesthetics in 1992 as Colorado's first medical spa, our goal was to provide patients with safe, personalized care grounded in medical expertise," said Dr. **John A. Grossman**, one of the leaders of the company. "While the industry has evolved significantly over the past three decades, our commitment to natural-looking results and innovative treatments has remained the same. Opening our 10th location is a testament to the team, providers and patients who have helped us continue that mission across Colorado." ▲

D'Amore

Continued from Page 16

square foot, I think 475 S. Broadway is a good example of a differentiated Denver infill asset still commanding strong pricing when the real estate offers something difficult to replicate."

Situated on 0.43 acres, the two-story building features an expansive retail showroom, offices, storage and operational support areas, a dock-high loading door and 53 parking spaces, including 31 spaces provided through an easement on the adjacent property. The property also offers C-MS-5 zoning, high visibility and frontage along South Broadway, and immediate access to the Denver Design District, Broadway Station and Interstate 25.

"Properties with this combination of quality, visibility, parking and loading are increasingly difficult to replicate in central Denver," Leger said.

The Unique Properties team negotiated a 30-day occupancy period for D'Amore following

closing to give it time to transition out of the property. The buyer, an entity with an address affiliated with furnishings company John Brooks Inc., will occupy the building with its own business.

Trotter noted the building was unique from a property valuation standpoint because it didn't "fit neatly into a traditional retail, office or industrial box."

"We viewed it as a legacy South Broadway asset, and because of how specialized the property was, it was never going to be about finding just any buyer," Trotter said. "It required the right owner-user who understood the value of the building and believed in the future of the corridor. ... Ultimately, we found a buyer that not only saw that value but also believes in South Broadway and plans to continue using the property for a design-related business."

Trotter highlighted South Broadway's "distinct identity around design, retail, restaurants, creative businesses and

service users," noting the mix is what makes the corridor "interesting."

Other News

■ BOULDER – A 100-year-old commercial property in the University Hill district sold for \$3.3 million in August.

High Wave Holdings, a Colorado-based real estate investment firm founded by University of Colorado Boulder alumni, acquired the 7,589-square-foot property at 1100 13th St. from **University Hill Partnership LLC**, an entity affiliated with the family that held the property for nearly eight decades.

Jessica Cashmore and **Neil Littmann** of **The Colorado Group** represented the seller in the transaction.

"When a property remains in one family for nearly eight decades, the transaction represents much more than a sale," Cashmore said. "It is also about honoring the family's legacy and protecting an important piece

of Boulder's history. High Wave Holdings understands that responsibility and brings the vision and long-term commitment needed to carry the property forward."

Situated on a prominent commercially-occupied corner of The Hill, the property was once home to Owen's Grocery Store and a succession of businesses serving the community.

The seller had a "strong interest" in finding a buyer that understood the building's significance and place in the University Hill community, according to a statement from The Colorado Group. The buyer plans to preserve the property's character while investing in its future.

"The Hill has always been a special place to us," a High Wave Holdings representative said. "As Colorado natives and CU Boulder alumni, we have a deep appreciation for its history and the role it plays in the Boulder community. We are honored to become part of the property's story and look forward to pre-

serving what makes it unique while contributing to the continued success of The Hill."

Ichigo Matcha recently signed a lease at the building, adding another food and beverage option to the commercial corridor.

■ EAGLE – A 5,121-sf free-standing retail building in the high country sold for \$1.23 million.

Onsite Ventures LLC purchased the property at 50 Chambers Ave. from **ANB Bank**. **Erich Schmidt**, **Steve Sendor** and **Kyle Diehl** of **Fortius Commercial Advisors** brokered the transaction on behalf of the seller.

Built in 2004, the property is positioned two blocks off Interstate 70 near other retail properties. The asset is occupied by Rocky Mountain GC and ANB Bank. ANB Bank executed a short-term leaseback of its space; the buyer will occupy that space once the short-term lease expires. ▲

Senior Housing

SLIB handles 2 senior housing sales in Denver metro area

by Avalon Jacka

METRO DENVER – Senior Living Investment Brokerage facilitated two sales of senior housing facilities in the Denver metro area.

In Parker, **Sabra Health Care Holdings III LLC** purchased **Terra Bluffs Senior Living**, located at 8797 S. Chambers Road, from **Terra Bluffs Propco LP** for \$52 million, or \$509,803 per unit, in July, according to Douglas County public records.

The seller, an Indianapolis-based publicly traded company, engaged SLIB to facilitate the disposition of the property as part of its continued portfolio disposition strategy. The buyer, a California-based publicly traded healthcare real estate investment trust, bought the community and retained the current operator.

SLIB's **Vince Viverito** and **Ryan Saul** facilitated the transaction. The team produced "tremendous" interest, generating offers from investors across the country. The sale closed within 4 1/2 months from the start of marketing efforts.

"This transaction reflects the strength of institutional demand for well-located Class A seniors housing assets," said Viverito. "We received interest from investors across the country and were able to move from launch to closing in just 4 1/2 months, which speaks to both the quality of this community



Situated on 4.58 acres, the 102-unit Terra Bluffs Senior Living community provides assisted living and memory care services.

and the depth of buyer interest in the space right now."

Situated on 4.58 acres, the 102-unit facility provides assisted living and memory care services. The 199,505-square-foot community features a club-and card room, a fitness center, a library and computer room, multid denominational religious services, an outdoor courtyard and walking paths, a dog park, and a sky lounge and pub. Built in 2023, the property was 70.6% occupied at the time of sale.

In Denver, **Trail Group Denver LLC**, in partnership with **Brutger Denver LLC** and **Springbrook Senior Living Propco LLC**, acquired **Springbrook Senior Living**, located at 6800 Leetsdale Drive, from **Springfield Group LLC** for \$17.5 million in August, according to Denver County public records.

The seller is a full-service real estate development, investment and asset management company that divested of the property as part of its exit from the senior housing industry. The buyers – a partnership between a Minnesota-based private equity firm focused on multifamily and senior living investments and a Texas-based third-party senior living management and consulting company – purchased the asset to capitalize on its stabilization upside.

SLIB's Viverito, **Jason Punzel**, **Jake Anderson** and **Taylor Graham** brokered the transaction. The team garnered multiple offers during marketing. Through its national outreach efforts, SLIB was able to assist the buyer with what is its first acquisition in Colorado.

"Through a targeted and confidential marketing pro-



Situated on 2.69 acres, the 145-unit Springbrook Senior Living community offers independent living, assisted living and memory care services.

cess, SLIB generated significant interest in the offering and sourced multiple competing offers from qualified buyers," said Viverito. "This competitive process allowed the seller to evaluate a range of terms and pricing before ultimately selecting a well-capitalized buyer group prepared to execute on the asset's stabilization upside – underscoring SLIB's ability to run an efficient, competitive process even on value-add assets with below-market occupancy."

Situated on 2.69 acres, the 145-unit facility offers independent living, assisted living and memory care services. The 98,740-sf community features a community great room, a bistro, a billiards room, a library,

a gift and sundry shop, a salon and barbershop, three dining rooms, two fitness centers, two living rooms, a theater, a large outdoor covered patio with dining space and off-street parking. Built in 1987, the property was 76.6% occupied at the time of sale.

Wheaton, Illinois-based SLIB offers advisory services with a focus on senior housing and care communities. The firm is active in the Colorado market and has facilitated numerous transactions this year, including the sales of Villa Pueblo in Pueblo, Sharmar Village in Pueblo, The Aladdin at Keenesburg in Keenesburg, The Oberon House in Arvada and Jackson Creek in Monument. ▲

Harbert sells MorningStar of Wheat Ridge to LTC Properties

by Avalon Jacka

WHEAT RIDGE – An alternative asset manager sold a 64-unit assisted living and memory care community in Wheat Ridge, along with four other properties across three transactions.

Wheat Ridge Holdco 10100 LLC, an entity of LTC Properties Inc., acquired MorningStar of Wheat Ridge at 10100 W. 38th Ave. from **MS Wheat Ridge Co LLC**, an entity of Harbert Management Corp., for \$21.78 million, according to Jefferson County public records. HMC also sold MorningStar of Albuquerque, a 69-unit assisted living and memory care community in Albuquerque, New Mexico; Carlisle Naples, a 350-unit independent living and assisted living facility in Naples, Florida; Tradition Pre-

stonwood Independent Living, a 215-unit independent living community in Dallas; and Tradition Prestonwood Assisted Living, a 113-unit assisted living and memory care community in Dallas. Closing in July, the transactions included a total of 811 units encompassing nearly 1 million square feet, representing an aggregate transaction value of \$455 million.

"At a time when liquidity remains a priority for private market investors, these exits demonstrate our ability to execute business plans, realize stakeholder value, and return capital," said **Brian Landrum**, senior managing director and co-fund manager for HMC's seniors housing strategy. "The transactions meaningfully advanced investor distributions for our strategies, while

reinforcing our conviction in the long-term fundamentals of the sector."

Berkadia served as capital markets adviser for the transaction.

Built in 2016, the 58,000-square-foot MorningStar of Wheat Ridge is situated on 2.3 acres and operated by **MorningStar**. The stabilized community features a foyer, a bistro, a fireside living room, a theater/chapel, a private dining room, a fitness center, a salon, a lounge, a massage therapy room, a spa bath and porches. The property also includes an enclosed patio and courtyard reserved for memory care residents. The site is adjacent to a PNC Bank, Starbucks and Sprouts grocery store and offers walkability within two blocks to Discovery Park, Apple Ridge Café, Wheat

Ridge Recreation Center and Hillside Shopping Center.

The sales follow another five-property senior housing portfolio disposition by HMC earlier this year, underscoring the firm's momentum as it executes its seniors housing strategy. The strategy focuses on value-add acquisitions or developments of independent living, assisted living and memory care communities, integrating real estate, hospitality and healthcare for a differentiated investment approach.

"We continue to see compelling opportunities in seniors housing, supported by accelerating demand driven by an aging population," said **Trent Johnson**, senior managing director and co-fund manager for HMC's seniors housing strategy. "We believe our experience in the sector positions

us to selectively pursue new opportunities while continuing to create value across our portfolio."

Founded in 1993, Harbert Management Corp. is an alternative asset manager with approximately \$7.8 billion in regulatory assets under management as of June. The privately-owned firm serves a variety of institutional investors across multiple asset classes. Its investment strategies include seniors housing, European and U.S. real estate, power, growth capital and credit solutions.

LTC Properties is a real estate investment trust investing in senior housing and care properties. Its portfolio includes 185 investments in 23 states with 31 partners as of June, according to its website. ▲

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Embrey buys entitled land for new multifamily development

Banner Health acquires land parcel in Windsor for \$5 million

Gratitude Villages buys site for mixed-housing community

Please see **Gratitude**, Page 53

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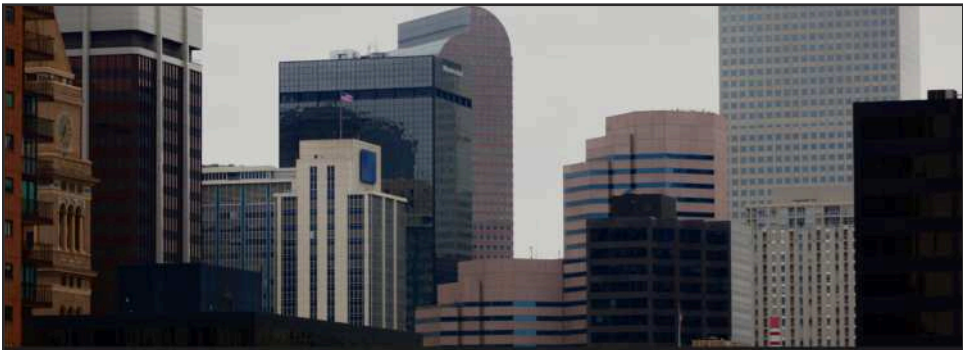
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Finance

RXR, partners receive \$125M to build Ave Station House

by Avalon Jacka

DENVER – The developers of a new luxury multifamily development in the River North Art District secured financing for the Class A project.

RXR – in partnership with **Halpern Real Estate Investments, Korman Communities** and **Invent Development Partners** – secured a total of \$125 million to build Ave Station House, a 301-unit community located at 4001 Walnut St. The 13-story building will comprise 291,444 rentable square feet of residential space, including 271 market-rate apartments and 30 affordable units, as well as 6,200 sf of ground-floor retail space. The financing consists of a \$100 million senior loan provided by **Madison Realty Capital** and a \$25 million mez-

zanine loan provided by an undisclosed insurance company.

“Ave Station House is a well-conceived, transit-oriented development in one of Denver’s most dynamic and rapidly growing neighborhoods,” said Madison Realty Capital Managing Director and Head of Investments **Samir Tejpal**. “The depth of experience across the RXR-led sponsorship group gave us immediate conviction on this transaction. The combination of RXR’s institutional development platform, Invent Development Partners’ local market expertise, and Korman Communities’ proven multifamily operating capabilities positions this project for successful execution and a best-in-class lease-up. We are pleased to provide the senior financing and look forward to seeing Ave

Station House set a new standard for the neighborhood.”

JLL’s Capital Markets Debt Advisory team, led by **Leon McBroom, Michael Gigliotti, Will Haass** and **Ellie Savage**, as well as **Paul Patafio** of **Hudson Realty Capital**, arranged the financing on behalf of the borrower.

“The successful arrangement of construction financing for Ave Station House reflects strong lender demand to deploy capital to exceptional sponsors,” McBroom said. “Lenders recognized that sponsorship will be developing in a sweet spot of limited starts while the remaining supply in the market absorbs, and the project (will be) delivered into a much different market than today’s.”

RXR is an equity investor in Ave Station House and

is in charge of development management and construction oversight for the project, including coordinating design, permitting, budgeting financing and execution.

“Closing on this financing is a testament to the strength of the project, the quality of our partnership with Korman Communities, and lenders’ continued appetite for well-conceived multifamily developments in high-growth markets,” said RXR Executive Vice President and Head of Asset Management **Brian Cheese-man**. “Ave Station House combines an exceptional location with premium design and amenities, positioning it to meet the strong demand for high-quality housing in Denver’s RiNo neighborhood for years to come.”

Once completed, Ave Station

House will include a mix of studios, and one-, two- and three-bedroom apartments. Each unit will feature soft-close cabinetry, a full-size washer and dryer, smart home technology and work-from-home spaces.

The community will offer an extensive amenity package, including a rooftop pool and lounge, a state-of-the-art fitness center, a spa with a sauna and steam room, coworking spaces with private work pods and conference rooms, a golf simulator and sports lounge, a pet spa, and approximately 290 secured parking spaces. Positioned on the north end of River North Art District, two blocks from the 38th-Blake transit station, the property offers walkability to restaurants, bars, galleries, boutiques, parks and entertainment venues. ▲

Slatt Capital arranges \$13M refinancing for industrial facility

by Avalon Jacka

COLORADO SPRINGS – The owner of a multitenant industrial property in Colorado Springs received a refinance loan for the property.

Slatt Capital arranged the \$12.6 million loan with a 30-year amortization schedule from an undisclosed national bank on behalf of the undisclosed borrower, for the property. The 151,363-square-foot asset was built in 1979. Slatt’s **John Richert** and **Jay Richert** led the transaction.

“This financing locked in

a low, long-term rate of 5.9% fixed for 10 years and included significant cash-out proceeds for further investment,” Jay Richert said.

The refinancing underscores “continued lender appetite for well-located multitenant industrial assets, with borrowers taking advantage of favorable terms to both refinance existing debt and free up capital for future acquisitions,” a statement from Slatt Capital said.

This year, Slatt Capital closed 130 transactions totaling near-

ly \$600 million through June, working with 72 unique lenders in 23 states. The momentum follows \$1.42 billion in transactional activity led by Slatt in 2025. The recent transactions have encompassed numerous asset classes and lender types across the country.

With 55 years of experience, Slatt Capital provides commercial mortgage banking solutions tailored to sponsors’ needs. In addition to debt and equity placement, the firm manages a \$5.2 billion servicing portfolio. ▲



Slatt Capital

Slatt Capital arranged the \$12.6 million loan for the 1979-built industrial facility on behalf of the undisclosed borrower.

JLL arranges refinancing for Union Square Shopping Center

by Avalon Jacka

COLORADO SPRINGS – The owner of a neighborhood retail center in northeast Colorado Springs received refinancing for the property.

JLL arranged the \$5.7 million three-year, floating-rate loan for Union Square Shopping Center on behalf of borrower **Abmar Investments**. The Capital Markets team was led by **Andrew Deaver, Rob Bova** and **Tom Gilliland**. The financing allowed the borrower to refinance its existing loan and fund upcoming tenant improvements for anchor tenant Crunch Fitness, as well as additional capital improvements.

Located at 5035-5069 N. Academy Blvd., the 69,347-square-foot shopping center is positioned on 8.39 acres with 582 parking spaces. The property



Located at 5035-5069 N. Academy Blvd., the 69,347-square-foot Union Square Shopping Center is 98% leased to 13 tenants, offering a mix of retail, food and beverage, service, and fitness options.

was built in 1978 and renovated in 2005.

Union Square Shopping Center is 98% leased to 13 tenants – consisting mostly of national retailers with some established

local operators – offering a mix of retail, food and beverage, service, and fitness options, including Chipotle Mexican Grill, Edward Jones, 7Brew Coffee and Big 5 Sporting Goods.

The asset benefits from its location along the Academy Boulevard corridor, providing “exceptional” visibility, a statement from JLL said; annual traffic counts within a half-mile

exceed 270,000 vehicles annually. The immediate trade area is bolstered by strong demographics, including median household incomes exceeding \$90,000 and homeownership rates surpassing 60% within a 5-mile radius. The submarket also benefits from stable military employment at Peterson Space Force Base and the Air Force Academy.

Abmar Investments has owned and operated the shopping center for more than two decades, highlighting the firm’s commitment to the property and the Colorado Springs market. The multi-generational family real estate investment group owns office, retail, industrial and multifamily properties in Virginia, North Carolina, Connecticut, Florida and Colorado. ▲

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Alpine Bank www.alpinebank.com	●	●	●	●	●	●	●	●	●		●	●	●		●	●	Karrie Fletcher karriefletcher@alpinebank.com
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Bank of Colorado www.bankofcolorado.com	●	●	●	●	●	●				●	●	●	●		●		Corey Brown corey.brown@bankofcolorado.com
Berkadia Commercial Mortgage LLC www.berkadia.com/people-and-locations/locations/denver/	●	●	●	●	●	●	●	●	●	●	●	●	●		●		Christopher Ellis Christopher.Ellis@berkadia.com
BMO www.bmo.com	●	●	●	●	●	●	●		●			●					Clifford Rooke clifford.rooke@bmo.com
BOK Financial www.bokf.com		●	●	●	●	●	●	●	●	●	●	●			●		Darin E. Visscher dvisscher@bokf.com
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CBRE Capital Markets, Debt & Structured Finance Services https://www.cbre.us/	●	●	●	●	●	●	●	●	●	●	●	●	●		●	●	Brady O'Donnell brady.odonnell@cbre.com
Central Bank & Trust www.cbtcolorado.com		●	●	●	●	●		●	●		●	●			●	●	Tony LeVeque Tony.LeVeque@centralbancorp.com
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Chase Multifamily Lending www.Chase.com/CTL-denver				●				●	●						●	●	Bailey Arias bailey.arias@chase.com Alex Ducas Alex.ducas@chase.com
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Fairview Commercial Lending https://coloradohardmoney.com/			●	●	●	●		●			●			●			Glen Weinberg glen@fairviewlending.com
First American State Bank www.firstamcolorado.com	●	●	●	●	●	●		●			●	●			●		Dave Korn dkorn@firstamericanstatebank.com
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FirsTier Bank www.firsttierbanks.com		●		●	●	●		●	●	●		●			●	●	William Foy wfoy@firsttierbanks.com Alex Sologoub asologoub@FirsTierBanks.com
Gershman Investment Corp. www.gershman.com			●	●			●		●		●	●			●		Michael Thomas mthomas@gershman.com
JLL Capital Markets www.us.jll.com/en/locations/west/denver	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	Leon McBroom leon.mcroom@jll.com Peter Merriion peter.merriion@jll.com
KeyBank N.A., KeyBank Real Estate Capital www.key.com	●	●	●	●	●	●	●	●	●	●	●	●	●		●	●	Alex Buecking Alex_Buecking@keybank.com
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Montegra Capital Resources, Ltd, Private Bridge Lender www.montegra.com	●	●	●	●	●	●	●	●			●			●			Robert Amter bob@montegra.com
Newmark's Multifamily Capital Markets Debt & Structured Finance www.ngkf.com	●	●	●	●	●	●	●	●	●	●	●	●	●		●	●	Charles Williams charles.williams@ngkf.com

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Park Hill Finance www.parkhillfinance.com	●	●	●	●	●	●		●	●		●	●			●	●	Brandon Rogers brandon@parkhillfinance.com
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Pine Financial Group, Inc. www.pinefinancialgroup.com/		●	●	●	●			●			●	●		●			Brandon McKnight Brandon@pinefinancialgroup.com Jared Seidenberg Jared@pinefinancialgroup.com
Slatt Capital www.slatt.com	●	●	●	●	●	●	●	●	●	●	●	●		●	●		John Richert john.richert@slatt.com
South State Bank www.sotuhstatebank.com		●	●	●	●	●	●	●	●		●	●	●		●	●	Ken Whitelam ken.whitelam@southstatebank.com
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Law & Accounting

Denver tries to address ‘missing middle’ housing market

The city and county of Denver is pursuing a substantial set of reforms to its zoning code aimed at increasing the supply of “missing middle” housing in the city. Spearheaded by Denver’s Department of Community Planning and Development, the “Unlocking Housing Choices” project is looking at ways the city can increase both the size and diversity of its housing stock. The city formed an advisory council meant to consult with city planning staff, pursued a number of community engagement activities, and released three draft proposals for an eventual text amendment to the Denver Zoning Code.

■ **What problem is the city attempting to solve?** Unlocking Housing Choices is aimed at incentivizing the creation of “missing middle” housing. [Blueprint Denver](#) defines missing middle housing as “housing types that fall between high-density and single-unit houses, such as duplexes, fourplexes, row homes and townhomes, and provide options affordable to moderate income residents. This type of housing serves people who live well above the poverty line, but still struggle to afford housing in Denver, such as teachers and firefighters.” Blueprint Denver



Robert Sherman
Associate, Otten Johnson Robinson Neff & Ragonetti PC

also includes a recommendation that the city diversify its housing options by integrating missing middle housing into low- and low-medium density residential areas. Denver commissioned an [Issue Identification Report](#) last year aimed at identifying the key issues with the city’s current housing supply. The report identified six core issues that present barriers to Denver’s housing goals: insufficient housing diversity, deficient housing supply, uneven development pressure, unaffordability of available housing, loss of existing housing options, and new housing that is incongruous with existing neighborhood character. Denver also commissioned a [Peer City Report](#) aimed at understanding “commonly accepted practices and innovations for encouraging production of middle housing.”

■ **What has been proposed?** The city has proposed – as the first phase of Unlocking Housing Choices – three connected approaches

to increasing missing middle housing: 1) updating the scale and form of buildings allowed by the Denver Zoning Code; 2) allowing the development of infill housing; and 3) allowing additional density on certain residential lots where there is a new affordable unit.

• [Updating scale and form:](#) One proposal would reduce the size and scale of housing that can be built in residential neighborhoods, including a requirement that third stories be located within a pitched roof. Instead of allowing for larger single-unit developments, the city proposes allowing multiple dwelling units within the reduced “house-scale” building form when certain criteria are met.

• [Infill bonus:](#) The city is also exploring the option of allowing additional units on a lot when an existing structure containing a dwelling unit is retained. New dwelling units may be within the existing structure – via the subdivision of an existing structure into two or more separate dwelling units – or on new primary structures located on the zone lot, such as a tandem house or duplex. New units could be sold separately. The number of dwelling units allowed would still be limited by the size of lot,

gross floor area limits, building form and building code standards.

• [Affordability bonus:](#) The city has proposed two potential paths to allowing additional units on a lot when at least one new affordable unit is provided: One or more units must be restricted to renters or buyers earning a specific percentage of area median income. One additional dwelling unit may be added when that unit contains at least two bedrooms and is under a size threshold, such as 1,000 square feet. Affordable and for-sale units would have to remain affordable for a period of 99 years.

■ **What outcomes are expected if these policies are adopted?** Based on analyses of peer cities with missing middle housing policies and of Denver’s current levels of redevelopment activity, the city released a [memorandum](#) that discusses the potential outcomes of adopting these proposed policies. Those expected outcomes include:

- Continued missing middle development in neighborhoods where a variety of housing types already exist and where the market has already been converting single-family homes into two- and fourplexes.
- Missing middle develop-

ment in high-priced, high-demand neighborhoods where a duplex is an affordable alternative to an existing single-family home.

• In neighborhoods experiencing revitalization, redevelopment is most likely to occur initially on parcels owned by mission-oriented developers and existing homeowners.

The memorandum estimates that the adoption of a comprehensive missing middle housing policy in Denver would create at least 249 and up to 2,025 new units per year. Where these additional units are located is likely to depend on individual neighborhood characteristics and economic conditions.

■ **What do Denver residents think?** Beginning in 2025, the city conducted surveys and held community events aimed at [gathering feedback](#) on Unlocking Housing Choices from local residents. Community outreach has included assembling an advisory council composed of community leaders, housing advocates, developers, and architects; presenting to registered neighborhood organizations all over Denver; and hosting public meetings to allow residents to discuss the

Please see **Sherman**, Page 49

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Title commitments: Know what you are *actually* buying

When the federal government granted a patent deed to a Colorado landowner in 1880, that deed conveyed absolute title. Clean. Free and clear. Unencumbered. The patent deed was proof of ownership. You owned the land. No one else had any rights to it.

That is not what you get today. When you buy commercial property in Colorado, you are buying title subject to whatever prior rights, encumbrances, covenants, and restrictions a title company can find in the recorded documents going back to the original patent. A title commitment is where that investigation gets documented. It answers a fundamental question: What do I actually own? Not what the seller says you own. Not what you assume you own. What you actually, legally own. Which is almost always something less than absolute title.

■ **Title insurance serves two critical purposes.** Most people understand only the first. The obvious purpose is protection. Insurance against claims by anyone else that they have a superior interest in your property. If someone appears after



Robert Melun
Corporate and commercial real estate attorney, Goodspeed Merrill

closing claiming the property is theirs or that they have a lien on it, the title insurance protects you. That protection is valuable and important.

But there is a second, equally important purpose that most buyers miss entirely: investigation. Before the title company will issue insurance, it investigates what others have already claimed: What prior rights exist. What encumbrances burden the property. What restrictions limit your use. What claims run with the land for decades. The title commitment documents that investigation. It is not just telling you that you are protected. It is telling you: Here is what is already out there limiting what you actually get.

This is the modern equivalent of what Colorado attorneys in the 1980s did by hand. Spending hours in courthouse basements pulling deed books, reading documents, identifying

The shift from patent deed to title commitment represents a fundamental change in how property rights work. The patent deed promised everything. The title commitment admits that everything has already been fractured by prior claims and restrictions. Understanding that reality is the foundation of intelligent property ownership.

ing prior claims. Title companies now do that work systematically. The title commitment is the result. It answers the critical question: What do I not get?

■ **In almost every case, you're buying subject to prior rights.** Utility easements for power and water. Covenants restricting use. Recorded agreements with neighbors. Development plats limiting where you can build. Maintenance obligations. Reciprocal rights giving others access to your land. These prior claims are the normal state of property in Colorado, not exceptions to it.

When I review a title commitment for a client, I am not

looking for red flags. I am reading the history of the property. What has been granted away. What has been reserved. What obligations run with the land. That history tells me what the client is actually buying. Not the illusion of absolute ownership. The reality of ownership subject to prior rights.

The shift from patent deed to title commitment represents a fundamental change in how property rights work. The patent deed promised everything. The title commitment admits that everything has already been fractured by prior claims and restrictions. Understanding that reality is the foundation of intelligent property ownership.

■ **Before you close.** Title commitments are not formalities. The investigation they document is your protection against the unknown and your disclosure of the known. Do not accept a title commitment without reviewing it carefully. Do not close on property without understanding what prior rights and restrictions you are accepting.

If something in the commitment concerns you, address it before closing. If a restriction limits your intended use, if an easement affects an area you planned to develop, if an obligation requires ongoing costs. Address it then. After closing, it becomes your problem and your expense. The cost and effort to negotiate a release or modification before closing is a fraction of the cost after closing, when you no longer have leverage and the seller has no incentive to help you resolve it.

Title commitments tell you the truth about what you are actually buying. The real question is whether you read them.

EDITOR'S NOTE: This is the third of a 12-part legal series. ▲

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The future is here: Robot-enabled, AI-powered parking

“What’s the plan for parking?” is a question no developer likes to address. Parking costs can run up to 30% of a new development’s total, and it introduces design, construction and operational headaches, particularly in the dense urban spaces where parking is most regulated and coveted. Yet, practical constraints and parking ordinances have left few options, so developers have resigned themselves to the status quo: beehemoth, unsightly, space-devouring parking garages either consuming otherwise more profitable space above ground or driving costly below-grade excavation. Parking can be such an expensive endeavor that it’s even halted a potential development before it began.

But now, mobile computing, AI and robotics are enabling an entirely new paradigm of parking that developers can take advantage of, even in tight and unusually sited projects. Robotic parking – once a far-fetched fantasy – is finally here, and developers stand to gain significant upside.

AI-assisted, robotic parking doubles parking density and reduces space requirements, substantially saving construction costs. Even more valuable, though, developers can leverage that extra space for office, residential, or retail uses that generate



Sam Richardson
Chief executive officer, Volley Automation

more revenue. Additionally, because the robots are the only ones in the garage, building owners can reduce the costs associated with a human-populated parking garage, including valets, insurance, lighting, security and more. And what’s even more beneficial? Car owners get quick, valet-class service via their smartphones.

■ **How robotic parking works.** For drivers, robotic parking is simple. They pull into a parking bay, lock their car and bring the keys with them. When they’re ready to leave, they call for the car via an app, and in minutes it’s waiting.

What happened to the car when the driver left it? The robot – an autonomous ground vehicle – took over. After the driver leaves the vehicle in the bay, the AGV moves the platform on which the vehicle is resting onto an elevator and delivers the car to an optimal parking space, based on the AGV’s AI-enabled experience. The system constantly learns from real-world parking behavior to optimize vehicle placement and space utilization. The system can easily reshuffle vehicles for



AI-assisted, robotic parking doubles parking density and reduces space requirements, substantially saving construction costs.

retrieval, which a single bay can accomplish every few minutes. When the driver wants the car back, the AGV rolls under the vehicle’s platform, rotates it forward and puts it in the elevator, which takes it back to the parking bay.

Building owners and operators can quickly monetize robotic parking by offering amenities such as EV charging, car washes, and maintenance – all robotically delivered. On the risk-management side, hardware failures don’t risk imprisoning vehicles, because a human can intervene if needed. And because drivers

don’t access the parking levels, theft, vehicle damage and personal safety concerns evaporate.

■ **Real-life experience shows robotic parking works.** Robotic parking and all its advantages may have once seemed the stuff of sci-fi films, but it’s real today. For several years, we ran a 25,000-square-foot garage in downtown San Francisco, and developers at three marquee, luxury residences under construction in Manhattan are building our company’s robotic garages. A 40,000-sf demo garage in Denver is also in the works, giving developers an opportunity to see the

technology firsthand.

Technology has disrupted so many staid industries and delivered untold benefits, yet parking hasn’t changed in decades. Attempts at improvements – like rack-and-rail stacking car cages – are expensive, unreliable, and most car owners hate them for how clunky and unreliable they are. Finally, technology is solving urban parking headaches, reducing safety concerns, lowering construction costs, increasing profit margins, and improving the parking experience for everyone.▲

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Construction, Design & Engineering

PCL Construction tops out MSU Denver’s Summit House Student Housing Project

PCL Construction Services Inc. joined Metropolitan State University of Denver, Columbia Ventures and project partners last month to celebrate the topping out of Summit House, the tallest mass timber student housing project built to date in the United States and the university’s first-ever on-campus housing development.

The development will bring approximately 550 student beds to the downtown Denver campus while creating new opportunities for student connection, learning and career development.

Located on the north end of campus, Summit House has risen rapidly over the past year thanks to its innovative mass timber structural system and PCL’s self-perform construction model, which allows the company to complete significant portions of the work using its own skilled craft professionals. During peak construction, crews installed approximately one floor of mass timber each week, accelerating the schedule while maintaining the highest standards of qual-



The 12-story, 150-foot-tall development features a two-story concrete podium supporting 10 floors of mass timber construction.

ity and safety.

“Summit House represents the kind of innovation and collaboration that is transforming how we build,” said Mauricio Ramos, vice president and district manager of PCL’s Denver Buildings division. “Thanks to the efficiency of mass timber construction and the expertise of our self-perform teams, we were able to bring this vision to life at an incredible pace. More importantly, we’re helping create a landmark destination that will enhance the student experience, support future career opportunities and strengthen the connection between MSU Denver and the surrounding community.”

The 12-story, 150-foot-tall development features a two-story concrete podium supporting 10 floors of mass timber construction. In addition to approximately 153,000 square feet of student housing, the project includes ground-floor retail and dining space, MSU Denver administrative offices and the university’s Classroom to Career Hub, which connects students with career services, internships and employer partnerships.

Construction is expected to complete in early 2027. ▲



The park is designed to serve as a central hub for recreation.

Taylor Kohrs delivers 10.75-acre Baseline Linear Park (Rally Park)

Taylor Kohrs recently completed Baseline Linear Park (Rally Park), a 10.75-acre public park within the growing Baseline community.

Located at the intersection of Sheridan Parkway and Highway 7, the park is designed to serve as a central hub for recreation. The scope of work includes construction of multi-use recreational amenities such as pickleball and basketball courts, a skate wavy run, and expansive playground structures. Additional features include a rock-climbing wall, a ground-up restroom facility, and multiple shade structures with integrated seating areas throughout the park.

“We’re excited to celebrate this milestone alongside our partners and the Baseline community,” said Scott Heasty, president of Taylor Kohrs. “Rally Park represents the kind of collaborative project we’re proud to be part of – one that creates lasting places where the community can connect and enjoy the outdoors together. We’re honored to help bring this vision to life and look forward to seeing the positive impact it will have on the community for years to come.”

Studio Architecture and Wenk Associates designed the park. ▲

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Construction, Design & Engineering

Kairoi Residential breaks ground on ‘ultra-luxury’ mid-rise in LoHi neighborhood

San Antonio-based Kairoi Residential, in partnership with PGIM and Helaba Bank, has broken ground on an “ultra-luxury” Class A multifamily development in Denver’s Lower Highland neighborhood. Valerio Dewalt Train is designing the project.

“This project is the culmination of nearly a decade of dedicated pursuit and extensive planning with an exceptional team of design and construction professionals,” said Tyler Sibley, principal of Kairoi Development. “Our vision is to deliver one of the highest-quality multifamily communities in the country featuring thoughtfully

crafted residences, a best-in-class amenity package and seamless connectivity to all that the LoHi neighborhood and Denver metro area has to offer.”

Located off Speer Boulevard and Zuni Street, the development will feature 420 upscale apartment homes consisting of studio, one-, two- and three-bedroom residential units. Tailored amenities include a sky pool deck with sweeping views of downtown Denver, dedicated men’s and women’s health and wellness spas, a 24-hour fitness center, work-from-home spaces, state-of-the-art golf and ski simulators,

multiple sky lounges, and expansive outdoor social spaces.

“This development reflects our strong conviction around high-quality rental housing in markets supported by durable demand and long-term growth,” said Sultana Reigle, head of U.S. equity for PGIM’s Real Estate investment group. “Denver’s LoHi neighborhood combines walkability with access to employment, and our partnership with Kairoi and Helaba Bank allows us to deliver a differentiated residential community while investing with discipline and selectivity on behalf of our investors.” ▲

BUSINESS NEWS

Merging: Ratio Design & Helix Architecture + Design combine

Ratio Design, an interdisciplinary practice with multiple studios serving projects throughout the world, and Helix Architecture + Design, a Kansas City-based architecture and interior design firm, announced their merger, bringing together complementary strengths to expand their collective impact across the Midwest and beyond. Initially, the combined firm will operate as Ratio | Helix in Kansas City. Ratio’s existing studios will continue operating under the Ratio name. The merger was supported by Hennick & Co., a trusted long-term partner to the world’s leading professional services firms, which made a strategic investment in Ratio Design in 2021.

The merger brings together two firms grounded in design excellence and a shared belief in the power of interdisciplinary design, and a desire to strengthen communities, support clients, and create meaningful places. The merger reflects a proactive, shared approach

to growth, with both firms intentionally choosing to combine strengths rather than pursue a traditional acquisition structure.

“Their style of work meshes very well with ours,” said Bill Browne Jr., FAIA, LEED AP, principal and chief executive officer of Ratio Design. “Helix’s work has a big impact on people and communities. Together, we see opportunities to create purposeful work across Missouri and Kansas while expanding into nearby regional markets that naturally align with our studios and our clients.”

Ratio | Helix will operate as a single business unit, integrating resources across studios, disciplines, and project teams, so clients benefit from the right people and perspectives for each project. The combined team will work side by side on expanded opportunities across key markets, including housing, higher education, workplace, civic and cultural, mixed-use, health

Please see **Business News**, Page 37

Senior living: Brinkman Construction breaks ground on Touchmark on Harmony Ridge

Brinkman Construction is building Touchmark on Harmony Ridge, a new Touchmark senior living community that will provide a full continuum of care for older adults in Fort Collins.

Designed by LRS Architects, the 308,000-square-foot first phase of this development will include an independent living



Touchmark senior living community will provide a full continuum of care for older adults in Fort Collins.

Please see **Brinkman**, Page 37



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Construction, Design & Engineering

Landmark Properties delivers The Mark Fort Collins near Colorado State University

Landmark Properties completed The Mark Fort Collins, a 397-bed off-campus student housing community at 255 Johnson Drive in Fort Collins. The project was developed in partnership with Silverpeak Real Estate Partners and Peninsula Investments.

The six-story development was designed by Mode 3 Architecture, with Landmark Construction, the construction arm of Landmark Properties, serving as the project's general contractor.

"The Mark Fort Collins demonstrates the unique capabilities of Landmark's vertically integrated platform, including the strength of our development and construction teams," said Jason Doornbos, chief development officer of Landmark Properties. "Landmark and our joint venture partners took over a stalled project from a previous developer, restarted construction, and delivered a high-quality asset – welcoming our first residents starting on Aug. 1."

The Mark Fort Collins features 193 units in a mix of studio to four-bedroom layouts. Residents enjoy fully furnished apartments that are wired for



The six-story development was designed by Mode 3 Architecture.

high-speed internet and cable, in-unit laundry, large closets, and hardwood-style floors in the living areas. Bedrooms contain en suite bathrooms, while gourmet kitchens feature stainless steel appliances, quartz countertops, and ample cabinet space.

The Mark Fort Collins includes approximately 39,000 square feet of competitive amenity space, including a heated outdoor pool and sun shelf, a sky deck and lounge, three courtyards, a gaming lawn, multiple firepits with seating

areas, a hammock grove, and outdoor grilling spots. The property also features a fitness center, coffee bar, sports simulator, private study and coworking rooms, and a wellness center.

This is Landmark's second project in Fort Collins – The Standard at Fort Collins, a 777-bed student housing community, was delivered in fall 2020. In Colorado, Landmark also owns and operates Saga Boulder and is set to deliver The Standard at Boulder in 2027. ▲



The building serves as a hub for wildland fire, search and rescue, water rescue, and hazardous materials incidents.

JE Dunn builds geothermal emergency services building

JE Dunn has completed the Larimer County Emergency Services building, opening in the peak of wildfire season.

Powered by geothermal energy, Larimer County's new emergency services building is constructed with impact in every corner. The 40,000-square-foot facility houses a 19,500-sf business space and a 20,000-sf area for emergency vehicle storage. Designed to maximize space for emergency response, the

site's underground fire suppression storage tanks store a 22-foot wet well that pulls 90,000 gallons of water for fire pump use.

It was designed by The Architects' Studio.

The building serves as a hub for wildland fire, search and rescue, water rescue, and hazardous materials incidents, bringing a much-needed resource to the isolated parts of Larimer County. ▲

Eagle Villas affordable housing reopens following \$12.6M reno

Ulysses Development Group reopened Eagle Villas, a 120-unit housing community serving families and individuals who earn 45%-60% of the area median income in Eagle. The reopening marks the completion of a \$12.6 million reno-

vation and secures affordability at the largest income-restricted housing complex in one of Colorado's most expensive resort regions for the next 60 years.

Please see **Eagle**, Page 37

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CU

Continued from Page 1

business district.

CU Denver will carry out a space utilization evaluation to determine the best long-term uses for the building, including assessing CU Denver’s current physical footprint and potential uses for the building, identifying opportunities to advance the school’s public service obligation, and supporting students, employees and regional partners.

“As a public urban research university, our role has never been to simply educate,” said CU Denver Chancellor **Kenneth T. Christensen**. “Our value lies in our ability to translate knowledge into practical applications so our students, staff and faculty can meet today’s challenges and tomorrow’s emerging needs. Independence Plaza further positions us as a leader in Denver’s entrepreneurial and creative ecosystem while also expanding opportunities for our learners

through internships, employment and career-connected learning.”

Independence Plaza will be home to a 30,000-sf regional innovation and entrepreneurship hub, developed in a partnership between the university and **Denver Economic Development & Opportunity**. The hub will offer resources, programming and connections for startups and small businesses. The **Denver Downtown Development Authority** approved \$4.5 million in funding to support the hub’s development in June, contingent on **Denver City Council’s** approval. The DDDA board indicated its support for further funding for the property, subject to future applications and approvals, up to \$8.5 million. The additional funding would bolster future tenant improvements for food and beverage operators on the first floor of the building; business incentives to attract job creators to the innovation hub;

and to activate the outdoor plaza facing 16th Street as an art and events space.

“Downtown has always thrived on a diversity of uses – business, housing, retail, culture – and now expanded higher education and innovation infrastructure,” said **Downtown Denver Partnership** President and CEO **Kourtney Garrett**. “Independence Plaza builds on CU Denver’s existing commitment to the Auraria Campus, bringing students, faculty and researchers even closer to downtown’s employers, retailers and cultural institutions every day. Paired with Launch Denver, this is a front door for the city’s founders, researchers and small-business owners, and a clear signal that downtown is a magnet for talent and entrepreneurship.”

CU Denver serves more than 40,000 students and faculty at the Auraria Campus; a recent report by the Downtown Denver Partnership found the campus

is operating at a 110% post-pandemic recovery rate.

“Having CU Denver as an education anchor helps us build a stronger workforce pipeline that retains our talent here in Denver for the next decade of growth,” said Denver Mayor **Mike Johnston**. “As part of our Denver Jobs Agenda, this new innovation hub brings opportunity for students and educators to not only connect and join the workforce that surrounds them in downtown, but to turn their ideas into successful startups and businesses. And with thousands of students learning, creating and building their futures here, CU Denver will bring new energy and vitality to our city center, helping make downtown an even more vibrant place to live, work, learn and innovate.”

The acquisition of Independence Plaza is expected to strengthen CU Denver’s role as the Denver metro area’s anchor public urban research university

by expanding opportunities that drive economic growth, a statement from the university said. In fiscal year 2024-2025, CU Denver generated \$665 million in total economic impact, including \$339.6 million in labor impact, and contributed \$163 million in student and visitor spending. The university employed approximately 2,000 people across the region during that period. The overall university system has launched more than 330 startups.

University of Colorado is a public research university with four campuses, including the University of Colorado Boulder, University of Colorado Colorado Springs, University of Colorado Denver and University of Colorado Anschutz. The school system is the largest institution of higher learning in Colorado and the state’s third-largest employer, with more than 67,000 students, 11,554 full-time faculty and 62,455 university employees. ▲

JB Matteson

Continued from Page 1

seller. The team received “significant” interest during the marketing process, according to Hornik.

“The sentiment around Northern Colorado remains strong,” Hornik said. “As we work through absorption of the final supply wave in Northern Colorado, buyers still are underwriting aggressively. We’re seeing neu-



Jason Hornik



Greg Parker

tral or even negative leverage still there for Class A product for new construction. There’s a belief in a recovery in Northern Colorado quicker than the remainder of the Front Range.”

Completed in 2024, The Tyler at Loveland comprises 11 buildings, including a leasing office/clubhouse. The 244,576-square-foot community includes a mix of studios, and one-, two- and three-bedroom units averaging 849 sf. Each unit features Energy Star appliances, glass kitchen backsplashes, spacious closets, wood-style flooring, modern kitchens, an in-unit washer and dryer, 9-foot ceilings, USB wall ports, and a private patio or

balcony. Select units include fenced-in yards and kitchen islands.

Community amenities include a resort-style pool with a tanning ledge and hot tub, a business center, a coffee bar, poolside grill stations, a 24-hour fitness facility and yoga studio, a dog park with a pet spa, and reserved and detached garages.

The Tyler at Loveland is near numerous retail and dining amenities, as well as a direct connection to the Front Range Trail. The property benefits from proximity to several major regional employers, including Medical Center of the Rockies, Woodward Inc. and Colorado

State University.

The property is currently 92% occupied. Hornik noted that the property was not fully stabilized at the beginning of the marketing process but had stabilized by the call for offers.

JLL Capital Markets arranged \$40 million in acquisition financing through a lending relationship with an undisclosed life insurance company. The debt advisory team was led by **Will Haass** and **Jonah Aelyon**.

“JB Matteson’s acquisition of Vantage at Loveland is reflective of continued investor demand in Northern Colorado, which has favorable fundamentals, including a 4.8% stabilized

market vacancy and continued strong absorption,” Haass said. “We observed several lenders offering favorable financing terms, including some that had not previously closed deals in Northern Colorado.”

JB Matteson is an investment manager with a focus on multifamily assets. The firm owns and operates more than \$1.1 billion of Class A investment-grade multifamily properties located in major cities in the Western U.S. on behalf of more than 600 private capital investors. Its portfolio includes urban mixed-use and suburban garden-style apartments. ▲

Business News

Continued from Page 35

sciences, historic preservation, and adaptive reuse projects.

“We share that same culture, work ethic, and people-first approach as Ratio,” said Erika Moody, FIIDA, principal, president at Helix Architecture + Design. “We know their work, and over time, came to see how seamlessly our firms could work together,

grow thoughtfully, and increase opportunities for our teams. We share a similar commitment to design, collaboration, and community impact.”

As a vice president and member of Ratio’s executive leadership team, Moody will support firmwide strategic vision and growth while also leading business development for interior design across the organization. ▲

Brinkman

Continued from Page 35

building with 119 homes as well as an assisted living building with 58 assisted living homes. Additionally, two neighborhoods, each with 16 homes, will support residents in memory care and with enhanced assisted living needs. The thoughtfully planned campus will offer a variety of living options along with shared amenities designed

to support connection, wellness, and an active lifestyle.

“Touchmark has built a strong reputation for creating exceptional retirement communities, and we’re excited to partner with their team to deliver a community that will have a lasting impact on Fort Collins,” said Jim Ciesla, president and CEO of Brinkman Construction. ▲

Eagle

Continued from Page 36

With the property’s affordability restrictions set to expire and a 90-day window before it was lost to the open market, UDG moved quickly to acquire the 405 Nogal Road property in 2024 – preventing the permanent market-rate conversion that would have displaced 120 families.

“There was a narrow window to preserve the ability to live in this community affordably, and we took it,” said Blaise Rastello, vice president of development at UDG. “What happened here is what good partnerships look like: local government, state agencies, and private capital all moving in the same direction at the same time to protect something that could never be rebuilt. Preservation is at the core of what we do – and Eagle Villas is exactly why.”

Working with the Eagle County Housing and Development Authority to resyndicate (refinance with new tax credits) the community, UDG invested



The 120-unit housing community serves families and individuals who earn 45%-60% of the area median income in Eagle.

approximately \$104,000 per unit in a comprehensive renovation of all 120 apartments and common areas. Interior upgrades include fully remodeled kitchens and bathrooms, new flooring, enhanced insulation, fresh paint, and interior sustainability upgrades throughout. Exterior improvements include new siding, windows, roofing, and gutters, while the entire complex has been made Americans with Disabilities Act-compliant and outfitted with LED lighting and rooftop solar, extending the

life of the property and reducing energy costs for residents for decades to come.

“Keeping existing housing communities within reach for working families is one of the most important things we can do to address Colorado’s housing crisis,” said Maria De Cambra, executive director of the Colorado Department of Local Affairs. “Eagle Villas is exactly the kind of project our Affordable Housing Revolving Loans and HOME funds exist to support.” ▲

Construction, Design & Engineering

Community impact is the true measure of project success

For decades, success in commercial design and construction has been measured by benchmarks: Was the project delivered on time? Did it stay within budget?

Those factors matter. But as the built environment has evolved, owners are increasingly recognizing that a successful project must deliver more than a completed structure. It must also support the people who use it, strengthen the organization behind it and create lasting value for the community around it.

After 60 years in business, Neenan Archistruction has seen how dramatically expectations for buildings have changed. What began as a prefabricated metal building company has evolved into an integrated design-build firm focused on helping clients solve challenges through collaboration, flexibility and a deeper understanding of their goals.

A school is more than classrooms and corridors. A health-care facility is more than exam rooms and equipment. A community building is more than offices and meeting spaces. These buildings create opportunities in the communities they serve, expand access to critical services and support the people who rely on them every day.



Bill Pigg
President, Neenan Archistruction

That perspective has shaped our work for decades. In Pahrump, Nevada, the firm helped deliver a Veterans Affairs healthcare facility designed to expand access to care for veterans in the region. When members of the Neenan team attended the facility's opening, they saw firsthand what the project meant to the people it was built to serve. The significance was not simply in the completed facility, but in providing veterans with access to healthcare closer to home.

Similarly, Cheyenne Wells School in Colorado marked the firm's first school project and helped establish a model for our work with small and rural communities. In communities where schools often double as gathering places and anchors for future generations, the impact of a well-designed facility extends far beyond the walls of the building itself.

These examples point to a broader lesson for owners: creating meaningful impact starts well before construction begins. The strongest projects begin with a clear understanding of what an

organization and its community need the building to accomplish, and that understanding should shape decisions from the earliest stages of planning and design.

■ **Understand the goals behind the building.** Every organization approaches a building project with a larger purpose in mind.

A healthcare provider may be looking to expand access to care or create a facility that can adapt as medical needs evolve. A school district may need learning environments that support changing educational models. A growing business may need a space that reflects its culture and helps its employees thrive.

The most valuable project teams do more than deliver a building. They take time to understand the organization behind it – the challenges it faces, the people it serves and the outcomes it hopes to achieve. This requires collaboration from the beginning.

For decades, the traditional project delivery process has separated planning, design and construction into distinct phases. While that approach has delivered many successful projects, today's increasingly complex challenges require greater integration and communication.

When teams work together

earlier, owners have more opportunities to evaluate options, identify efficiencies and make decisions based on long-term value rather than short-term cost alone.

The result is a project that better supports the organization's mission.

■ **Designing for what comes next.** Another lesson from six decades in the industry is that successful buildings must be prepared for change.

No one can predict exactly how organizations will operate 10, 20 or 30 years into the future. Technology will continue to evolve. Healthcare delivery will transform. Communities will grow in ways that are difficult to anticipate.

The most resilient buildings are not necessarily the ones designed to accommodate every possible future scenario, but the ones designed with flexibility and adaptability in mind.

That may mean creating spaces that can support different uses over time, incorporating systems that allow for future changes or considering how a facility can continue serving its users as needs evolve.

This approach is increasingly important as Colorado communities continue to grow and invest in new facilities. Owners are balancing immediate needs

with long-term responsibilities, and every project represents an opportunity to create something that delivers value well beyond its opening day.

■ **Building more than structures.** Across Colorado and beyond, communities are investing in the places where people learn, work, receive care and connect with one another. Those investments represent opportunities to strengthen communities for years to come.

The impact of a building is seen when students have access to better learning environments, patients can receive care closer to home or employees have workplaces that support innovation.

After 60 years, our greatest lesson is that buildings can help organizations achieve their goals while creating opportunities for communities to thrive.

As Colorado continues to grow, owners have an opportunity to think beyond the immediate needs of a project and consider the long-term role a building will play. The decisions made during planning and design will shape how effectively a space serves its users for years to come – and ultimately determine whether a building becomes a lasting asset for the community. ▲

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Construction, Design & Engineering

Project management: Putting lessons learned into action

The “lessons learned” concept is one of the most widely accepted ideas in project management and construction. Nearly every firm claims to practice it. Industry organizations promote it, software platforms have modules for it, and project executives routinely nod in agreement when the topic comes up. On paper it looks like a mature, professional practice.

Yet in the real world of multi-family and commercial construction, it fails far more often than it succeeds. The same coordination gaps, the same incomplete detailing, the same buyout mistakes, the same subcontractor performance problems, and the same schedule and cost overruns appear job after job. Teams document the problems, file the notes, and then watch the identical issues reappear on the next project, something I have come to call “documentation theater.”

Knowing the concept is not the same as using it. Awareness alone does not change behavior. Without deliberate systems that force previous lessons back into the next project’s planning, procurement and field execution, “lessons learned” remains an aspirational phrase rather than an operating discipline. That gap between “knowing” and actually “applying” is why the same



Cory Palmeiro
Principal, Palmeiro
Group LLC

mistakes keep repeating. ■ **Failing forward.** For probably 80% of my career, I preached the importance of lessons learned but never had a real process in place to practice it. Sure, when I was personally involved, I caught things others under me hadn’t yet experienced, but that personal involvement is limited when you’re managing a larger organization. Not many of us have a photographic memory. In most cases I faced the issues after the mistakes had already been made. By then the damage was already done.

Then around five years ago our business developer came to me with an idea to implement a process. Together we retrieved and reviewed every change order ever issued to a client on every project. Through that exercise we narrowed it down to a higher-frequency, high-impact list.

What that team member literally forced me to do has stuck with me ever since. From that point on I had a living document I could add to and use on every next project.

■ **Why are we not better**

at carrying lessons forward? A superintendent or project manager who lived through a particular problem carries that scar tissue. When that person moves to a different job or leaves the company, the lesson leaves with them. Organizations rarely convert individual experience into standardized processes, checklists, hold points, or training that the next team is forced to use.

Construction projects always feel unique – different site, different owner, different architect, different subcontractors, different weather. That uniqueness becomes a convenient excuse to ignore previous lessons. The underlying failures (coordination gaps, incomplete drawings, rushed buy out, weak subcontractor management, poor change-order discipline, etc.) are usually the same even when the surface details change.

Cultural and human factors also play a major role. Ego and overconfidence lead teams to believe they already have the issues covered. A blame-oriented culture makes people hesitant to surface problems honestly. High staff turnover and a constantly changing subcontractor base further erode institutional memory, so hard-won lessons rarely stay with the organization long enough to prevent the same mis-

takes on the next project.

■ **How do we improve as an industry?** Do not wait until closeout to capture lessons. Superintendents and project managers should log issues in real time using a simple format that records what happened, the root cause, the impact, and what would have prevented it. Just like we keep tight RFI, submittal, and owner change-order logs, we should keep a separate and equally detailed “lessons learned” log throughout the life of every project.

The main office then takes those logs and maintains a single, concise “living lessons” document or dashboard. Each entry includes a clear title, brief description, example of impact, the required preventive action, and who’s accountable for checking. Lessons are tagged by category so the right ones can be pulled quickly during preconstruction.

Before any new project moves past pricing, the preconstruction team “with field participation” holds a “lessons application review.” Relevant lessons are pulled from the living library and turned into specific actions that appear in drawings, specifications, subcontract exhibits, buy-out checklists, or quality hold points. No project proceeds without this step completed

and signed off. As the process matures, the design team updates drawings accordingly.

The highest-frequency lessons get converted into permanent tools – standard details and required checklist items that appear on every job. New project teams receive a short orientation on the current living lessons list at kickoff, so the knowledge is active from day one.

■ **Personal reflection.** Engage a good GC early. There are a lot of big items that surface after conceptual drawings are drafted. I practice running my list through every phase of design, and no matter how hard I try, new items still appear that I add to the list.

A recent example came on a six-story podium project where the top of the parapet sat right at the building’s height limit. The architect showed 16-inch-deep roof trusses. The structural engineer mirrored that depth and laid them out at 2 feet on center. We later learned the only way to meet the load requirements was either to tighten the spacing to 16 inches on center or increase the depth to 24 inches. Going to the deeper truss meant the parapet could no longer function as the roof guardrail, so railing had to be added wherever mechanical equipment sat near the exterior

Please see **Palmeiro**, Page 49



PALMEIRO GROUP

BUILDING WITH PURPOSE

PalmeiroGroup.com

ANNOUNCING THE PALMEIRO GROUP

Palmeiro Group embodies my vision for a more personalized, hands-on approach, leveraging my extensive experience for the most optimal outcomes. Services span general construction, construction management, owners representation, project consulting and more.

With a career overseeing \$1.5 billion in projects across Colorado, I aim to keep Palmeiro Group deliberately small, focusing on a few projects at a time to ensure the most efficient path to success. My mission is a return to grassroots involvement, building with purpose, passion, and pride.



CORY PALMEIRO
FOUNDER & CEO

720.251.5638
cpalmeiro@palmeirogroup.com

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	Flex/Office	Hospitality	Industrial	Medical Office/ Health Care	Mixed-Use	Multifamily	Office	Retail	Senior Housing	Other	Contact
CONTRACTORS											
A.D. Miller Services, Inc. www.admillerinc.com	●		●	●	●		●			Recreation, Aquatics, Education, Religious	Drew Miller drewmiller@admillerinc.com
Alliance Construction Solutions www.allianceconstruction.com	●	●	●	●	●	●	●	●	●	Affordable Housing, Municipal, Student Housing, Education, and Religious	Robin Choate rlchoate@allianceconstruction.com
Boots Construction Company www.bootsconstruction.com	●	●	●	●			●	●			Jim Boots jboots@bootsconstruction.com
Brinkman Construction www.brinkmanconstruction.com	●	●	●	●	●	●	●	●	●		Mark Beal mark.beal@brinkmanconstruction.com
Brinkmann Constructors www.brinkmannconstructors.com	●	●	●	●	●	●	●	●	●	Affordable Housing, Cold Storage, Educational	Tom Kooiman tkooiman@brinkmannconstructors.com
Bryan Construction Inc. www.bryanconstruction.com	●	●	●	●	●	●	●	●	●		Doug Woody dwoody@bryanconstruction.com
Calcon Constructors, Inc. www.calconci.com	●	●		●	●	●	●	●	●	Affordable Housing, Education, Data Center, Recreational	Brian Mortimore Bmortimore@calconci.com
Centerre Construction www.centerre.com		●	●	●		●	●	●			David J. Hritz dhritz@centerre.com
ColoCorp www.colocorpbuilders.com	●	●	●	●	●		●	●		Tenant Finish	Travis Hossfeld travis@colocorpbuilders.com
CSI Construction Company www.csigc.com	●	●	●	●	●	●	●	●	●	Affordable Housing	Gabe Godwin ggodwin@csigc.com
dcb construction. inc. www.dcb1.com	●	●	●	●	●		●	●		Design/Build, Architecture	Greg Bly gbly@dcb1.com
Deneuve Construction Services www.deneuveconstruction.com	●	●	●	●	●	●	●	●	●	Affordable Housing	David Garabed dgarabed@deneuveconstruction.com
Dohn Construction www.dohnconstruction.com	●	●	●	●	●	●	●	●	●		Brooke Dohn bdohn@dohnconstruction.com
FCI Constructors Inc. www.fciol.com	●	●	●	●	●	●	●	●	●		Sarah Armstrong sarmstrong@fciol.com
Flintco www.flintco.com	●	●	●	●	●	●	●			Advanced Industries, Aviation, Education, Sports and Recreation	Kylie Claypool kylie.claypool@flintco.com
GH Phipps Construction Companies www.GHPhipps.com	●	●	●	●	●	●	●	●	●	K-12, Civic/Municipal, Advanced Tech, Higher Education	Brian Mulnix brian.mulnix@ghphipps.com
Golden Triangle Construction www.gtc1.net	●	●	●	●	●		●	●	●	K-12, Higher Ed, Industrial, Fire Stations, Retail, Infrastructure	Dylan Hollingsworth dhollingsworth@gtc1.net
Harvey Harvey-Cleary Builders www.harveycleary.com	●	●	●	●	●	●	●	●	●		Darrel Wilde dwilde@harveycleary.com
Haselden Construction, LLC www.haselden.com	●	●	●	●	●	●	●	●	●	K-12, Higher Education and Churches	Eric Blanke ericblanke@haselden.com
Hensel Phelps www.henselphelps.com	●	●	●	●	●	●	●			Aviation, Aerospace, Data Centers, Manufacturing, Research/Labora- tories and Water/Wastewater	Lenee Koch lkoch@henselphelps.com
Howell Construction www.howelldenver.com	●	●	●	●	●		●	●		K-12, Higher Education, Churches, Science & Technology, Advanced Industries	Andy Stewart astewart@howelldenver.com
Hyder Construction Inc. www.hyderinc.com	●	●	●	●	●	●	●	●	●		Matt Huelskamp mhuelskamp@hyderinc.com
JE Dunn Construction Denver www.jedunn.com	●	●	●	●	●	●	●	●	●	Higher Education, Advanced Industries, Data Center and Science & Technology	Dustin Liljehorn dustin.liljehorn@jedunn.com
JHL Constructors, Inc. www.jhlconstructors.com	●	●	●	●	●	●	●		●	Education, Affordable Housing, Infrastructure, Municipal, Federal	Brad Schmahl brad@jhlconstructors.com
Jordy Construction www.jordyconstruction.com	●	●	●	●	●		●	●	●	Tenant Finish, Restaurants, Education, Aerospace, Churches, Data Centers	Charles Jordy charles@jordyconstruction.com
Kiewit Building Group Inc. www.kiewit.com	●	●	●	●	●	●	●			Higher Education, Federal, Government, Aerospace	Chad Headlee Chad.Headlee@kiewit.com
Layton Construction Company www.laytonconstruction.com	●	●	●	●	●		●	●			Cris Bryant cbryant@laytonconstruction.com
Mark Young Construction www.markyoungconstruction.com	●	●	●	●	●		●	●	●		Dennis Wolfe dwolfe@markyoungconstruction.com
Martin-Harris Construction www.martinharris.com	●	●	●	●	●	●	●	●	●	Student Housing Affordable Housing	Sean Smith sean.smith@martinharris.com
McCauley Constructors www.mccauleyconstructors.com	●	●	●	●	●	●	●	●	●	Aviation, Storage & Personal Warehouse, Recreation, Education, Government, Worship	Liz Newman Liz.newman@mccauleyconstructors.com
Mortenson www.mortenson.com/denver	●	●	●	●	●	●	●		●	Advanced Manufacturing, Aerospace, Aviation, Data Centers, Energy, Life Sciences	Brian Fitzpatrick Brian.fitzpatrick@mortenson.com
MPC www.mpconstruct.com	●	●		●	●	●	●	●	●		Bin Lu blu@mpconstruct.com
Murray & Stafford, Inc. www.murrayandstafford.com	●	●	●	●	●		●	●		Tenant Finish, Food Processing, and Theater Complexes	Drew Kellogg drew_kellogg@murrinandstafford.net
MW GOLDEN CONSTRUCTORS www.mwgoldenconstructors.com	●	●	●	●	●	●	●	●	●		Jason Golden info@mwgolden.com
Palace Construction – Contractors www.palaceconst.com	●	●	●	●	●	●	●	●	●	Restoration, Repair, Renovation, K-12, Higher Education, Religious	Garth Geer ggeer@palaceconst.com

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	Flex/Office	Hospitality	Industrial	Medical Office/ Health Care	Mixed-Use	Multifamily	Office	Retail	Senior Housing	Other	Contact
CONTRACTORS											
Palmeiro Group www.palmeirogroup.com		●			●	●	●	●	●		Cory Palmeiro CPalmeiro@Palmeirogroup.com
Pinkard Construction Company www.pinkardcc.com	●	●	●	●	●	●	●	●	●		Jose Amaya jose.amaya@pinkardcc.com
Precision Contractors www.precision-contractors.com	●	●	●	●	●		●	●	●	Restaurant	Carter Sealing cartersealing@precision-contractors.com
Roche Constructors, Inc. www.rocheconstructors.com	●	●	●	●	●	●	●	●	●		A.J. Roche aroch@rocheconstructors.com
Sampson Construction www.sampson-construction.com	●	●	●	●	●	●	●	●	●		Sam Hosfelt sam.hosfelt@sampson-construction.com
Saunders Construction, Inc. www.saundersinc.com	●	●	●	●	●	●	●	●	●		Justin Cooper J.Cooper@saundersinc.com
Schneider Building Company www.schneiderbuildingcompany.com/	●	●			●	●	●				Lucas Fay Luke@schneiderbc.com
Scheiner Commercial Group, Inc. www.scheinercg.com	●	●		●			●	●	●	Restaurants, Financial Institutions, Churches	Lisa Macneir lisa@scheinercg.com
Shames Construction www.shames.com	●	●	●	●	●		●	●		Grocery, Entertainment, Warehouse, Storage, Restaurants, Financial Institutions	Renee Martz RMartz@Shames.com
Shaw Construction www.shawconstruction.net	●	●		●	●	●	●	●	●		Pat Higgins pathiggins@shawconstruction.net
Snyder Building Construction www.snyderbuilding.com	●	●	●	●	●		●	●		Interior TI, Ground Up, Restaurant	Bill Ranshaw branshaw@snyderbuilding.com
Sprink Construction www.sprinkconstruction.com	●		●		●		●	●		Tenant Finish, Research/ Laboratories, Manufacturing, Food Distribution, Advanced Industries, Government	Josh Heiney jheiney@sprinkconstruction.com
Sun Construction https://sunconstruction.com/	●		●	●			●				Jessica Erickson jessicae@sunconstruction.com
Swinerton www.swinerton.com	●	●	●	●	●	●	●	●	●	TI, life sciences, aerospace, aviation, energy, education	Josh Leen jleen@swinerton.com
Taylor Kohrs www.taylorkohrs.com	●	●	●	●	●	●	●	●	●		Brian Cohen brianc@taylorkohrs.com
The Symmetry Companies www.symmcos.com	●	●	●	●	●	●	●	●	●	Modular and Tenant Finish	T.Jay Gilpatrick tgilpatrick@symmcos.com
Turner Construction www.turnerconstruction.com	●	●	●	●	●	●	●	●	●	Federal, SCIF	Scott Bustos sbustos@tcco.com
Waner Construction Company www.wanerconstruction.com	●	●	●	●	●		●	●			Mike Eustace meustace@wanerconstruction.com
WCG Construction www.whitecg.com		●			●	●		●		Public Sector	Chelsey Dohrn cdohrn@wcgconstruct.com
W.E. O'Neil Construction Company of Colorado www.weoneil.com	●	●	●	●	●	●	●	●	●	Adaptive Re-Use, Aerospace, Aviation, Infrastructure, Education, Municipal	Mike Hockett mhockett@weoneil.com
Williams Construction Corp. www.wmsconst.com	●	●	●	●	●	●	●	●	●	Aquatics, Education, Self-Storage, Fitness Centers, Restaurants	Mike Lamb mike.lamb@wmsconst.com

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	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 Civic	Bryan Kristof bkristof@abeldesigngroup.com
Acquilano www.acquilano.com	●	●			●		●	●		Tenant Improvement	Drew Marlow drew@acquilano.com
Architectural Workshop www.archshop.com	●		●		●	●	●	●		Adaptive Reuse, Feasibility	Mark Bowers, AIA, LEED AP, NCARB mbowers@archshop.com
[au]workshop architects+urbanists www.auworkshop.co/		●			●	●	●	●		Civic	Randy Shortridge rshortridge@auworkshop.co
Carvell Architects www.carvellarchitects.com	●	●		●	●	●	●	●	●	Student, Affordable, & Market Rate Housing and Higher Education	Christopher Carvell chris@carvellarchitects.com
CSHQA www.cshqa.com	●	●		●	●	●	●	●		Historic Preservation, Higher Education, Modular	Amy Dixon amy.dixon@CSHQA.com
Cunningham www.cunningham.com	●	●		●	●	●	●	●	●	Gaming and Themed Entertainment	Kitty Yuen kyuen@cunningham.com
Cushing Terrell www.cushingterrell.com			●		●	●	●	●	●	Affordable Housing	Kate Lucks katelucks@cushingterrell.com
Davis Partnership Architects www.davispartnership.com	●	●	●	●	●	●	●	●	●	Tenant Improvement	Kyle Hoogewind kyle.hoogewind@davispartnership.com
Dekker www.dpsdesign.org				●	●	●	●		●	Community + Civic	Juan Dorado JuanD@dekkerdesign.org
DLR Group www.dlrgroup.com	●	●	●	●	●		●	●		K-12, Higher Education, Engineering	Pamela Tribbett ptribbett@dlrgroup.com
DTJ DESIGN www.dtjdesign.com		●			●	●	●		●	Residential	Dawn Duhamel dduhamel@dtjdesign.com
EUA www.eua.com	●	●	●	●	●	●	●		●	Community / Civic; Learning; Science & Technology / Advanced Manufacturing / SCIF; Historic Preservation	Ryan Wallace ryanw@eua.com
Fentress Architects www.fentressarchitects.com	●	●	●	●	●		●		●		Jenny Ito ito@fentressarchitects.com
Galloway www.gallowayus.com	●	●	●		●	●	●	●	●		Kristoffer Kenton, AIA, NCARB kristofferkenton@gallowayus.com
Gensler www.gensler.com	●	●		●	●	●	●	●		Equine, Historic Preservation, Civic, Education	Corinne Klocke Corinne_Klocke@gensler.com
GH2 Architects, LLC www.gh2.com	●	●	●	●	●		●	●			Morgan Holt, AIA mholt@gh2.com
Godden Sudik Architects www.goddensudik.com					●	●	●	●	●		Paul Brady pbrady@goddensudik.com
Grey Wolf Architecture www.greywolfstudio.com	●		●		●		●			Mission Critical, Sports, Education, Higher Ed, Interiors	Justin Hill justinhill@greywolfarchitecture.com
HKS www.hksinc.com		●		●	●		●	●			David Morris dmorris@hksinc.com
hord coplan macht www.hcm2.com				●	●	●			●		Adele Willson AIA, LEED AP, ALEP awillson@hcm2.com
Intergroup Architects www.igarch.com	●		●	●	●	●	●	●		Municipal, Site Planning, Tenant Improvement	Bill Smith bsmith@igarch.com
JHP Architecture / Urban Design www.jhparch.com	●	●			●	●		●	●	Affordable Housing, Urban Design	Sheila Kneifl, AIA skneifl@jhparch.com
JLA Architects www.jla-ap.com	●	●			●	●	●	●	●	Affordable Housing, Community, Sports & Recreation	Erik Jansson, AIA EJansson@jla-ap.com
JNS Architecture + Interior Design www.jns.design	●	●			●	●	●	●	●	Adaptive Reuse Golf Clubhouses	Nicole Nathan nicole@jns.design Tobias Strohe tobias@jns.design
KEPHART community :: planning :: architecture www.kephart.com					●	●			●	Residential Architecture & Land Planning	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
MHK Architecture www.mhkarchitecture.com	●	●			●	●	●	●			Lisa Boyd lboyd@mhkarchitectrure.com
MOA ARCHITECTURE www.moaarch.com	●	●	●	●	●		●	●	●	Interiors, Recreation, Civic, PK-12, Higher Ed	Brandon Daigle, AIA bdaigle@moaarch.com
open studio architecture www.openstudioarchitecture.com	●	●	●		●	●	●	●		Interiors	Blake Mourer blake@openstudioarchitecture.com
OZ Architecture www.ozarch.com	●	●	●	●	●	●	●		●	Public	Brock Erickson berickson@ozarch.com
RATIO www.ratiodesign.com	●	●			●	●	●			Libraries, K12, Higher ED, Preservation	Eric Doner edoner@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

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	Flex/Office	Hospitality	Industrial	Medical Office/ Health Care	Mixed-Use	Multifamily	Office	Retail	Senior Housing	Other	Contact
ARCHITECTS											
RTA Architects www.rtaarchitects.com	●			●			●	●	●	K-12 Education; Higher Education; Community/Civic; Adaptive Reuse	Heather Belveal heatherb@rtaarchitects.com
Semple Brown Design, P.C. Architects and Interior Designers www.semplebrown.com		●			●	●	●	●		Cultural, K-12 & Higher Ed, Adaptive Reuse	Chris Wineman cwineman@semplebrown.com
Stantec www.stantec.com	●	●	●	●	●	●	●	●	●	Tenant Improvement	Mundi Wahlberg mundi.wahlberg@stantec.com
Tandem Architecture Group www.tandemarch.com	●		●		●		●	●		Aerospace & Cold Storage	Rob Kiestler rkiester@tandemarch.com
Treanor www.treanor.design	●		●	●	●		●			Aerospace/SCIF, Data Centers, PK-12, Higher Education, Justice, Preservation	Rebecca Lavezzary rlavezzary@treanor.design
Tryba Architects www.trybaarchitects.com	●	●	●	●	●	●	●	●	●		William Moon bmoon@trybaarchitects.com
Van Meter Williams Pollack LLP www.vmwp.com					●	●			●	Affordable Housing, Permanent Supportive Housing	Brett Jacques brett@vmwp.com
VTBS Architects www.vtbs.com		●			●	●		●	●		Britt Nelson bnelson@vtbs.com

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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.		●		●	●	●							Kenneth R. Broseghini, PE broseghinik@agwco.com
Baseline Engineering www.baselinecorp.com	●			●				●	●		●	Land Planning	John McLain, P.E. john@baselinecorp.com
Bowman www.bowman.com	●		●			●		●	●	●		Commissioning, Energy Modeling, Utility Rebates	Peter D’Antonio pdantonio@bowman.com
CTL Thompson www.ctlt.com		●		●	●	●		●					Meaghan Rushing mrushing@ctlthompson.com
Dibble www.dibblecorp.com/	●									●	●	Airport Development; Infrastructure Rehabilitation	Heather Brown Heather.brown@dibblecorp.com
Felsburg Holt & Ullevig www.fhueng.com										●			Christopher Fasching chris.fasching@fhueng.com
Galloway www.gallowayus.com	●		●				●	●	●	●	●		Carl Schmidtlein, P.E., LEED AP carlschmidtlein@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
HDR www.hdrinc.com	●		●	●			●	●		●	●	Data Centers; Mission Critical Engineering; Site Due Diligence Support	Zach Pearson, P.E. zach.pearson@hdrinc.com
HRGreen www.hrgreen.com	●									●	●	Fiber & Broadband, Storm water	Greg Panza gpanza@hrgreen.com
IMEG www.imegcorp.com	●		●				●	●	●			Architectural Lighting/Technology	Christie Del Ciotto Christie.L.DelCiotto@imegcorp.com
JR Engineering www.jrengineering.com/	●								●	●	●	Construction Management; Subsurface Utility Engineering(SUE)/Utility Locating	Kurtis Williams kwilliams@jrengineering.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	●								●	●	●		Dan Madison dmadison@manhard.com
Martin/Martin Consulting Engineers www.martinmartin.com	●							●	●	●	●	Investigative/Forensic and Construction Engineering	Erica Toren marketing@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 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
Point Consulting, LLC www.pnt-llc.com	●								●		●	Landscape Architecture	Tiffany Watson twatson@pnt-llc.com
Redland www.redland.com	●										●	Planning, Landscape Architecture, Construction Management	Jared MacDonald jmacdonald@redland.com
Renaissance Infrastructure Consulting ric-consult.com	●									●	●	Landscape Architecture	Chip Corcoran info@ric-consult.com
RockSol Consulting Group, Inc. www.rocksol.com		●				●							Crystal O’Neal oneal@rocksol.com
Short Elliott Hendrickson Inc. www.sehinc.com	●		●	●		●	●	●	●	●	●		Debra Lee dlee@sehinc.com
SynEnergy LLC www.synenergyllc.com			●				●					Plumbing, Energy Modeling & MWBE Certified	Mina McCullom PE mina.mccullom@SynEnergyLLC.com
Terracon www.terracon.com		●		●		●							Robert Cords rmcords@terracon.com Noah
V3 www.v3co.com	●			●	●			●	●	●	●	AI-Solutions, Subsurface Utility Engineering (SUE), Sustainable-Resilient Design	Noah Nemmers nnemmers@v3co.com

Construction, Design & Engineering Directory: Interior Design

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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													
Abel Design Group www.abeldesigngroup.com	●	●	●	●	●	●	●	●	●	●		Higher Education and Civic	Bryan Kristof bkristof@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 CHID EDAC IIDA LEED AP rebecca@designstudio-blue.com
DLR Group www.dlrgroup.com						●							Pamela Tribbett ptribbett@dlrgroup.com
Elsy Studios www.elsystudios.com	●	●	●	●	●	●	●	●	●	●		Government, Residential	Lynn Coit, ASID lynn@elsystudios.com
Gensler www.gensler.com	●	●	●	●	●	●	●	●	●	●		Repositioning/ Landlord Services	Corinne Klocke Corinne_Klocke@gensler.com
Grey Wolf Architecture www.greywolfstudio.com			●			●				●			Justin Hill justinhill@greywolfarchitecture.com
JNS Architecture + Interior Design www.jns.design		●			●	●			●	●	●	Recreation – Golf Clubhouse/Pool House	Nicole Nathan nicole@jns.design Tobias Strohe tobias@jns.design
Kestrel Design Group www.kestrel dg.com	●	●	●	●		●	●	●	●	●		Adaptive Reuse, Higher Education, Aerospace, SCIF, Life Sciences	Richard Moore rmoore@kestrel dg.com
KIEDING www.kieding.com	●		●	●		●	●	●				Corporate Office, Tenant Finish, Retail, Small Medical	Katie Winter kwinter@kieding.com
OZ Architecture www.ozarch.com		●			●	●		●	●	●	●		Brock Erickson berickson@ozarch.com
RATIO www.ratiodesign.com	●	●			●	●	●	●				Higher Education, Historic Preservation, Workplace, Government	Eric Doner edoner@ratiodesign.com
SAR+ www.sararch.com		●		●	●	●	●	●	●	●	●		Brittany Walker www.sararch.com
Senger Design Group www.sengerdesigngroup.com		●	●	●	●	●	●	●	●	●	●	Affordable Housing, Government, Military, Religious	Cindy Senger csenger@sengerdesigngroup.com
Stantec www.stantec.com	●	●	●	●	●	●	●	●		●	●		Mundi Wahlberg mundi.wahlberg@stantec.com
Studio 10 Interior Design www.studio10interiordesign.com		●			●	●	●	●	●	●	●	Clubhouses and Community Centers	Kristen Terjesen Kristen@studio10interiordesign.com
TRIO www.Triodesign.com		●			●	●	●	●	●		●	Model Homes, clubhouses, student housing, affordable housing	Carrie Firmine cfirmine@triodesign.com

Construction, Design & Engineering Directory: Tenant Finish

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TENANT FINISH													
Bryan Construction Inc. www.bryanconstruction.com	●	●	●	●	●			●		●			Vince Shoemaker vshoemaker@bryanconstruction.com
Coda Construction Group www.codacg.com	●	●	●	●	●			●	●	●	●		Jennifer Byrden jbyrden@codacg.com
EJCM, LLC – Construction Management www.ejcm.com	●	●	●		●	●		●	●	●			Bill Brauer bbrauer@ejcm.com
GE Johnson www.gejohnson.com	●	●	●	●	●	●		●					Michelle Robinette robinettem@gejohnson.com
Howell Construction www.howelldenver.com	●	●	●	●	●	●		●	●	●		K-12, Higher Education, Churches, Science & Technology, Advanced Industries	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
Layton Construction www.laytonconstruction.com	●	●	●	●	●	●		●	●	●		Libraries	Bryce Durke bdurke@laytonconstruction.com
MPC www.mpconstruct.com			●	●	●	●		●		●	●		Bin Lu blu@mpconstruct.comt
Precision Contractors www.precision-contractors.com	●	●	●	●	●	●		●	●	●	●		Carter Sealing cartersealing@precision-contractors.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
Swinerton www.swinerton.com	●	●	●	●	●	●	●	●	●	●	●	Advanced Technology, Education, Life Sciences, Aerospace, Aviation	Josh Leen jleen@swinerton.com
Turner Construction Company www.turnerconstruction.com/ office-network/denver	●	●	●	●	●	●	●	●	●	●		Higher Education	Eric Kesti ekesti@tcco.com

Project Management and Resource Directory

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Fitzmartin Consulting www.fitzmartin.us	●	●		●		●		●		●	●		Donald Fitzmartin Don@fitzmartin.us
Task PM www.taskpm.com	●	●	●			●		●		●			Heather Leslie heather@taskpm.com
Zanone Project Management www.zanonepm.com	●	●	●	●	●	●		●		●			Joe Zanone joe.zanone@zanonepm.com
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Downs & Associates www.downsandassociates.com		●	●	●	●	●	●		●		●		Teresa Downs teresa@downsandassociates.com
elements www.workplaceelements.com		●		●	●	●	●		●				Traci Lounsbury tlounsbury@workplaceelements.com
Teammates Commercial Interiors www.team-mates.com	●	●	●	●	●	●	●		●		●		Kimberly Dawes dawes@team-mates.com
Worplace Resource www.wrcolo.com		●		●	●	●	●						Rick Golden Rick.Golden@wrcolo.com
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Land Development

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www.waterexchange.com

Who's News

Bill Grogan joined **EEL Building Performance** as team leader and senior project manager in the firm's Denver office.

Grogan brings more than 21 years of experience in building technologies, with expertise in HVAC controls, building automation, life safety, security and customer-focused service delivery.

His experience includes leading multistate operations, managing profit-and-loss performance, strengthening service delivery, and supporting strategic accounts across federal, municipal, education, healthcare and commercial markets. ▲

Kumar & Associates Inc. promoted **Kamal Hasan, PE**, to project engineer in its Denver office. Hasan, who passed the Professional Engineer exam to receive his license for the state of Colorado, has been employed with



Bill Grogan



Kamal Hasan

K+A since May 2022 as a member of the engineering staff. He previously worked at K+A as a construction materials testing technician. During his first couple of years at the company, Hasan worked as a staff engineer while pursuing his master's degree in geotechnical engineering. This academic endeavor, alongside his accumulated work experience, has provided him with a strong foundation for the Professional Engineer examination, which subsequently facilitated his advancement to the role of one of the firm's project managers. ▲

Christina Zavislan joined **Cata-mountain Constructors** as director of marketing. She will guide the company's enterprise marketing strategy and partner with teams across the organization.

Zavislan brings more than 25 years of marketing and communications experience across the commercial real estate and construction industries. Her background includes seven years with Morten-



Christina Zavislan

son, 11 years with JLL and, most recently, consulting with small businesses in the construction industry. Throughout her career, she has led strategic marketing initiatives, brand development, communications, business development partnerships, thought leadership, industry engagement and high-performing marketing teams.

Zavislan will serve as a strategic partner to executive leadership, business development and teams across the organization. She will lead enterprise marketing initiatives; strengthen alignment between marketing and business development; and support the ongoing development of the marketing team. ▲

Joey Gargotto joined **Pinnacle Real Estate Advisors LLC** as an adviser, specializing in retail properties throughout metro Denver.

Gargotto has more than a decade of commercial real estate experience. He has completed hundreds of investment sales and leasing transactions and has extensive experience advising property owners, investors, buyers and tenants throughout metro Denver. His primary focus on



Joey Gargotto

retail properties ranging from 5,000 to 25,000 square feet allows him to provide clients with detailed, boots-on-the-ground market knowledge and thoughtful strategies tailored to their individual goals.

Before joining Pinnacle, Gargotto spent more than a decade with Shames Makovsky, where he advised clients on investment sales and leasing transactions throughout metro Denver. His extensive transactional experience and focused knowledge of the commercial real estate market allow him to identify opportunities, navigate challenges, and help clients make informed real estate decisions. ▲

Melissa Osse was named executive director of **Common Sense Institute Colorado**, bringing more than two decades of experience in Colorado public policy, government relations and organizational leadership to the role. Osse will lead CSI Colorado's statewide operations, working to expand the organiza-



Melissa Osse

tion's research, partnerships and impact while ensuring CSI remains a trusted source of fact-based, bipartisan economic analysis for policymakers, business leaders, media and Coloradans.

Osse previously served as government affairs liaison for the CSI Colorado team, where she worked to connect the organization's nonpartisan research with policymakers, business leaders, and stakeholders across the state.

Osse most recently served as principal of Parker Strategies, a strategic government relations consultancy advising Colorado clients on public policy and regulatory issues. Her career includes senior leadership roles at HCA HealthONE and Axiom Strategies, as well as legislative roles in Colorado state government. Throughout her career, she has worked across political lines on issues including health-care, transportation, technology, education, regulatory reform and tax policy. ▲

Hargrove

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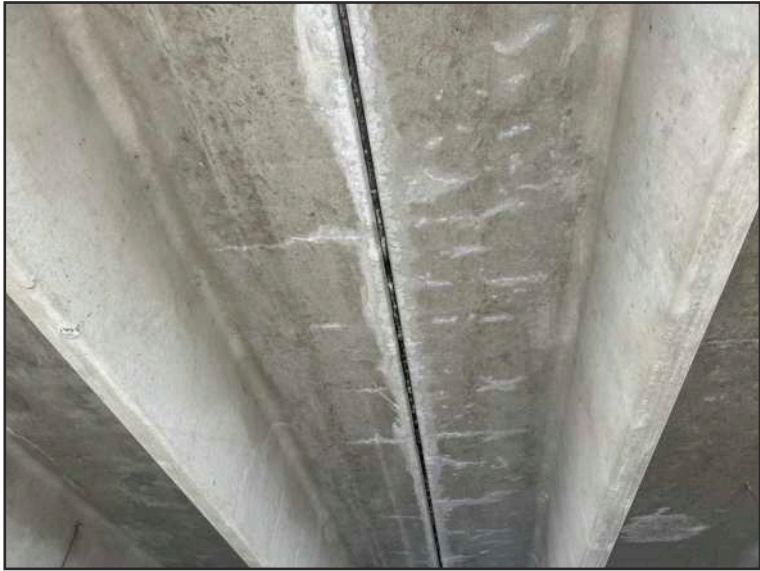
unaddressed. W.R. de Sitter's Law of Fives states, "If maintenance is not performed, then repairs equaling five times the maintenance costs are required. In turn, if those repairs are not affected, then renewal expenses can reach five times the repair cost. Therefore, postponing the maintenance compounds the amount of deferred maintenance."

Essentially, if a building is not maintained for 10 years, small issues become large issues and the cost to repair it is five times the cost of maintenance. And it compounds from there.

Water is often the biggest concern: A small crack can allow moisture to seep in, a failing expansion joint can expose important structural elements, and corrosion may gradually spread. Over time, these conditions can lead to concrete spalling and larger repair needs that may affect the tenant experience.

The financial consequences can also snowball. Beyond repair costs, owners may face reduced parking capacity, increased liability exposure, insurance complications and reputational damage.

Facility condition assessments provide critical intelligence. The most effective way to avoid costly surprises is through proactive facility condition assessments.



Efflorescence on concrete is a sign of moisture issues.

A facility condition assessment performed by a forensic structural engineer goes beyond a simple visual inspection. It provides property owners and managers with a comprehensive understanding of a structure's current condition, identifies areas of concern, documents deterioration and establishes priorities for maintenance and future capital planning.

For parking garages, these assessments can help answer several critical questions:

- What components are showing early signs of deterioration?
- Which issues require immediate attention?
- What repairs can be planned over the next three, five or 10 years?
- How should capital reserves be allocated to minimize future costs?
- Are current maintenance

practices effectively protecting the structure?

This approach enables property owners to make informed decisions based on documented conditions and predictable patterns of deterioration, thereby producing the greatest long-term value.

The importance of establishing a baseline. In many cases, visible signs such as significant cracking, water infiltration or structural distress are what prompt an evaluation. By then, however, deterioration may already be underway.

A proactive approach is to establish a baseline condition assessment relatively early in a structure's life cycle, typically between years 5 and 8, and continue periodic evaluations thereafter. This creates a helpful historical record of the facility's condition and gives owners

a clearer way to track changes over time.

This documentation becomes especially valuable when ownership changes, management companies transition or capital planning decisions must be justified to investors and stakeholders. It is also valuable data for determining whether a condition is stable, progressing slowly or approaching a critical threshold.

Focus areas that deserve attention. While every parking structure is unique, several components consistently warrant close monitoring.

Drainage systems are among the most important. Water that remains trapped on parking decks accelerates deterioration and increases the likelihood of freeze-thaw damage. Drains, scuppers and collection systems should be inspected regularly to ensure proper function.

Expansion joints also deserve significant attention. These components accommodate structural movement but can become pathways for water intrusion when they deteriorate. Once moisture bypasses these protective systems, reinforcing steel and structural connections become increasingly vulnerable.

Additionally, exposed steel elements, embed plates, connection points and concrete surfaces should be routinely evaluated for corrosion, cracking, spalling and other signs of distress. These conditions often serve as early indica-

tors of larger structural issues developing beneath the surface.

In Colorado's climate, waterproof traffic coatings can provide an additional layer of protection by limiting moisture intrusion and reducing exposure to de-icing chemicals.

A shift in mindset. The Denver collapse is a reminder that structural failures often have contributing conditions that develop over time. Deterioration progresses gradually over years or even decades, and early signs can be recognized, assessed and prioritized before a more serious issue emerges.

For commercial real estate owners and managers, parking garages are important infrastructure assets that support tenant access, customer experience, property operations and overall asset value. Treating them as part of a broader asset management strategy can help inform maintenance planning and long-term repair decisions.

Most importantly, they support public safety.

Proactive maintenance is a wise investment in the long-term performance and safety of a structure. Addressing concerns early can help owners plan repairs more effectively, reduce unexpected costs, and preserve the value of the property over time.▲

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Refractory

Continued from Page 10

While going through their process, they had to go through and meet all of the new energy codes.”

Gruber noted that the Denver Broncos selecting Burnham Yard as their preferred site for the team’s new stadium will “hopefully” benefit the property in the future, though the owners acquired the site prior to the team’s announcement.

Approximately 43,600 sf across four main units remains available for lease, with approximately 6,400 sf available upstairs and in the basement that would be offered at “aggressive” rates, according to Gruber. The owners are seeking creative tenants like 3D printers, metal fabricators, artists, makers and screen printers that can utilize the property’s attributes, especially the electrical service and

24-hour access, Gruber said.

“Denver does very well when people that live in Denver are investing in Denver,” Gruber said. “Our local owners and developers really seem to have a very thoughtful approach to what they’re doing. The guys that own this building live here in town. They wanted to do something that they felt added value to the community as well as to the industrial submarket.”

Gruber Commercial recently completed two other lease transactions in Denver.

Stomias LLC leased 12,000 sf of dock-high warehouse space at 4040 Holly St. The warehousing and delivery company will occupy the space immediately. Gruber Commercial’s **Steve Fletcher** represented the landlord, **RBF Family LP**.

LR Group leased 11,700 sf of dock-high warehouse space



Steve Fletcher

at 13105 E. 38th Ave., Unit 71. The to-go packaging supplier for restaurants plans to occupy the space immediately. Gruber represented the landlord, **Wong Lai Inc.**, and **Jiewen Yuan** of **Sunshine Realty Group** represented the tenant.▲

Sherman

Continued from Page 26

project’s initial proposals. The city also launched an online survey on the proposals in March 2026, which resulted in over 800 responses.

According to the city, public feedback has reflected “general support for expanding

housing options, alongside significant questions about how the proposal will work in practice.” Common concerns from Denver residents have included the influence of non-zoning forces on the housing market, such as permit processing times and inter-

est rates; how the proposal would handle displacement, gentrification, and corporate ownership; and how the city would preserve neighborhood character.

■ **Where do we go from here?** The Department of Community Planning and

Development is expected to continue to refine and update the proposed code changes in the coming months. The three draft proposals outlined above are considered “phase 1” of the city’s missing middle policy updates; project materials indicate that the City

Council may vote on these proposals by the end of this year. For developers and other real estate professionals with feedback on Unlocking Housing Choices, the city is still soliciting [comments and questions](#) from the community. ▲

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Palmeiro

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edges – another cost impact. I didn’t see that one coming, but it’s now another reference I check on every page flip.

That was one example. Some of the recurring issues I still

see include: civil work not coordinated with MEP and fire protection, truss cavities that can’t properly conceal the MEP runs, door schedules that don’t match the required firewall ratings, structural concrete that conflicts with landscaping and

architectural intent, live water lines running through unconditioned space, unbuildable exterior details, life-safety egress that doesn’t support the phasing plan, unprotected mechanical equipment, missing service shafts, and inadequate expan-

sion relief. The list goes on.

To all the developers reading this: Next time you have a project kickoff meeting, look around the table and ask the general contractor, the lead architect, and all the other designers present to each pull

out their list of lessons learned. Ask them what plan they have in place to prevent past mistakes, other than eager nods about how important “lessons learned” are. ▲

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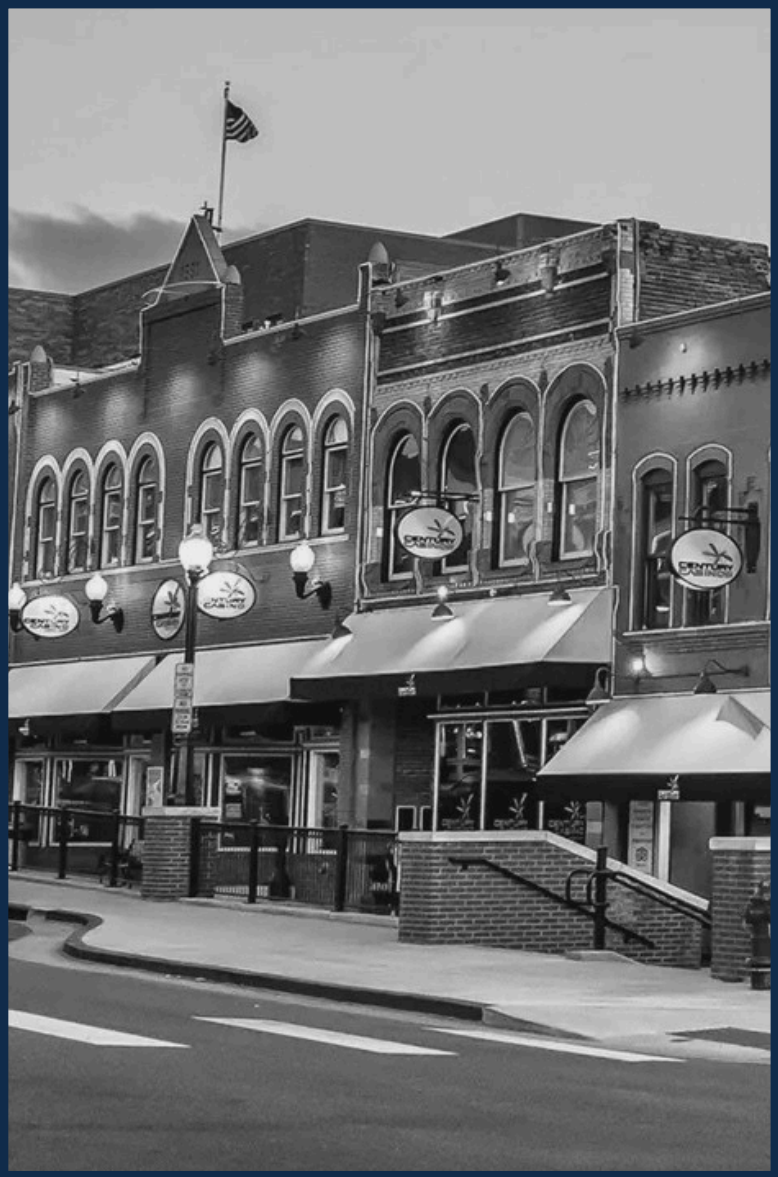


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SALES | Warranty Deeds (August 8 - 21, 2026)

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
AD	5400 FOREST LLC	MULT PROP		SPTI NEWPORT DENVER LLC	\$4,000,000.00	8/14/26	
AD	EH WESTMINSTER LLC	8773 YATES DR	WESTMINSTER	FARO HOTELS LLC	\$7,900,000.00	8/7/26	Commercial
AD	P STREET III LLC	6025 E 76TH AVE	COMMERCE CITY	COMMERCE CITY AUG LLC	\$4,320,000.00	8/17/26	Commercial
AD	PONTIAC GIP LLC	MULT PROP		PONTIAC STREET IND LLC	\$11,100,000.00	8/13/26	Commercial
AD	HMC BRANDS INC	15101 E 104TH AVE	COMMERCE CITY	COMMERCE CITY LLC	\$3,636,000.00	8/13/26	Commercial
AD	74TH AVENUE CLAYTON STREET DENVER LLC	7450 CLAYTON ST A-C	DENVER	SP LOGISTICS DENVER OWNER LLC	\$117,035,000.00	8/10/26	
AD	AG EHC II LEN MULTI ST 2 LLC	VL		LENNAR COLO LLC	\$2,172,800.00	8/17/26	
AD	ACM MOFFITT VII RESI LLC			DRP GREENBOUGH 51 LLC	\$4,680,000.00	8/17/26	
AR	STEPHEN W & SUSAN B RECTOR	7 VILLAGE RD	CHERRY HILLS VLG	CASSINIS NEVADA TRUST	\$7,112,500.00	7/30/26	Single Family Residential Acreage
AR	6901 6905 S BROADWAY LLC	MULT PROP		NEXGEN BROADRIDGE HOLDINGS LLC	\$15,000,000.00	7/31/26	
AR	COBBLESTONE DENVER PROPCO LLC	4301 S PARKER RD	AURORA	CW INVEST LLC	\$7,900,000.00	8/13/26	Car Wash
AR	STEVEN & CAROL STEINBERG	60 GLENMOOR CIR	CHERRY HILLS VILLA	GOLDEN BEAR TRUST	\$3,375,000.00	8/10/26	Single Family Residential
AR	WILLIAM FRANCES HALL TRUST	15 MOCKINGBIRD LN	CHERRY HILLS VILLA	ANDREW HEIGHINGTON KATHRYN HEIGHINGTON REVOCABLE T	\$3,800,000.00	8/12/26	Single Family Residential
AR	P V C DEVL LLC	6810 S JORDAN RD	CENTENNIAL	JORDAN AIR RIGHTS LLC	\$2,775,000.00	8/11/26	
AR	PCY HOLDINGS LLC			SR 76 AURORA LP	\$8,496,700.00	8/6/26	
BD	UNIVERSITY HILL PARTNERSHIP LLC	MULT PROP		UHILL1 LLC	\$3,300,000.00	8/5/26	MERCHANDISING-LAND
BD	LEE W MATHER JR REVOCABLE TRUST	2675 DAKOTA PL	BOULDER	CHRISTINE ANN CAROTH-ERS REVOCABLE TRUST	\$4,125,000.00	8/10/26	SINGLE FAM.RES.-LAND
BD	CASTLE KEEP LLC	MULT PROP		LANGS MHP LLC	\$2,200,000.00	8/5/26	MOBILE HOME
BD	STEPHEN D & BENITA WULCHIN	950 WESTVIEW DR	BOULDER	STACY GARDNER STOUTENBERG REVOCABLE TRUST	\$4,100,000.00	8/10/26	SINGLE FAM.RES.-LAND
BD	BIHARI CAMPBELL REVOCABLE TRUST	3917 ORCHARD CT	BOULDER	DAVID C KERR JULIE R KERR JOINT REVOCABLE TRUST	\$2,420,000.00	8/10/26	SINGLE FAM.RES.-LAND
BD	DAVID SCHOLTZ	2842 SHOSHONE TRL	LAFAYETTE	VICTOR R M GOLD REVOCABLE TRUST	\$2,580,000.00	8/17/26	SINGLE FAM.RES.-LAND
BR	BLAKE & SARA CARLSON	14570 CLAY ST	BROOMFIELD	JOHN C FALZONE REVOCABLE TRUST	\$3,625,000.00	8/11/26	SINGLE FAM RES IMPS
DS	BRADLEY A & JOAN V WHITTLESEY			PULTE HOME CO LLC	\$4,900,000.00	8/6/26	
DS	BACK TEES CASTLE PINES VILLAGE LLC			FANGUS OXFORD PEAK LLC	\$2,650,000.00	8/13/26	
DS	MICHAEL & CHARMAINE WHIFE	8667 SAWGRASS DR	LONE TREE	SHEPARD REVOCABLE TRUST	\$2,300,000.00	8/12/26	Residential
DS	S PARKER ROAD LLC	MULT PROP		PARKER BEVYS RE LLC	\$13,100,000.00	8/10/26	Commercial
DS	CASTLE ROCK LAND HOLDINGS INC	186 METZLER DR	CASTLE ROCK	SYD OLIVETTE LLC	\$4,090,900.00	8/11/26	Vacant Land
DS	NORTH PARKER INVEST LLC			TANTERRA DEVL II LLC	\$5,100,000.00	8/11/26	
DS	TANTERRA DEVL II LLC			TH TANTERRA LLC	\$14,100,000.00	8/12/26	
DV	INDEPENDENCE PLAZA INVEST GROUP INC			REGENTS UNIVERSITY COLO	\$27,950,000.00	8/10/26	
DV	KURT S & MELISSA CARO PRESTON	2515 S MILWAUKEE ST	DENVER	BRIAN A KUHN TRUST	\$4,495,000.00	8/10/26	SINGLE FAMILY RESIDENCE
DV	RHINE FAMILY TRUST	141 N GILPIN ST	DENVER	141 N GILPIN CASA TRUST	\$3,540,300.00	8/6/26	
DV	KILEY BAKER	792 S HIGH ST	DENVER	KATRINA N J BENEDICT REVOCABLE TRUST	\$3,392,500.00	8/10/26	SINGLE FAMILY RESIDENCE
DV	D B REAL ESTATE LLC	475 S BROADWAY	DENVER	BAM475 LLC	\$5,395,000.00	8/13/26	
DV	FRANKLIN APT 21 LLC			RESIDENCES FRANKLIN PARK APT LLC	\$24,500,000.00	8/7/26	
DV	SC BROWN LLC	MULT PROP		HOLLINGSHEAD MATERIALS LLC	\$9,450,000.00	8/6/26	WAREHOUSE
DV	KEVIN W LANDER	151 S HUMBOLDT ST	DENVER	DAVID TODD SCOTT TRACY CORRINE SCOTT REVOCABLE TRU	\$2,707,000.00	8/4/26	SINGLE FAMILY RESIDENCE
DV	THEOBALD FAMILY TRUST	7006 E ARCHER PL	DENVER	TRUST KATHARINE L MODISSETT	\$2,300,000.00	8/10/26	SINGLE FAMILY RESIDENCE
DV	SPRINGFIELD GROUP LLC			TRAIL GROUP DENVER LLC	\$17,530,000.00	8/4/26	MULTI-UNITS (9+)
DV	HOLLINGSHEAD MATERIALS LLC	MULT PROP		FOG VENTURES LLC	\$55,000,000.00	8/10/26	
DV	STEPHEN LIA CLARKE MARITAL TRUST	279 MADISON ST	DENVER	LIEBERMAN FAMILY TRUST	\$2,750,000.00	8/17/26	SINGLE FAMILY RESIDENCE
DV	CLERMONT INVEST GROUP	820 CLERMONT ST	DENVER	CLM BUSINESS LLC	\$2,156,000.00	8/5/26	OFFICES
DV	CHASE CUSTOM HOMES INC	1395 S SAINT PAUL ST	DENVER	EDELSON LIVING TRUST	\$2,565,000.00	8/6/26	RESIDENTIAL VACANT LAND



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SALES | Warranty Deeds (August 8 - 21, 2026)

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
EL	FRANK W FELLERS JR REVOCABLE TRUST	4530 GOVERNORS PT	COLO SPGS	EDWARD F NAPLETON REVOCABLE SELF DECLARATION TRUST	\$4,000,000.00	8/11/26	
EL	KUHL INVEST LLC	10611 MALTESE POINT	COLO SPGS	SKY BLOSSOM LLC	\$3,700,000.00	8/12/26	
EL	MONUMENT COVENANT GROUP LLC	990 BAPTIST RD	MONUMENT	NATT INVEST LLC	\$2,860,000.00	8/11/26	Convenience Store
EL	CLAYTON PROPERTIES GROUP INC			IH2 PROPERTY WEST LP	\$2,611,700.00	8/13/26	
EL	H2O SUB BLR VILLAGE 4 LLC			CLAYTON PROPERTIES GROUP INC	\$3,865,400.00	8/11/26	
EL	VANDE LAY CAPITAL PARTNERS LLC	MULT PROP		LAFAYETTE CHELTON ROAD RETAIL LLC	\$4,400,000.00	8/14/26	
EL	TRACE CHRISTIAN CHURCH	4330 MARK DABLING BLVD	COLORADO SPRINGS	MANNA CHURCH	\$20,000,000.00	8/14/26	Church
EL	CTB REAL ESTATE HOLDING LLC			CLUB CAR WASH COLO SPGS UNION LLC	\$3,000,000.00	8/10/26	
EL	EL POMAR FOUNDATION			BROADMOOR HOTEL INC	\$8,000,000.00	8/12/26	
JF	2315 ILLINOIS STREET GROUP LLC	1016 24TH ST	GOLDEN	CASE L COLLARD REVOCABLE TRUST	\$2,595,000.00	8/18/26	
JF	WYATT KAPASTIN REVOCABLE TRUST	2522 THUNDERBIRD LN	EVERGREEN	JEFFREY MCPETERS LIFETIME TRUST	\$2,500,000.00	8/6/26	Single Family Residential
JF	LAKEWOOD CO II SENIOR PROPERTY LLC	555 S PIERCE ST	LAKEWOOD	LAKEWOOD PROPCO 1 LLC	\$46,500,000.00	8/5/26	Multi-Units (9+)
JF	ALPINE DENTAL PROPERTIES LLC	2323 S WADSWORTH BLVD	LAKEWOOD	OSSEQUIO INC	\$2,000,000.00	8/10/26	Vacant Land
JF	NICODEMUS FAMILY LIVING TRUST	33208 ALTA VISTA DR	EVERGREEN	BROWN FAMILY TRUST	\$2,050,000.00	8/13/26	Single Family Residential
JF	SIMMS STREET RESIDENCE LLC	11611 W 16TH AVE	LAKEWOOD	5629 MONTE VISTA LLC	\$6,550,000.00	8/17/26	Multi-Units (9+)
JF	JUSTIN C & ROBIN K RAY	8320 W 66TH AVE	ARVADA	HOWARD OPPORTUNITY PORTFOLIO LLC	\$2,109,700.00	8/5/26	Residential
JF	JEFFREY WENDY VOSS LIVING TRUST	29033 WILD ROSE DR	EVERGREEN	CAP WILD ROSE TRUST	\$2,615,000.00	8/10/26	Single Family Residential
JF	DALLAS W TOURNEY INC	7991 SHAFFER PKWY	LITTLETON	SHAFFER AUG LLC	\$4,200,000.00	8/17/26	Offices
LR	SCOTT N & ANDREA W MEAD	2114 SHORESIDE DR	BERTHOUD	DNA TRUST	\$2,750,000.00	8/18/26	Residential
LR	NELSON REMINGTON LLC	MULT PROP		2020 S COLLEGE LLC	\$2,000,000.00	8/7/26	
LR	SR JOHNSTOWN INVEST LLC			JOURNEY HOMES LLC	\$2,250,000.00	8/12/26	
WE	WIDE OPEN REAL ESTATE LLC	3761 MONARCH ST	FREDERICK	DELKEVIC US LLC	\$5,750,000.00	8/7/26	Commercial
WE	WTFI LLC	MULT PROP		SANDHU INVEST GROUP INC	\$4,250,000.00	8/6/26	Commercial
WE	LGI HOMES COLO LLC	MULT PROP		SFR FUND VI BORROWER LLC	\$2,124,200.00	8/4/26	
WE	MICHAEL A CAMPANA	1509 FLOWERING TREE CT	WINDSOR	BLC TRUST	\$3,650,000.00	8/11/26	Residential
WE	CLUB CAR WASH MEAD LLC			NNN REIT LP	\$5,500,000.00	8/6/26	
WE	CKS LAND LLC	23295 US HIGHWAY 85	LA SALLE	PATHFINDER PROPERTIES C01 LLC	\$2,640,000.00	8/13/26	
WE	CLUB CAR WASH GREELEY LLC			NNN REIT LP	\$5,500,000.00	8/10/26	
WE	ZUNDEL LLC	4059 CAMELOT CIR	LONGMONT	70TH AVE STORAGE LLC	\$6,550,000.00	8/4/26	Commercial

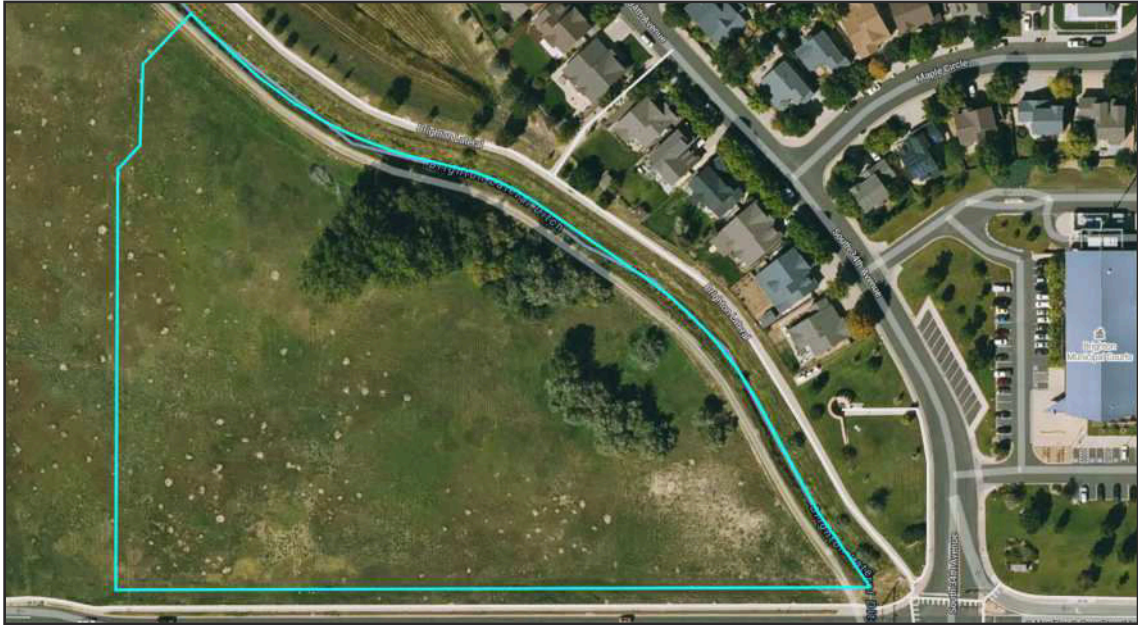
Gratitude

Continued from Page 20

“I’m grateful for the opportunity to contribute to the first Gratitude Village in Colorado,” Mitchell said. “This community holds special meaning for me because it is an opportunity to give back and help address the pressing need for new and innovative housing solutions.”

Gratitude Village Brighton will create a blended neighborhood, integrating market-rate and affordable homes with shared amenities and common spaces to bring together residents of different ages, incomes, abilities and backgrounds. The project is expected to include two-story townhomes, stacked flats, single-story cottage-style duplexes, and one-bedroom apartments or condominiums. The final unit count is still being determined.

Project partners include **StudioCoHab**, serving as architectural partner; **Brightliner Engineering**, serving as civil engineer; and **Zipper-Line**, serving as land partner. A general contractor as not yet been selected, but **Jason Brown** of **Ascent Build-**



Gratitude Villages Inc. bought the property near the northwest corner of South 34th Avenue and East Bromley Lane to develop Gratitude Village Brighton.

ers is a member of the Gratitude Villages board and is leading the construction strategy.

Future residents are participating in the design process for Gratitude Village Brighton, helping to shape the mix of housing types, shared spaces and community amenities. Current plans include a common house serving as the heart of the neighborhood,

as well as gardens, gathering areas, walking paths and other shared spaces. The homes and community spaces will incorporate universal design principles, and the project is targeting zero-energy performance and all-electric construction.

“Gratitude Villages is approaching housing in a fundamentally different way,” said

Gratitude Village board member and Gauge Land Development President **Heidi Majerik**. “Rather than being led by a traditional development or homebuilding company, the vision is being shaped by the residents who will ultimately live there. That gives the community an opportunity to be more creative and intentional in its design, architecture

and shared spaces. ... We’re not simply developing homes; we’re creating a community designed around how people want to live, connect and thrive together.”

Following the site acquisition, the project will move into its next phase of design and development, including a common house design workshop in September and a private home design workshop in October. Gratitude Villages is working with the **city of Brighton** as the project enters the planning and entitlement process, which is expected to begin this fall and continue into 2027. Construction documentation will follow that process. The first residents are anticipated to be welcomed in late 2028.

Gratitude Villages is a Colorado-based nonprofit organization that aims to address three challenges facing the housing sector: social isolation, housing affordability and sustainable living. The Brighton community will serve as a model community designed to be replicated across Colorado and beyond. ▲

MORTGAGES | Trust Deeds (August 8 - 21, 2026)

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	8/7/26	LONE STAR INVEST LLC	2265 HAVANA ST	AURORA	FIRST AM ST BK	\$2,000,000.00	Residential
AD	8/7/26	STAPLETON STORAGE AURORA LLC	9591 E 22ND AVE	AURORA	FOURLEAF FED CREDIT UNION	\$5,000,000.00	
AD	8/5/26	70TH AVE STORAGE LLC			WESTERRA CREDIT UNION	\$4,325,000.00	Commercial
AD	8/12/26	COPELAND HOLDINGS LLC	35582 E 56TH AVE	WATKINS	MOUNT WEST SMALL BUSINESS FIN	\$4,861,000.00	Commercial
AD	8/14/26	SPTI NEWPORT DENVER LLC	MULT PROP		EAST WEST BK	\$3,125,000.00	
AD	8/7/26	FARO HOTELS LLC	8773 YATES DR	WESTMINSTER	ADAMS BK TRUST	\$8,214,000.00	Commercial
AD	8/13/26	INDIGO RIVER CC PROPERTY LLC	9792 HANOVER CT E	COMMERCE CITY	MARK ADAMS	\$2,870,967.91	Industrial
AD	8/6/26	TOMKO PROPERTIES LLC	2200 RIFLE ST	AURORA	ANB BK	\$5,000,000.00	Commercial
AD	8/13/26	METRO COMMUNITY PROVIDER NETWORK INC	3292 PEORIA ST	AURORA	ZIONS BANCORPORATION	\$7,100,000.00	Exempt
AD	8/13/26	METRO COMMUNITY PROVIDER NETWORK INC	3292 PEORIA ST	AURORA	ZIONS BANCORPORATION	\$5,000,000.00	Exempt
AD	8/17/26	COMMERCE CITY AUG LLC	6025 E 76TH AVE	COMMERCE CITY	FIRST INTERSTATE BK	\$3,025,501.00	Commercial
AD	8/6/26	TOMKO PROPERTIES LLC	17603 E 23RD AVE	AURORA	ANB BK	\$5,000,000.00	
AD	8/10/26	MERRITT PROFESSIONAL PROPERTIES LLC	9461 WILLOW CT	HENDERSON	VERUS BK COMMERCE	\$3,900,000.00	Commercial
AD	8/13/26	PONTIAC STREET IND LLC	MULT PROP		BELLCO CREDIT UNION	\$7,200,000.00	Commercial
AD	8/5/26	PRIME INVEST LLC	16450 E 40TH CIR	AURORA	COLO BK TRUST CO LA JUNTA	\$14,925,342.19	Commercial
AD	8/13/26	INDIGO RIVER AURORA PROPERTY LLC			MARK ADAMS	\$2,341,798.31	
AD	8/10/26	SP LOGISTICS DENVER OWNER LLC	7450 CLAYTON ST A-C	DENVER	JPMORGAN CHASE BK	\$723,565,000.00	
AD	8/12/26	HAMPTON YARD 4 LLC	9975 E 104TH AVE	HENDERSON	FORTIS BK	\$10,680,000.00	
AD	8/13/26	CBH PROPERTIES THORNTON III LLC	16389 WASHINGTON ST	THORNTON	FROST BK	\$3,960,000.00	Commercial
AR	8/11/26	HERRON FAMILY TRUST	16453 E HIALEAH DR	CENTENNIAL	INBANK	\$2,720,047.11	Single Family Residential
AR	7/31/26	OM ARAPAHOE LLC	7969 E ARAPAHOE RD	GREENWOOD VILLAGE	REDSTONE BK	\$2,050,000.00	
AR	8/10/26	LONE STAR INVEST LLC	MULT PROP		FIRST AM ST BK	\$2,000,000.00	
AR	8/12/26	LONE STAR INVEST LLC	MULT PROP		FIRST AM ST BK	\$2,000,000.00	
AR	8/3/26	2821 S PARKER PROPERTY LLC	MULT PROP		ARGENTIC REAL ESTATE FIN 2 LLC	\$13,300,000.00	
AR	8/11/26	RILEY VENTURES LLC	MULT PROP		INBANK	\$2,720,047.11	Parking Contiguous Lot/Structure
AR	8/5/26	INDICATE CAPITAL REIT LLC	2350 W WARREN AVE	ENGLEWOOD	PNC BK	\$7,209,600.00	Single Family Residential
AR	7/30/26	ENCOMPASS BLANCA LLC			NORTHWESTERN MUTUAL LIFE INS CO	\$199,152,000.00	
AR	8/13/26	CW INVEST LLC	4301 S PARKER RD	AURORA	GOLDENWEST FED CREDIT UNION	\$4,740,000.00	Car Wash
AR	7/31/26	RR TENNIS DEVL LLC	7760 S WHEELING CT	ENGLEWOOD	SEACOAST NATL BK	\$3,972,110.00	
AR	7/30/26	ENCOMPASS HARVARD LLC			NORTHWESTERN MUTUAL LIFE INS CO	\$199,152,000.00	
AR	8/3/26	SARAH E PATZ TRUST	2701 ALEXANDER AVE	LITTLETON	WELLS FARGO BK	\$2,066,000.00	Single Family Residential Acreage
AR	8/6/26	HERITAGE GREEN PLAZA LLC	MULT PROP		BELLCO CREDIT UNION	\$7,600,000.00	Merchandising (all Retail)
AR	8/5/26	ICF1 RENTALS LLC	16720 E ILIFF AVE	AURORA	PNC BK	\$7,209,600.00	Car Wash
AR	8/4/26	SIR CENTENNIAL LLC	7958 S CHESTER ST	CENTENNIAL	US BK TRUST CO	\$420,000,000.00	Offices
AR	8/12/26	ANDREW HEIGHINGTON KATHRYN HEIGHINGTON REVOCABLE T	15 MOCKINGBIRD LN	CHERRY HILLS VILLA	JPMORGAN CHASE BK	\$2,800,000.00	Single Family Residential
AR	8/11/26	JORDAN AIR RIGHTS LLC	6810 S JORDAN RD	CENTENNIAL	P V C DEVL LLC	\$2,497,500.00	
AR	8/4/26	PCYO HOME RENTALS LLC			UMB BK	\$30,000,000.00	
AR	8/5/26	PCYO HOME RENTALS LLC			UMB BK	\$30,000,000.00	
AR	8/7/26	PCYO HOME RENTALS LLC			UMB BK	\$30,000,000.00	
AR	8/10/26	PCYO HOME RENTALS LLC			UMB BK	\$30,000,000.00	
BD	8/18/26	LIMELIGHT BOULDER JOINT VENTURE LLC			UMB BK	\$105,412,560.00	
BD	8/18/26	SOUTHEAST PEARL LLC	1712 PEARL ST	BOULDER	BK COLO	\$13,535,000.00	OFFICES-LAND
BD	8/5/26	UHILL1 LLC	MULT PROP		BK COLO	\$2,200,000.00	MERCHANDISING-LAND
BD	8/6/26	DAKOTA EGEL LLLP	1111 30TH ST	BOULDER	JPMORGAN CHASE BK	\$2,040,000.00	MULTI-UNITS(9 +)-LAND
BD	8/17/26	VICTOR R M GOLD REVOCABLE TRUST	2842 SHOSHONE TRL	LAFAYETTE	BK AM	\$2,064,000.00	SINGLE FAM.RES.-LAND
BR	8/13/26	SPINNAKER WAY BROOMFIELD LLC	MULT PROP		GUARDIAN LIFE INS CO AM	\$47,800,000.00	
BR	8/12/26	KCP RE LLC	1045 OPAL ST	BROOMFIELD	GOLDMAN SACHS BK USA	\$650,000,000.00	SPEC.PURPOSE-LAND
DS	8/4/26	WEATHERFORD SPE LLC			FIRST INTERSTATE BK	\$13,840,000.00	
DS	8/5/26	SUSSEX GROUP BREW 1 LLC	570 CASTLE PINES PKWY	CASTLE PINES	BK MIDWEST	\$20,000,000.00	Vacant Land



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MORTGAGES | Trust Deeds (August 8 - 21, 2026)

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
DS	8/10/26	PENNWOOD A LLC	4175 E WILDCAT RE-SERVE PKWY	HIGHLANDS RANCH	REDSTONE BK	\$4,860,000.00	Commercial
DS	8/10/26	PARKER BEVYS RE LLC			PNC BK	\$9,650,000.00	Commercial
DS	8/11/26	KCP RE LLC	8100 PARK MEADOWS DR	LONE TREE	GOLDMAN SACHS BK USA	\$650,000,000.00	Commercial
DV	8/17/26	CWI 2 DENVER DOWNTOWN HOTEL LLC	1420 STOUT ST	DENVER	JPMORGAN CHASE BK	\$3,770,000,000.00	
DV	8/10/26	JOSEPHINE PEAKS LLC	2276 S JOSEPHINE ST	DENVER	PB T BK	\$6,900,000.00	RESIDENTIAL VACANT LAND
DV	8/14/26	HOY INVEST LLC	900 S STEELE ST	DENVER	JPMORGAN CHASE BK	\$2,600,000.00	SINGLE FAMILY RESIDENCE
DV	8/13/26	BAM475 LLC	475 S BROADWAY	DENVER	JPMORGAN CHASE BK	\$4,841,000.00	
DV	8/4/26	INDICATE CAPITAL FUND 1 LLC	1640 N HUMBOLDT ST	DENVER	PNC BK	\$7,209,600.00	SINGLE FAMILY RESIDENCE
DV	8/10/26	LONE STAR INVEST LLC	5010 QUENTIN ST	DENVER	FIRST AM ST BK	\$2,000,000.00	SINGLE FAMILY RESIDENCE
DV	8/10/26	VALOR LOWRY LLC	79 RAMPART WAY	DENVER	COLLEGIATE PEAKS BK	\$16,500,000.00	
DV	8/7/26	REGENCY REALTY INVEST LLC	3900 ELATI ST	DENVER	SOUTHSTATE BK	\$25,000,000.00	
DV	8/6/26	110 FOREST ST LLC	110 N FOREST ST	DENVER	PK CAPITAL SOLUTIONS LLC	\$4,598,160.00	
DV	8/14/26	1659 S WASHINGTON ST LLC	MULT PROP		COMMERCE BK	\$2,218,000.00	
DV	8/14/26	521 HOLDINGS LLC	5402 UINTA WAY	DENVER	REDSTONE BK	\$2,400,000.00	SINGLE FAMILY RESIDENCE
DV	8/4/26	TRAIL GROUP DENVER LLC			MABREY BK	\$15,950,143.00	MULTI-UNITS (9+)
DV	8/11/26	520 S GAYLORD STREET HOMES LLC	520 S GAYLORD ST	DENVER	COMMERCE BK	\$2,555,000.00	DUPLEXES-TRIPLEXES
DV	8/4/26	CENTENNIAL ST EQUITY LLC	364 ADAMS ST	DENVER	ANCHOR LOANS LP	\$4,425,000.00	SINGLE FAMILY RESIDENCE
DV	8/4/26	100 SAINT PAUL LLC	100 SAINT PAUL ST	DENVER	THRIVENT FIN FOR LUTHERANS	\$53,000,000.00	OFFICES
DV	8/6/26	EDELSON LIVING TRUST	1395 S SAINT PAUL ST	DENVER	GUILD MTG CO LLC	\$2,000,000.00	RESIDENTIAL VACANT LAND
DV	8/11/26	KCP RE LLC	2200 S HOLLY ST	DENVER	GOLDMAN SACHS BK USA	\$650,000,000.00	RECREATION
DV	8/4/26	INDICATE CAPITAL REIT LLC	7255 E QUINCY AVE APT 206	DENVER	PNC BK	\$7,209,600.00	CONDOMINIUMS
EL	8/6/26	ABMAR GK US LLC	MULT PROP		FIRST INTERSTATE BK	\$5,700,000.00	Restaurant
EL	8/7/26	CAMPBELL HOMES LLC	16689 TIMBERCREST DR	MONUMENT	EASTERN COLO BK	\$3,500,000.00	
EL	8/6/26	BW FALCON LLC			SOUTHSIDE BK	\$2,874,720.00	
EL	8/14/26	LAFAYETTE CHELTON ROAD RETAIL LLC	MULT PROP		SOUTHSTATE BK	\$3,236,545.00	
EL	8/14/26	MANNA CHURCH	4330 MARK DABLING BLVD	COLORADO SPRINGS	CHURCH DEVL FUND INC	\$15,250,000.00	Church
EL	8/12/26	BCIG32 LLC	32 S TEJON ST	COLORADO SPRINGS	BK COLO	\$2,850,000.00	Restaurant
EL	8/18/26	COLO SPGS EQUITIES LLC			CORUNDUM PRIVATE DEBT FUND LLC	\$9,031,000.00	
EL	8/10/26	CLUB CAR WASH COLO SPGS UNION	813 N UNION BLVD	COLO SPGS	MIDCAP FIN TRUST	\$200,000,000.00	
EL	8/11/26	CLUB CAR WASH COLO SPGS UNION LLC	813 N UNION BLVD	COLO SPGS	CB CORPORATE FIN LLC	\$150,000,000.00	
EL	8/11/26	KCP RE LLC	1204 MESA RD	COLO SPGS	GOLDMAN SACHS BK USA	\$650,000,000.00	Day Care Center
EL	8/12/26	CITADEL GROVE APT LLC	4125 GALLEY RD	COLORADO SPRINGS	CCFBANK	\$2,200,000.00	Multiple - Residential
EL	8/12/26	THORN LTD	290 DORAL WAY	COLO SPGS	PINNACLE BK	\$2,000,000.00	
JF	8/18/26	LEVEL ONE UNIT 10 LLC	5293 WARD RD UNIT 10	ARVADA	FIRST WESTERN SBLC LLC	\$2,265,000.00	Industrial Condominiums
JF	8/10/26	27972 MEADOW LLC	27972 MEADOW DR UNIT 110	EVERGREEN	PARK ST BK TRUST	\$2,541,750.00	
JF	8/17/26	HOFFINE LIVING TRUST	30 CANYON PINES DR	ARVADA	US BK	\$5,670,000.00	
JF	8/12/26	KCP RE LLC	975 S KIPLING PKWY	LAKEWOOD	GOLDMAN SACHS BK USA	\$650,000,000.00	Special Purpose
JF	8/12/26	KCP RE LLC	9501 W COAL MINE AVE	LITTLETON	GOLDMAN SACHS BK USA	\$650,000,000.00	Special Purpose
JF	8/10/26	TRC RALSTON SQUARE LLC	12350 W 64TH AVE	ARVADA	ST FARM MUTUAL AUTOMOBILE INS CO	\$13,000,000.00	Merchandising
JF	8/10/26	CAP WILD ROSE TRUST	29033 WILD ROSE DR	EVERGREEN	GRANITE BK	\$2,250,000.00	Single Family Residential
JF	8/10/26	NM EQUIP LP	12900 W 43RD DR	GOLDEN	CITIBANK	\$7,131,030.14	Special Purpose
JF	8/17/26	SHAFFER AUG LLC	7991 SHAFFER PKWY	LITTLETON	FIRST INTERSTATE BK	\$2,872,070.00	Offices
LR	8/18/26	5220 APPLE LLC	5220 APPLE DR	FORT COLLINS	FIRST INTERSTATE BK	\$3,825,000.00	
LR	8/13/26	CROWNE TIMBERLINE LP			ST FARM LIFE INS CO	\$47,000,000.00	
LR	8/18/26	CRYSTAL FAMILY LIVING TRUST	3009 STONEHAVEN DR	FORT COLLINS	FIRST INTERSTATE BK	\$3,825,000.00	
LR	8/7/26	HZ SEASONS HORSETOOTH CROSSING DST			JLL REAL ESTATE CAPITAL LLC	\$38,833,000.00	Multiple Unit
LR	8/17/26	OVERLOOK HOLDINGS LLC	2530 BEARBERRY LN	JOHNSTOWN	PNC BK	\$70,000,000.00	Multiple Unit
LR	8/5/26	J 25 LAND HOLDINGS LLC			CALIFORNIA INS CO	\$8,000,000.00	
LR	8/12/26	TRIMBLE HILLS MF LLC	1800 CASCADE AVE	LOVELAND	FIRST NATL BK OMAHA	\$11,000,000.00	Residential
PB	8/3/26	CBEP SOLAR 12 LLC			NORDDEUTSCHE LANDESBANK GIROZENTRALE	\$60,000,000.00	COMM LAND/SPEC PURPOSE
WE	8/7/26	NM EQUIP LP	4037 SALAZAR WAY	FREDERICK	CITIBANK	\$6,621,670.84	Commercial
WE	8/6/26	SANDHU INVEST GROUP INC	MULT PROP		BK COLO	\$2,300,000.00	Commercial
WE	8/7/26	RECREATIONAL STORAGE SOLUTIONS 2 LLC	5479 COUNTY ROAD 6	ERIE	FIRST INTERSTATE BK	\$3,605,811.06	
WE	8/5/26	70TH AVE STORAGE LLC			WESTERRA CREDIT UNION	\$4,325,000.00	
WE	8/13/26	PATHFINDER PROPERTIES C01 LLC	23295 US HIGHWAY 85	LA SALLE	FIRST NATL BK GILLETTE	\$2,112,000.00	
WE	8/4/26	70TH AVE STORAGE LLC	4059 CAMELOT CIR	LONGMONT	WESTERRA CREDIT UNION	\$15,675,000.00	Commercial



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