

COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

FEBRUARY 2-15, 2022

FEATURED



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Third tenant, law firm, signs lease at Block 162

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Estes Park resort to be renamed after selling to local group

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MG Properties Group buys apts. for \$141M

by Jenna Walters

DENVER – A San Diegobased multifamily investment company acquired a Denver apartment community with plans to add value through interior improvements.

MG Properties Group purchased 3300 Tamarac, the 564-unit property at 3300 S. Tamarac Drive, from seller



Dave Martin

asset traded for \$141 million, or \$250,000 per unit. Dave Martin and Brian Mooney of Northmarq's Den-

Gelt Inc. The

ver investment sales team brokered the transaction on behalf of the seller.

Built in 1977, 3300 Tamarac encompasses 15 buildings offering studio, one- and two-bedroom units ranging from 450 to 1,035 square feet. Community amenities include a business center, fitness center, pool and playground, among others. After



MG Properties Group adds 3300 Tamarac to its growing Denver portfolio.

acquiring the asset in 2015 for \$74 million, Gelt significantly upgraded the property by renovating 129 units and adding new amenities, such as Amazon lockers, barbecue grills, an extension and upgrade to the dog park, and an outdoor recreation area.

"This asset was a home run investment for Gelt that surpassed our projections handily, and we are pleased that we were able to provide our investors with a substantial equity multiple along with consistent cash flow from operations along the way," said Keith Wasserman, partner with Gelt. "In addition to our enhancements to the property, which created value for area renters, the Denver market has experienced unprecedented job and population growth, translating to rising rents

Please see MG, Page 12

Springs MF community trades for \$82.5M

by Jenna Walters

COLORADO SPRINGS – An apartment community in Colorado Springs sold following a competitive marketing process.

Buyer 1836 Ralphs Ridge Fee Owner LLC, an entity related to California-based Benedict Canyon Equities, purchased The Vue at Spring Creek, the 280-unit property at 1836 Ralphs Ridge Road. According to public records, the buyer purchased the asset from Hudson Capital for \$82.5 million, or \$294,642 per unit. Kevin McKenna, Justin Hunt, Andy Hellman, Saul Levy, Katie Fergen and Jessica Graham with CBRE brokered the transaction on behalf of the seller.

Built in 1986 and renovated in 2012, The Vue encompasses 14 buildings offering one- and two-bedroom apartments. Community amenities include an outdoor pool, lounge and fireplace, an on-site running trail, business center, volley-



The Vue at Spring Creek is under new ownership.

ball and bocce ball courts, and a pet park and washing station.

According to the CBRE team, the property garnered significant interest from a vari-

ety of buyers, including local and national entities, private equity and public real estate investment trusts.

"The setting and the unbeatable views are what set this

property apart," said McKenna. "Buyers understood this was a special opportunity they wouldn't be able to replicate. This investment will hold its value well into the future."

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MULTIFAMILY INVESTMENTS & LAND

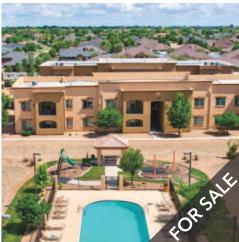
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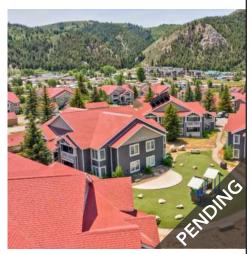
THE SOCIAL FORT COLLINS
Fort Collins, CO | 68 Units | 2021 YOC



CONNECT AT FIRST CREEK
Denver, CO | 150 Units | 2020 YOC



RAINTREE APARTMENTS
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LAKE CREEK VILLAGE
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POTTERS HOUSE - LAND Denver, CO | 32+/- Acres MF Development



ART DISTRICT FLATS

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ENCHANTED SPRINGS
Colorado Springs | 200 Units | 2020 YOC



QUARTERS AT LARAMIE Laramie, WY | 120 Units | 2001 YOC



FOXHILLS APARTMENTS

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Office

Another law firm joins tenant mix at Patrinely's Block 162

by Jenna Walters

DENVER – Developers secured the third tenant to Block 162, a newly constructed, 30-story office tower in downtown Denver.

A joint venture partnership between Patrinely Group and USAA Real Estate signed a 15,095-square-foot lease agreement with national law firm Michael Best & Friedrich LLP. Todd Wheeler and Doug Wulf of Cushman & Wakefield, directed by Dennis Tarro of Patrinely Group, represented the landlord, while Alex Hammerstein and Matt Harbert of Raise Commercial Real Estate represented the tenant. The terms of the agreement were undisclosed.

Michael Best & Friedrich will occupy the 20th floor of the building with a 40-person office starting in the second quarter. The firm is the third tenant to secure space at Block 162, which spans 596,295 sf at 675 15th St. The tenant joins regional law firm Sherman & Howard LLC, occupying 60,000 sf, and Dallas-based corporate law firm Haynes and Boone LLP, occupying approximately 13,000 sf.

According to the landlord, Michael Best selected Block 162, completed last year, because



Michael Best & Friedrich is the newest tenant to secure space at Block 162.

of the advantages the building offers to elevate the firm's client services and attract and retain top talent. The advantages include a prominent central business district location and Class A amenities, such as a fitness center, multiple indoor and outdoor lounge spaces, a rooftop garden, ample parking options, on-site retail, and conference and meeting space.

"This lease with Michael Best reinforces the attractiveness of Block 162 and our strategy to position it as the region's premier office building," said Patrinely Group Rocky Mountain Region Vice President David Haltom. "We have honed in on every little detail of the building, from best-in-class HVAC, flexible, column-free floor plates for optimal customization, and first-class indoor/ outdoor amenities, to create cutting-edge office space in a sustainable, energy-efficient and well-ventilated building with easy access to light and air to take advantage of Denver's great climate. In addition, we are extremely validated by the excitement we have continued to see from the Michael Best team and other potential tenants for our indoor/outdoor sky terrace amenities, which we believe set a new standard for office amenities in Denver."

"We are longtime believers in the fundamentals of the Denver market, and we look forward to attracting more top-tier tenants that prioritize quality, safety and flexibility in their office space," added Robert Fields, president and CEO of Patrinely Group.

Other News

■ CENTENNIAL – **Boom Supersonic,** a company designing a Mach 1.7, 55-passenger supersonic airliner, signed a 287,000-square-foot lease in Centennial.

A company representative confirmed the recent lease transaction, saying, "Boom Supersonic has signed a lease for its new office space. Our new space is quite close to our current facility in Centennial and is a total of 287,000 square feet. However, we will only occupy 112,686 square feet of the building to start. The new space reflects the growth Boom has experienced, especially this past year."

BizWest previously reported that Boom leased the facility at 6801-6803 S. Tucson Way, which totals 287,000 sf and is owned by Invesco. However, the company declined to confirm the location.

News of the lease comes after Boom entered a three-year strategic partnership with the U.S. Air Force, valued at up to \$60 million. According to Boom's website, the contract will accelerate research and development of the company's commercial airliner, set to be the first large commercial aircraft to be net-zero carbon from day one. The airliner goes into manufacturing next year.

■ DENVER – **LEI Companies Inc.**, a Denver-based electrical contractor and energy solutions provider, is relocating to a new office building it purchased in Denver.

The company acquired the 8,600-sf property at 715 Vallejo St. from sellers **Bill and Kelly Eustace** of **Heating & Plumbing Engineers.** According to public records, the property traded for \$1.5 million. **Dawn McCombs** and **Kevin Hann** of **Avison Young** brokered the deal.

LEI Cos. is relocating to the Denver office from its previous space in Golden. According to company representatives, the move was bolstered by expansion needs.

"As our path of stable growth continued, it was clear that

Please see LEI, Page 6

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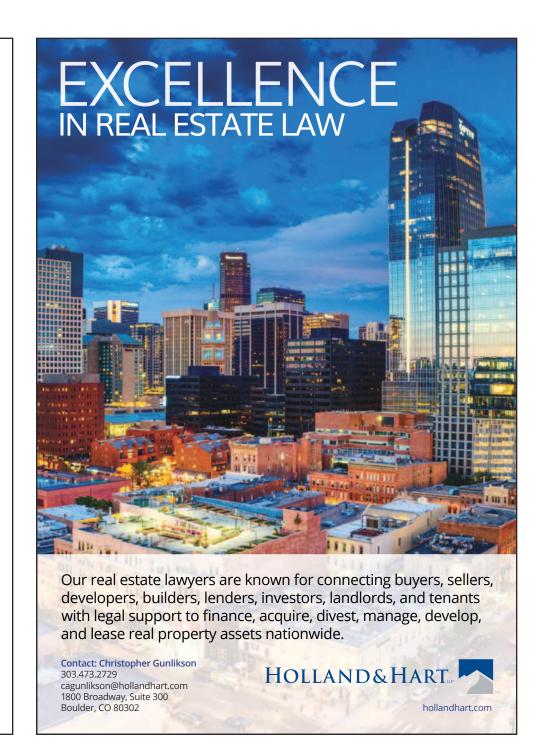
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LEI —

Continued from Page 4

with our additional staff we had outgrown our Golden location," said Brandon Berumen, president and CEO of LEI Cos. "In Golden, we housed both office staff and our warehouse. Our robust investment in BIM/VDC/prefabrication made it clear that we needed a larger production area and warehouse outside of the main office and that space (located at 6535 Franklin St. in Denver) was leased in early November. We were presented the opportunity to purchase our own building for the office staff in lieu of leasing, and we jumped on it. This purchase of office space enables our main office to remain in a central location that is easily accessible to our work, clients and vendors. We are very excited to experience what the future holds."

■ DENVER – Dallas-based commercial general contractor **Arch-Con** opened a new office at a building it purchased in Denver's Cherry Creek neighborhood.

According to public records, Arch-Con acquired the 5,664-sf office building at 131 Madison St. last year. Jake Malman of NAI Shames Makovsky brokered the transaction. Arch-Con occupies the entire building with its new Denver office, representing the company's first space outside of Texas.

Denver-based industry professionals Chad Headlee and Erin Kelley joined Arch-Con to lead the new office. Headlee has nearly 30 years of experience in the construction industry and more than 20 years of project management and executive experience, while Kelley is knowledgeable on the archi-

tectural side of commercial real estate.

"We are fortunate to have key, tenured individuals join our team that know Denver well," said Arch-Con Senior Vice President and Colorado Regional Manager Chris Heath. "We believe these members, coupled with Arch-Con's unique business model, will contribute well to the commercial real estate landscape in Denver."

"Denver is a consistently dynamic commercial real estate market. Therefore, we wanted to invest in Arch-Con's future here, and what better location than Cherry Creek?" added Arch-Con founder Michael G. Scheurich.

According to Arch-Con representatives, the new office opening is part of an expansion strategy for the company. It is under construction on its first Denver area industrial project, though representatives declined to release additional details at this time.

■ BOULDER – Out Boulder County purchased the 9,816-sf office building at 3340 Mitchell Lane in Boulder from seller Westfall LLC. The asset traded for \$3.1 million. Heidi Schamber of Market Real Estate represented the buyer in the deal, while Todd Walsh and Laura



The office building at 3340 Mitchell Lane in Boulder traded hands.

Frenkel, also of Market Real Estate, represented the seller.

According to Walsh, the property was listed for lease before the onset of COVID-19. At the



Todd Walsh

occupied twothirds of the space, and a tenant signed to lease the balance. However, following the start of the pandemic, the seller's office

time, the seller

needs changed, and it decided to list the building for sale.

Interest in the building was strong in recent months, as people began returning to traditional office settings, Walsh noted. He said prospective buyers were attracted to the building's free-standing, smaller nature.

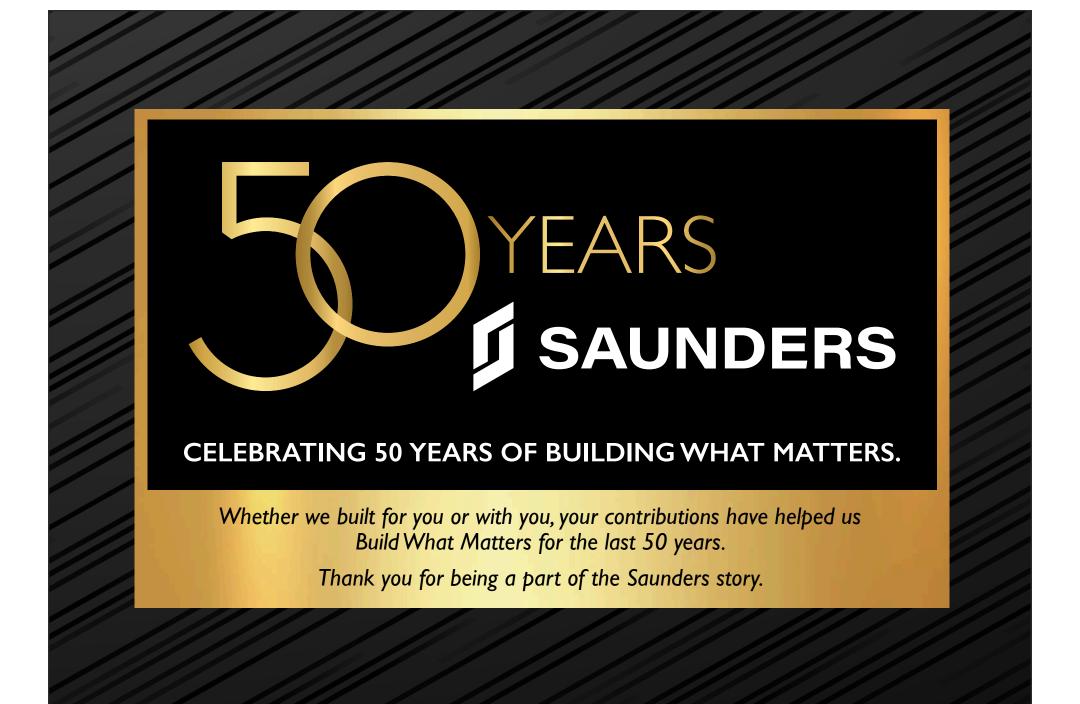
The buyer will occupy the

space vacated by the seller and plans eventually to occupy the entire building.

■ COLORADO SPRINGS – Hansen & Company Inc. leased 3,299 sf at the UMB Bank Building, the 40,368-sf office building at 101 N. Cascade Ave. in Colorado Springs. The tenant signed the agreement with landlord BSP 101 LLC. Taylor Stamp and Russell Stroud of Quantum Commercial Group Inc. brokered the transaction. The terms of the lease were undisclosed.

Additionally, Stamp brokered a lease transaction between tenant **About Kids Home Care LLC** and landlord **Zions Bancorporation**, a national banking association doing business as **Vectra Bank Colorado**. The tenant will occupy 2,767 sf at the 31,350-sf office building at 200 W. First St. in Pueblo. **A**







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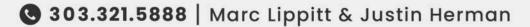
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Industrial

Ogilvie Properties buys 20-building portfolio in Fort Collins

by Jenna Walters

FORT COLLINS – A commercial real estate investment company acquired a 20-building portfolio featuring research and development, office and industrial space in Fort Collins.

Ogilvie Properties purchased Prospect Innovation Campus, spanning 30 acres at the southeast corner of East Prospect Road and South Timberline Road. The buyer acquired the nearly 365,000-square-foot portfolio for \$53.5 million from a partnership between affiliates of Quilvest Capital Partners, Cress Capital and MLN Partners. Jeremy Ballenger, Tyler Carner, Jim Bolt, Jessica Ostermick, James Brady, Patrick Devereaux and Campbell Davis with CBRE brokered the transaction on behalf of the seller.

The portfolio totaled 23 buildings when the seller acquired it in May 2017 for \$55.55 million. The seller sold a single-tenant building in October 2019 and

two others in February 2021, bringing the portfolio to 20 buildings. The CBRE team noted that the seller executed new and renewal leases during

its ownership, representing more than 400,000 sf. It also increased in-place rents by more than 25%.

Jeremy Ballenger to Ballenger,

for sale in the fall and garnered significant interest because of cuted its overall size and location in Fort Collins, a market known for its pipeline of highly educated workers and an expanding life sciences industry.

Tom Parnell, managing part-

ner at Cress Capital, added that the portfolio's mix of uses, including engineering services, manufacturing, research and development, lab, medical and warehousing, also proved

the 20-building asset was listed

desirable to investors.

"The portfolio's mix of building types enables it to compete effectively for a wide range of tenants in a variety of industries. This idea is validated by the fact that the campus is leased to 45 tenants representing industries such as technology, renewable energy, life sciences, government and health care. Many of the companies are long-term tenants with an average tenure of nearly 13 years," Parnell said. \blacktriangle

Investor snags 2 Class A distribution buildings in Brighton

by Jenna Walters

BRIGHTON – Principal Real Estate Investors acquired two Class A distribution buildings at a logistic park in Brighton.

The buyer purchased Buildings 4 and 5, totaling 618,480 square feet at 76 Commerce Center, the 155-acre park developed by Mortenson Properties Inc. and Hyde Development. The buildings traded for an undisclosed amount. Tyler Carner, Jeremy Ballenger, Jessica Ostermick, Judson Welliver, Sonja Dusil and Bentley Smith of CBRE brokered the transaction on behalf of the developers.

The buildings, located at 22600 and 22700 E. Interstate 76 Front-

age Road, are fully leased to tenants, including Farmers Business Network and Outrider Technologies Inc. Additionally, they provide Class A amenities, fenced outside storage, trailer parking and office space. Building 4 was completed in 2020, while Building 5 was built in 2018.

The buildings' overall quality contributed to buyer interest, Carner noted. He added that an increased investor appetite for industrial product in the Denver area also contributed to the sale.

"Hyde Development, along with Mortenson Construction, built a truly Class A business park with features and an attention to detail that attracted tenants quickly. The strong leasing momentum and quality of product made the offering extremely attractive to top-tier institutional capital," Carner said.

"Metro Denver is in a unique position to capitalize on e-commerce growth," he added. "Denver is the only major U.S. city that has no other major population center within a one-day drive time. With one-day deliveries critical to e-commerce, this has shifted Denver from an endpoint distribution market to a critical location for e-commerce and third-party logistics companies."



Principal Real Estate Investors purchased Buildings 4 and 5 at 76 Commerce Center.



Alder Companies Announced as New Brand Identity for Sturm Group and Realty Management Group

Sturm Group and Realty Management Group, Don Sturm's family office, investment management and professional services firms, announced today that they have rebranded around the new name Alder. This change repositions their wide range of capabilities into three branches – Alder Companies, Alder Ventures and Alder Real Estate. Built upon a combined three-decade history of success and integrity, the rebranding establishes a foundation for future growth through a focus on cultivating thoughtfully designed investments that generate meaningful returns and long term value for its companies, colleagues and communities.

Alder Companies, led by members of the Sturm Family, is a multi-faceted family office that manages and supports multiple business lines, primarily Alder Ventures and Alder Real Estate. Formerly known as Sturm Group, Alder Companies provides professional services including accounting, legal and executive leadership functions to its founders, their partners and closely held businesses.

Alder Ventures is the investment division of Alder Companies. Under the vision and direction of CIO Bryan Ritz, Alder Ventures strives to achieve superior risk-adjusted results through thematic investing across a diverse opportunity set that spans asset classes and the public and private markets. Anchored with significant committed capital, Alder Ventures is able to weather short-term volatility to preserve and grow long-term assets.

Alder Real Estate is the new name of Realty Management Group (RMG). The Alder Real Estate group, led by President Stephanie McCandless, combines the RMG and Castle Rock Development Company (CRDC) teams known for successful development projects like The Meadows at Historic Castle Rock, Kings Point in Aurora, the redevelopment of several blocks in Cherry Creek North, and the ANB Bank buildout in the Denver Tech Center. Alder Real Estate provides a full suite of services including acquisition, development, redevelopment, management, and disposition of properties across various asset types in Colorado and the Rocky Mountain West.

"We have embraced this opportunity to introduce a name that better reflects our unique history and value proposition and reintroduce a company with over 30 years of combined experience across real estate and investment management," said Stephen Sturm, CEO Alder Companies. "We cultivate thoughtfully designed investments that generate meaningful returns and long term value. For us, success is measured not just by the value gained, but by the value created through investments. We strive to enhance our companies, colleagues and communities in which we operate."

Find more information about Alder Companies at www.aldercos.com





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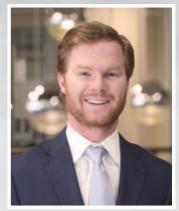
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Industrial

Karis Cold buys, plans lease-up of Denver industrial facility

by Jenna Walters

DENVER - A Chicago-based real estate investment company plans to lease up a vacant cold storage and food distribution facility in Denver after purchasing it last month.

Karis Cold acquired the 170,071-square-foot property at 4475 E. 50th Ave. from seller Country Life Insurance Co. According to public records, the asset traded for \$19.5 million. Turner Wisehart, Chris Cummings and Cater Cosgrove with Colliers' Food Advisory Services team in Atlanta represented the buyer in the deal, while Cody Sheesley and Tyler Ryon of Colliers' Denver office represented the seller.

Built in the 1970s, the building offers 96,973 sf of freezer space, 17,428 sf of cooler space, 25,552 sf dedicated to docking and staging, 11,000 sf of office space and 21,000 sf for maintenance and miscellaneous use. The building features 28 dockhigh doors with levelers, four rail doors, one drive-in door, 13,280 pallet positions and 32 parking stalls. Additionally, the building's cooler and freezer systems can accommodate temperatures from negative 40 to 35 degrees Fahrenheit.

According to Ryon, the property hit the market in the first



Karis Cold added another Denver area cold storage facility to its portfolio.



Tyler Ryon

quarter of 2021 and garnered significant interest from both investors and users across the country. attributed the high interest levels

to the property's central Denver location and cold storage product type, which has become increasingly desirable following the onset of COVID-19. Ryon said the property received 10 offers before selling.

Following closing, Karis plans to lease up the building with assistance from Sheesley and **28 Inc.,** an orthopedic foot and

ankle company, purchased the 105,651-square-foot manufacturing facility at 14445 Grasslands Drive in Englewood. The buyer acquired the asset from seller AMBAR Grasslands LLC for \$18.3 million. Jeff Brandon and Matt Call of NavPoint Real Estate **Group** represented the buyer in the off-market transaction, while Tyler Reed, Peter Beugg and **Dominic DiOrio** of Stream Real**ty Partners** represented the seller.

■ ENGLEWOOD – Paragon

Other News

Paragon has leased a majority of the property since 2017. Following the acquisition, the company will occupy the entire building and continue its operations as usual. The buyer was keen on owning its own space and liked the property's ability to accommodate training, office and warehousing/shipping uses

under one roof, Call noted.

"Our firm has represented Paragon since it arrived in Denver in 2010 as a fledgling medical device company. Watching it go public in 2021 and seeing its explosive growth made this transaction all the more exciting," said Call. "Acquiring this property with more than 100,000 square feet of Class A flex, office and industrial space will allow Paragon to continue its incredible growth in the foot and ankle device sector well into the future."

■ BOULDER - Boston-based Beacon Capital Partners purchased the two-building flex property at 2865-2885 Wilderness Place in Boulder. According to public records, the buyer acquired the 45,345-sf asset from seller **Ele**ment Properties for \$18.62 million. The Crabtree team at The

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Please see Beacon, Page 47



Paragon 28 Inc. acquired the manufacturing facility in Englewood it's been leasing for several years.

secure one user at the property. However, the building can be divided to accommodate up to three tenants. Karis is renovating the building to accommodate a variety of food-grade tenants. Improve-

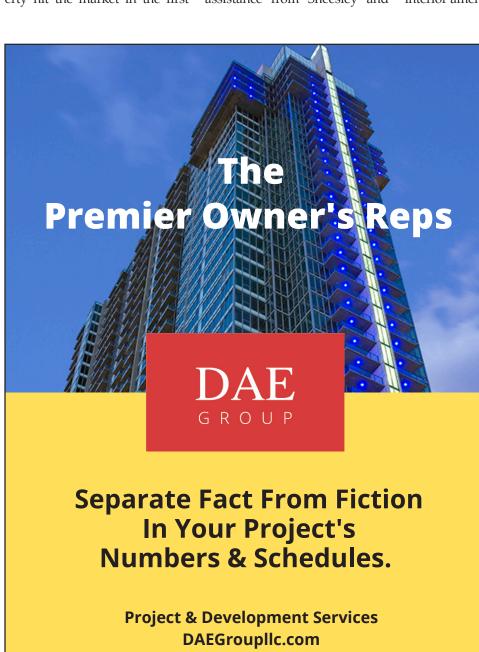
Ryon. The pair will take the

property to market during the

first quarter of this year. Accord-

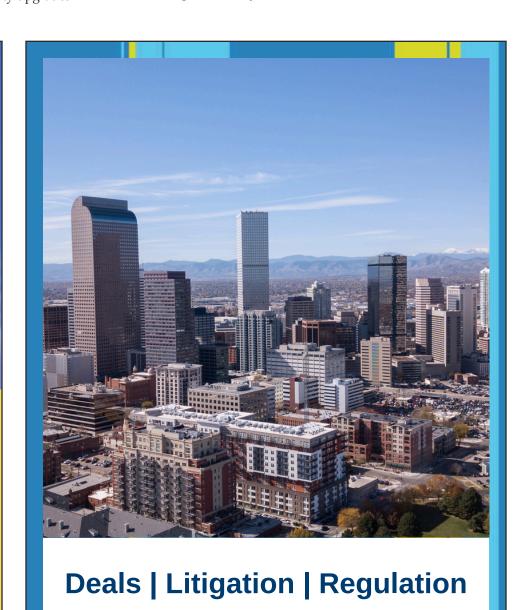
ing to Ryon, Karis hopes to

ments will include new paint and roof upgrades to the exterior. The interior also will be repainted, and the building systems will be updated, including refrigeration system enhancements, electrical system upgrades, fire/life safety upgrades, new insulated metal panel installations and other interior amenity upgrades.



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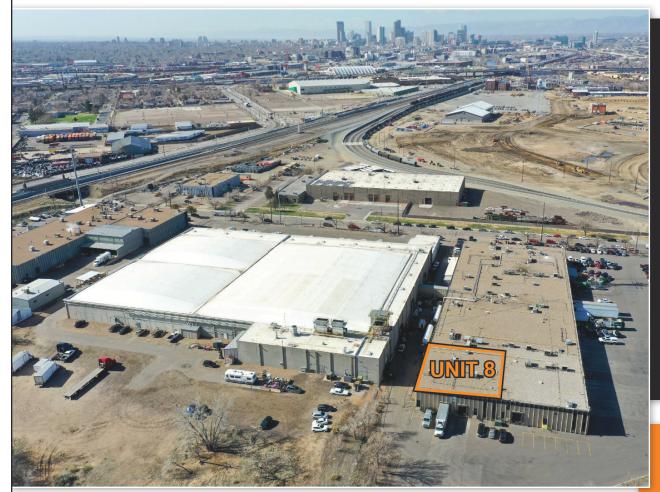
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PROPERTY FEATURES:

Unit SF: 10,235 Office SF: 1,300 Freezer SF: 930 Cooler SF: 5,600 Parking: 11 spaces

Zoning: I-B
Dock Doors: 2
Year Built: 1972
Clearance: 16'

Lease Rate: \$9.95 NNN



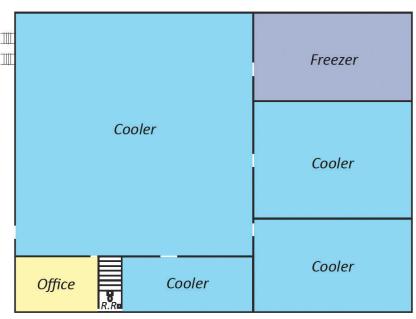


 Located across the street from the new Western Stock Shows \$1 billion redevelopment project, The National Western Center.

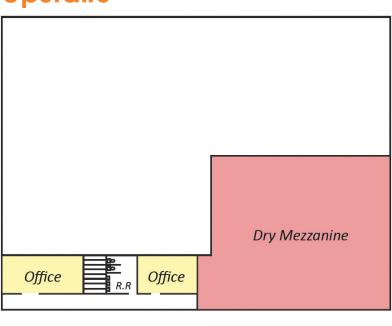
_ _ _

- Easy Access points to I-70, I-25 & DIA
- Zoned I-B
- 4 cooler units
- 1 freezer unit
- Dry Mezzanine 2,405 SF

Downstairs



Upstairs





<u>LOCAL EXPERTS. INDUSTRIAL STRENGTH.</u>

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Multifamily

JLL brokers 3 multifamily sales worth north of \$350 million

by Jenna Walters

METRO DENVER – JLL brokered three multifamily investment sales in the Denver metro area totaling more than \$350 million.

Jordan Robbins and Pamela Koster of JLL exclusively brokered the sale of Isabella at Greenwood Village, the 304-unit community at 5400 S. Park Terrace Ave. Sequoia Equities Inc. purchased the property off market from seller Holland Partner Group for \$140 million, or \$460,526 per unit.

Built in 1995, the property encompasses 36 buildings offering one-, two- and threebedroom townhome-style units averaging 1,200 square feet. Community amenities include a seasonal pool, year-round spa, fitness center, clubhouse and outdoor grilling areas.

According to Robbins, the



Jordan Robbins

property was highly desirable because of its unique and irreplaceable large unit sizes for the Greenwood Village submarket. Additionally, Sequoia Equi-

ties was attracted by the location, as it owns other nearby properties. The buyer plans to complete unit renovations during its hold, Robbins noted.

The JLL team also brokered the sale of two downtown Denver apartment buildings, Alexan Arapahoe Square at 550 Park Ave. W. and Civic Lofts at



JLL brokered several Denver area sales, including that of Alexan Arapahoe Square.

360 W. 13th Ave.

The Blackstone Group purchased the 355-unit Alexan Arapahoe Square from Trammell Crow Residential for \$148 million, or \$416,901 per unit.

Built in 2019, the property offers studio, one- and two-bedroom apartments. The asset also features a rooftop pool and hot tub, a clubroom and a fitness center.

The Blackstone Group adds the asset to a growing portfolio including the 354-unit sister property at 2080 California St., which it acquired from Trammell Crow Residential last year.

The 176-unit Civic Lofts traded between buyer Centerspace and seller Cypress Real Estate Advisors for \$63 million, or \$357,954 per unit. The property also was constructed in 2019 and offers studio, one- and two-bedroom units. Community amenities include a sky lounge, conference room, fitness center and business center.

According to Robbins, both downtown assets were listed for sale in the fall and garnered significant interest because of their central locations and relatively new construction.

MG-

Continued from Page 1

and demand for quality assets like 3300 Tamarac."

According to Martin, the asset saw significant interest after hitting the market in August, with

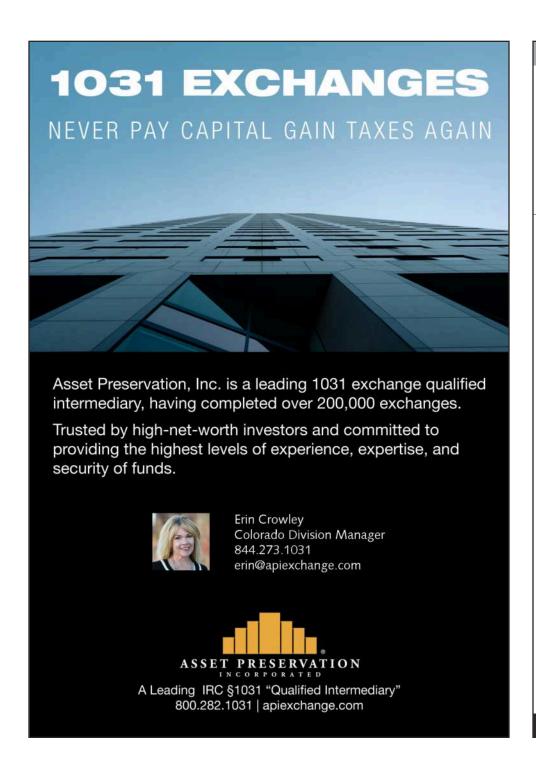
more than 140 groups registered to underwrite a potential acquisition. He said the value-add upside through additional unit renovations was the driver for many prospective buyers, including MG Properties

Group. Following closing, the buyer plans to continue with the unit improvement plan started by Gelt.

MG Properties Group adds the asset to a national portfolio, including other Denver area properties. Most recently, it acquired Neon Local, the 238-unit complex at 99 S. Broadway in Denver, for \$108 million.

"MG is delighted to add 3300 Tamarac to our portfolio," said Mark Gleiberman, MG Properties Group's founder and CEO. "The acquisition further scales our Denver presence, and we believe this submarket is ideally positioned to benefit from Denver's continued growth."

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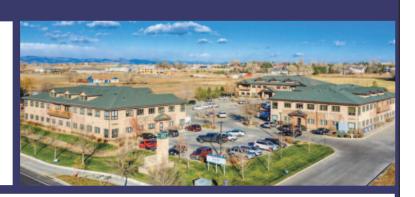
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Multifamily

Texas-based firm purchases luxury community in Durango

by Jenna Walters

DURANGO – A Fort Worth, Texas-based real estate investment firm acquired a luxury apartment community in Durango.

Olympus Property purchased the Rocket Pointe apartments, the 194-unit property at 1255 Escalante Drive. According to public records, the buyer acquired the garden-style asset from seller NE Escalante Apartments LLC for \$79.5 million.

Built in 2019, Rocket Pointe encompasses eight buildings offering one- and two-bedroom units averaging approximately 885 square feet. Community amenities include a resort-style heated swimming pool, fitness center, community kitchen, bike repair station and a ski/snow-board waxing room.

According to Olympus representatives, the property is one of only two market-rate multifamily communities constructed in Durango in the last 20 years. The property being a main source of housing for the rapidly expanding Durango community was a desirable aspect of the investment opportunity, said John Vu, Olympus' acquisitions manager.

"The Durango market is experiencing a large influx of people moving from larger cities. The population influx, in conjunction



Texas-based Olympus Property added a Durango apartment community to its U.S. portfolio.

with the high barrier to entry for new apartments, has led Durango to be one of the top markets in the nation in terms of rent growth this past year," Vu said in a prepared statement.

Olympus adds the asset to a portfolio of approximately 21,000 units across 11 states. Rocket Pointe represents the fourth property in Olympus' 12th fund, Olympus Property XII LLC.

Other News

■ DENVER – Oakmont Properties purchased Sova on Grant, the 211-unit apartment complex at 1901 Grant St. in Denver, from McWhinney. According to pub-

lic records, the property traded for \$100.75 million. According to McWhinney representatives, a team from **CBRE** brokered the transaction.

Built in 2019, Sova offers a mix of studio, one- and two-bedroom apartments averaging 762 square feet. All units are equipped with stainless steel appliances, quartz countertops and walk-in closets. Community amenities include a fitness center, rooftop lounge and spa, steam rooms, a golf simulator, business center and a dog spa.

McWhinney representatives said the property was desirable to prospective buyers because of its luxury finishes and amenities, along with its location in Denver's Uptown neighborhood.

Oakmont Properties adds the asset to a portfolio of similar multifamily properties in Colorado, California and Nevada.

■ ENGLEWOOD - Colorado-based buyers Hung N. Tran and Nina Tran acquired a threebuilding portfolio in Englewood. According to public records, the buyers purchased Lorinda Apartments, the 39-unit apartment building at 3300 S. Washington St., and Knollwood & Tanglewood Apartments, the 40-unit asset at 3325-3335 S. Clarkson St., from seller Knollwood-Tanglewood LLC. The portfolio traded for \$15.25 million, or \$193,038 per unit. John Laratta, Nick Steele, Tyler King and Nate Moyer of Berkadia Denver brokered the transaction on behalf of the seller.

Built in 1970, Lorinda offers renovated one- and two-bedroom units. Community amenities at the garden-style property include a common area courtyard, two laundry rooms and a shared leasing office.

Knollwood & Tanglewood consists of two side-by-side, 20-unit buildings built in 1969. It offers renovated one-bedroom units, a common area courtyard, on-site laundry and off-street parking.

The portfolio sits one block north of Swedish Medical Center,

a 408-bed acute care hospital that employs more than 2,000 people.

According to Laratta, the portfolio sale was beneficial for both parties involved.

"Having owned the assets since 2008, the seller decided the time was right to exit the market at a favorable valuation," said Laratta. "Conversely, the buyers felt it was a great time to add to their existing portfolio."

■ COLORADO SPRINGS – Turnstone Capital purchased Royal Lani, the 77-unit property at 2010 Carmel Drive in Colorado Springs, from seller Draper Property Management. The asset traded for \$11.3 million, or \$146,753 per unit. Saul Levy, Kevin McKenna, Mackenzie Walker and Jessica Graham of CBRE brokered the transaction on behalf of the seller.

Built in 1968, Royal Lani comprises two buildings offering oneand two-bedroom units averaging 783 sf. The property was updated in recent years with new windows, gates and roof repairs.

The property garnered significant interest, with its location being a top attractor, Levy noted.

"The Colorado Springs apartment market has benefited from some of the strongest funda-

Please see **Turnstone**, Page 48





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Property Information

ADDRESS	137 Benchmark Road, Avon, CO 81620
PROPERTY TYPE	Mixed-Use Office/Retail
PROPERTY SIZE	71,432 SF
AVAILABILITY	1,040 – 24,513 SF
LEASE RATE	Upon Request
LEASE TYPE	NNN
ZONING	Town Center

Highlights



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Retail

Partnership buys, will revitalize The Orchard Town Center

by Jenna Walters

WESTMINSTER – A new ownership group plans to revitalize and reposition a Westminster shopping center.

Vestar partnered with TriGate Capital to recapitalize its investment in The Orchard Town Center, the 686,697-square-foot shopping center at 14425, 14618 and 14647 Delaware St. According to public records, the partnership paid \$102.75 million for the acquisition. Brad Lyons, Tim Richey, Jenny Knowlton, Charley Will and Chad Flynn of CBRE brokered the transaction on behalf of the seller, a partnership between UBS and Vestar. Additionally,

Brady O'Donnell, Jeff Halsey, Jill Haug and Alex Scott with CBRE Debt & Structured Finance/ Institutional Properties arranged acquisition financing on behalf of the buyers.

According to CoStar data, The Orchard Town Center spans more than 20 buildings adjacent to Interstate 25. Built between 2008 and 2012, the center is 88% occupied by a mix of national and regional tenants, including AMC Theatres, JCPenney, Nordstrom Rack, Ross, Marshall's, Staples and Old Navy. The property also is shadow-anchored by Target, Macy's and Lifetime Fitness.

The asset was listed for sale



Jenny Knowlton

in October and garnered very strong interest from a broad range of buyers, Knowlton noted. She attributed the interest to the property's ten-

ancy and location within a growing trade area.

Following closing, the buy-

ers will lease up the remaining vacancy at the center and implement new events and programming.

"TriGate Capital is excited to work with Vestar on this proj-



The Orchard Town Center is under new ownership by Vestar and TriGate Capital.

ect," said Jason Obenhaus, managing director of TriGate. "We bring intellectual capital, structuring experience and operating capabilities to the partnership,

so we think that, coupled with Vestar's vision, will bring exceptional growth to The Orchard Town Center over the coming months."

Alturas Capital Partners buys shopping center in the Springs

by Jenna Walters

COLORADO SPRINGS – A Boise, Idaho-based real estate investment company added a Colorado Springs shopping center to its growing in-state portfolio.

Alturas Capital Partners purchased Carefree Shopping Center, the 126,471-square-foot property at 3515 N. Carefree Circle. According to public records, the buyer acquired the asset from seller Dcp Carefree LLC for \$15.85 million. Matt Call and Collin Tedesco of NavPoint Real Estate Group brokered the transaction on behalf of the seller. Additionally, Christian

Lewis of Independent Financial provided the debt financing for the acquisition.

Carefree Shopping Center encompasses five buildings that were 98.15% occupied at closing. Tenants at the property include



Matt Call

Family Dollar, New Horizons Thrift Stores, T-Mobile, Pizza Hut and Appliance Outlet.

According to Call, the asset saw strong buyer interest



Alturas Capital Partners is the new owner of Carefree Shopping Center.

from both in-state and out-of-state parties. He attributed the interest to the property's tenancy and location, which sees traffic counts of more than 50,000 vehicles per day.

Devin Morris, chief operating officer of Alturas Capital Partners, agreed that the property's central Colorado Springs location proved desirable, saying, "We are happy to be adding this quality retail asset to the Alturas Real Estate Fund. It diversifies our Colorado Springs portfolio and will open new opportunities for growth in the Springs and throughout the region."

Alturas Capital Partners adds the center to a portfolio spanning Colorado, Idaho and Arizona. Within the last several months, the company has invested more than \$50 million across the state, recently purchasing a 121,000-sf office building in Englewood and a two-building, 162,946-sf office asset in Colorado Springs.



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Leetsdale Shopping Center



560 S. Holly Street Denver, CO 80246 3,000 SF Available – Demisable Matt Landes ext. 101

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Arvada, CO 1,000 Square Feet Available Former Dental Office Great Traffic Counts and Visibility Matt Landes ext. 101

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-Current Tenant, Los Angeles, CA

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-Current Tenant, Sacramento, CA

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-Current Tenant, Denver, CO



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Retail

Homegrown Tap & Dough to open new Littleton location

by Jenna Walters

LITTLETON – Homegrown Tap & Dough, an Italian-inspired restaurant concept by Denver's Gastamo Group, is opening its third location in Littleton.

According to public records, an entity associated with Gastamo Group acquired the 4,470-square-foot restaurant property at 12622 W. Ken Caryl Ave. in December 2020. The building has since been redeveloped into Homegrown Tap & Dough's newest location, set to open this month.

The Littleton restaurant will feature the same classic Italian menu as the brand's other locations in Denver's Washington Park neighborhood and Olde Town Arvada. Featured dishes include chicken Parmesan and braised tomato meatballs, along



A rendering shows what Homegrown Tap & Dough's newest location will look like

with various hand-tossed pizza and pasta options. The new location also will feature Coloradothemed decor, such as gondolas for dining, canvas yurts and multiple fireplaces.

Peter Newlin, co-founder of Homegrown Tap & Dough and CEO of Gastamo Group, commented on selecting Littleton for the new restaurant, saying, "We opened our first Homegrown location in Washington Park after seeing that the neighborhood didn't have high-quality, yet approachable, dining con-

cepts, and we did the same thing with our subsequent locations in Arvada and Ken Caryl. Littleton is such a vibrant community, and it's really on the rise right now, so we couldn't be more excited to connect with and serve that community."

Other News

■ EVANS – A California-based 1031 exchange investor acquired the 6,217-square-foot, triple-net-leased convenience store property at 3033 Eighth Ave. in Evans. According to public records, Patel B Family Trust purchased the single-tenant property from seller Hurd Colorado LLC. The property traded for \$6.7 million, representing a 4.71% cap rate, the lowest cap rate ever recorded for

a Kum & Go property nationally, according to Blue West Capital. Zach Wright and Brandon Gayeski of Blue West brokered the deal on behalf of the seller.

Located at the heavily trafficked, signalized intersection of U.S. Highway 85 and 31st Street, the convenience store is occupied by Kum & Go under a long-term lease featuring fixed rental increases every five years and no landlord responsibilities.

According to the Blue West team, many single-tenant convenience store properties qualify for 100% bonus depreciation, a tax incentive allowing real estate investors to depreciate a significant percentage of their acquisition price in year one. This incentive opportunity contributed to strong buyer interest in the Kum & Go property, Wright noted.

"With 2022 being the final year of 100% bonus depreciation, we anticipate the market for single-tenant gas station properties to be extremely active. These property types should be on every real estate investor's radar," said Wright.

"Net-leased properties in Colorado are trading at significant premiums compared to the rest of the country," Gayeski added. "We continue to assist investors in selling their Colorado properties for aggressive and record pricing."

■ GREENWOOD VILLAGE

- Shake Shack opened a new restaurant location at the former Macaroni Grill property at 7979 Arapahoe Road in Greenwood Village.

Verdad, a national real estate development and construction company, purchased the 7,418-sf restaurant building on a 1.86-acre lot in late 2020 and redeveloped it into a 3,294-sf Shake Shack, according to development plans submitted to the city of Greenwood Village.

The new Shake Shack location features a drive-up pickup window, called the Shack Track appthru lane, which allows customers to pick up orders made online or via the chain's application. Additionally, the new location includes solar panels that generate up to 10% of the location's electric usage and a patio with mountain views.

In addition to the Greenwood Village location, Shake Shack plans to open a Castle Rock location in the spring, featuring one of the chain's first drive-thrus.

"Over the past two years, we've had some great growth in Colorado, and we're excited to keep that momentum going with the opening of our new Greenwood Village and Castle Rock locations," said **Andrew McCaughan**, chief development officer of Shake Shack. "Our two new Colorado Shacks offer a new level of convenience for our guests. The Shack Track app-thru lane at Greenwood Village and our new

Please see Shake Shack, Page 46

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Hotel

RLJ Lodging Trust acquires Cherry Creek hotel for \$51M

by Jenna Walters

DENVER – A real estate investment trust acquired a hotel in Denver's Cherry Creek North neighborhood.

RLJ Lodging Trust purchased Moxy Denver Cherry Creek, the 170-room luxury property at 240 Josephine St., from Denver-based BMC Investments. The trust acquired the asset for \$51.3 million, or approximately \$301,000 per key. The buyer funded the acquisition with corporate cash and a \$25 million nonrecourse loan.

Built in 2017, the property is one of Marriott's Moxy-branded hotels. It features amenities such as the signature Moxy Bar and the Cherry Creek Beer Garden, in addition to meeting rooms, outdoor event space, complimentary bike rentals and a fitness center. Located in the heart of Cherry Creek North, the hotel is surrounded by various walkable retail and entertainment amenities.

According to RLJ Lodging Trust representatives, the location was a driver in the acquisition, with Cherry Creek being Denver's top upscale lifestyle submarket, seeing significant growth in office space, residential units and development of mixed-use projects. Additionally, buyer research shows Cherry Creek North hotels typically generate an average daily rate premium above comparable hotels in downtown Denver, contributing to Moxy's desirability.

Following closing, Denverbased Sage Hospitality Group will manage the property. **A**



Moxy Denver Cherry Creek is under new ownership.

Colorado Springs hotel to be converted to apartments

by Jenna Walters

COLORADO SPRINGS – An Austin, Texas-based private equity firm acquired a Colorado Springs hotel with plans to convert it to apartments.

SHIR Capital purchased the 500-room Hotel Eleganté at 2886 S. Circle Drive from seller ICA Properties. The asset traded for \$25 million. Bryan Rodriguez of Capital Property Group exclusively brokered the transaction.

According to Rodriguez, SHIR Capital is an experienced hotel/apartment con-



Bryan Rodriguez

verter with similar projects across the country. He said the buyer was attracted to Hotel Eleganté because of its high unit count and existing ame-

As part of the conversion, SHIR Capital plans to redevelop the property's conference and event space into climate-controlled storage space for residents. The buyer also intends to add more residential units, Rodriguez noted.

Upon completion, the new apartment building, named Alta Living, will offer a mix of studio, one- and two-bedroom units, according to its leasing website. Additionally, it will feature a range of amenities, such as a 24-hour fitness center, business center, pet spa, dog park, indoor playground and two swimming pools, among others.

The conversion project is expected to wrap up in 2023, Rodriguez noted. He said the buyer will continue to operate the property as a hotel while renovations take place.



Hotel Eleganté in Colorado Springs will become Alta Living, a 500-unit apartment complex.

Estes Park hospitality property sells in record-setting deal

by Jenna Walters

ESTES PARK – The owner of the Stanley Hotel in Estes Park purchased a nearby hospitality property with plans to rebrand the asset.

Grand Heritage Hotel Group acquired Fall River Village Resort, the 89-room boutique mountain resort and wedding venue at 200 Filbey Court. The buyer purchased the property for an undisclosed amount from sellers Paul Pewterbaugh and Darren Crystal, who developed the property. Chris Kilcullen of Avison Young brokered the transaction on behalf of the sellers.

Built in 2008, Fall River Village Resort sits on 8 acres along the banks of the Fall River. The hotel offers a mix of one-, two-, three- and four-bedroom units, along with a heated pool, four hot tubs, several fire pit areas, and communal game and dining areas. Additionally, the property features the SkyView wedding venue, including a rooftop deck with a wet bar, bride's room and bathrooms; and a main level with a 125-person reception room with a wraparound deck, 40 feet of retractable window wall, a full dance floor and a full serving kitchen. Addition-



Fall River Village Resort will be renamed after recently selling to the owner of the Stanley hotel.

ally, the venue has a lower level for storage, with a workshop and an office for venue staff.

According to Kilcullen, the



Chris Kilcullen

state-of-the-art event venue drove buyer interest. He said the property's location within a destination market and its overall size also attracted

a variety of buyers, including institutional investors and several real estate investment trusts. "Fall River Village Resort is the premier resort in Estes Park, and we had a number of institutional buyers competing for the asset. This is the largest transaction in Estes Park history, further putting this market on the map as a luxury destination as development projects continue to attract new capital."

Following closing, Grand Heritage Hotel Group plans to rename the property Fall River Village by The Stanley. Kilcullen said the asset will complement the nearby Stanley Hotel, which is in the process of developing the Stanley Film Center. Once complete, the two properties will provide more than 600 beds, a wedding venue and a film center.

Other News

■ CASTLE ROCK – Buyer 200 Wolfensberger Road LLC purchased Castle Inn, the 68-room hotel at 200 Wolfensberger Road in Castle Rock. The buyer acquired the 1994-built asset from seller KJMM Inc. for \$3.3 million. Matt Call and Mike Quinlan of NavPoint Real Estate Group represented the 1031 exchange buyer in the off-market deal, while Robert Hara of Keller Williams Realty DTC represented the seller.

According to the NavPoint team, the buyer plans to renovate the property and convert it to a Quality Inn & Suites by Choice Hotels property. The facility is expected to reopen this spring following the rebranding.

"This property, with its location adjacent to the Interstate 25 and Wolfensberger Road interchange and its price-perroom value, created a strategic opportunity for the buyer to acquire a well-located hospitality property at well below replacement cost," said Call. "With the explosive growth in

Castle Rock and low hotel room count, the rebrand to a Choice property will add much-needed quality hotel inventory to the Castle Rock market."

■ PUEBLO – Conifer-based BEP Pueblo LLC, an affiliate of Blueline Equity Partners, acquired 9.12 acres of vacant land at the southwest quadrant of U.S. Highway 50 and Interstate 25 in Pueblo. The buyer purchased the land from seller 610 RLLLP for an undisclosed amount. Rick Egitto of Avison Young brokered the sale on behalf of the seller.

The buyer plans to develop a mixed-use project on the land that could include a mix of hotel, multifamily and retail space. Construction is expected to begin this year, with completion in 2023.

According to Blueline representatives, the buyer chose the site because of Pueblo's positive growth outlook, with the city seeing an influx in population and new development following COVID-19.

"Blueline Equity Partners is excited about our expansion in Colorado, and we can't wait to be a part of the Pueblo community," said **Steve Daniel**, partner with Blueline Equity Partners.



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Law & Accounting

A conversation about 2022's commercial real estate trends

After almost two years of triaging pandemic-related business issues, commercial real estate saw a flurry of deals close out 2021. We discuss what's behind this activity and what else is on the horizon as a battle-fatigued industry looks to the new year.

■ **Pray:** Nicole, as we look ahead to 2022, what real estate product type still hasn't recovered or is still being impacted by the effects of the COVID-19 pandemic?

■ Ament: There's two products that we're still seeing impacted by the pandemic: office and hotels. For obvious reasons, these two were the hardest hit during the pandemic and have the most uncertainty still as we continue to navigate hybrid offices and general limitations on embracing business travel. While there were signs of hope as vaccine rates went up, we won't see a stabilization in the office market and hotel industry until pandemic concerns are well behind us and the new normal for work life is established.

- **Pray:** What product types have benefited the most?
- Ament: Here in Colorado and across the country we've seen activity in the second-



Nicole Ament Shareholder, Real Estate department chair, Brownstein Hyatt Farber Schreck

home market increase sharply the last two years. For obvious reasons, second homes were attractive during the pandemic and we saw estate real investors following this

trend. One recent example, where we served as lead counsel, was Denver-based Brue Baukol Capital Partners' purchase of Kukui'ula, a 1,000-acre second home development on Kauai. All signs indicate that the second-home market will stay strong as the "guilt" factor about purchasing a second home has faded.

We also saw resilience from the industrial market and it continues to perform well. Much of this can be attributed to the rise in e-commerce and a huge need for distribution centers. As supply chain issues continue to cause problems for consumer product companies, I think we'll continue to see an increase in this demand to help companies get more products



Jonathan Pray Shareholder, litigation, Brownstein Hyatt Farber Schreck

to consumers in less time.

Fray:
Something
that we
were really
focused on
before the
pandemic
was opportunity zones.
As developers come up
for air after
2020 and

2021, what should they know about the status of opportunity zones and where we're at in the timeline?

- Ament: While some of the tax deferment upside has passed, the primary tax benefit of investing in an opportunity zone remains, as well as plenty of development project opportunities. Because many of the opportunity zone locations were determined to be economically challenged areas based on 2010 Census data and the Tax Cuts and Jobs Act was passed in 2017, many of the properties are now located in up-and-coming areas across the country and are ripe for development.
- Ament: Jonathan, as a construction attorney who closely

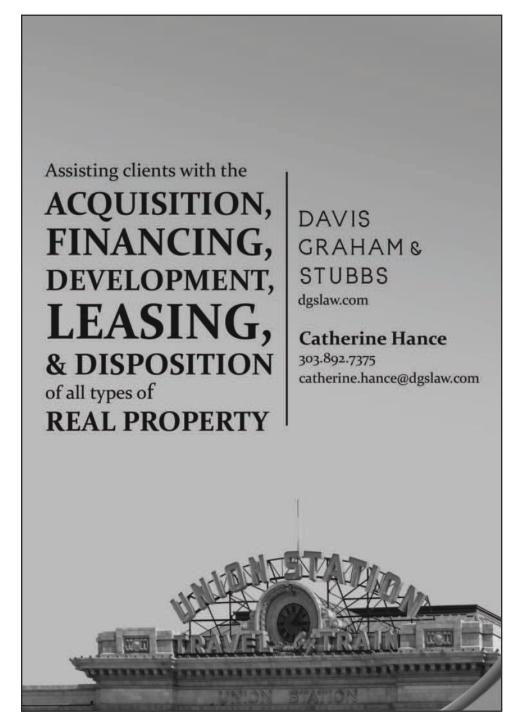
While there haven't been any significant changes in the law over the past few years, we are seeing more interest from developers in pursuing the construction of condos in the Denver area.

follows construction defect lawsuits, what are you seeing in the Colorado condo market?

- Pray: While there haven't been any significant changes in the law over the past few years, we are seeing more interest from developers in pursuing the construction of condos in the Denver area. This probably has to do with Colorado's continued population growth and developers becoming aware of measures they can take to control the risk of defect claims in condo development.
- Ament: What else are you keeping an eye on as we go into the new year?
- Pray: We're continuing to watch the implementation of legislation that went into effect last fall capping the amount of retainage that developers can withhold from general contractors on private construction projects at 5%. We're also

- seeing an increase in litigation over property tax assessments by county taxing authorities, particularly on hotel and resort properties.
- Ament: To what extent is the pandemic continuing to affect litigation and the court system?
- Pray: On one hand, our courts have gotten very comfortable with parties participating in depositions, hearings and even trials via videoconference. That's a positive development in my view, and I hope it survives the pandemic. At the same time, however, many court calendars remain backlogged due to the pandemic, and we're seeing a renewed interest in private arbitration as an alternative to litigation of both real estate and construction disputes.▲

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Economic forecast

Will housing security urgency extend beyond the pandemic?

We're nearly two years into a pandemic that has disrupted the lives of virtually everyone and altered consumer behavior, including housing preferences. Some changes may fade as the pandemic recedes and people resume their normal lives, but some may be more permanent. What can recent information tell us about the changes in behaviors, and the impacts on housing?

One behavior change that may persist is increased telework. A shift to working from home already was underway, but the pandemic accelerated the trend. Pew Research reported the share of employed Americans working from home was 20% before the pandemic, but jumped to 71% by December 2020. With the vaccine rollouts and with more businesses reopening in the past year, the share of remote workers has declined, but it remains high. A September 2021 Gallup poll found 67% of U.S. white-collar employees were teleworking at least part of the time. In addition, the poll found 91% of those working remotely said they wanted to continue doing so, at least part of the time, after the pandemic. The appeal of telework includes the time saved by not commuting, but it also expands the range of areas where people can live and work. Telework also may directly impact housing needs - for instance, a greater need for home office space - and



James Conner U.S. Department of Housing and Urban Development Regions VIII and VII

may lead to more intensive use of other living spaces, since people are at home more of the time. The pandemic probably amplified that shift by increasing households' reliance on

their kitchens, outdoor living and home entertainment spaces at a time when public venues were closed. While some impacts from the pandemic may be temporary, a permanent increase in teleworking likely will have lasting effects on housing preferences.

It appears some impacts on housing from the pandemic were more transitory. News reports in 2020 highlighted an exodus of people from large coastal cities, or from central cities to outlying areas. Partly, that may have been driven by concerns about contagion at a time when hospitals in major cities were becoming overwhelmed by COVID-19 cases. Also, the closure of public venues may have had an impact - there's less incentive to live near urban amenities when you can't use them. Of more than 550 apartment markets nationwide covered by Real Page Inc., vacancies in mid-2020 were up from a year earlier in 60% of the markets, including the three largThe nationwide eviction moratorium in place through mid-2021 may have affected leasing activity, whereas in the last two quarters of 2021, rental absorptionwas unusually strong in many markets, including Denver.

est – New York, Los Angeles and Chicago. Vacancies also increased in Denver, as reported by Apartment Insights, with significant softening in downtown and surrounding submarkets. But by the fourth quarter of 2021, more than 400 of the Real Page Inc. markets nationwide had declines in vacancies, including the largest metro areas. Vacancies also declined in Denver, particularly in downtown and surrounding submarkets. So despite the pandemic and recession, it appears household growth is continuing, and recent data suggests that big urban areas, and central cities, are still attracting people. Many markets around the country remain weak, however, so indicators for the rental market are currently mixed. An additional caveat: Apartment survey data remains volatile, perhaps reflecting distortions caused by the pandemic. For instance, the nationwide eviction moratorium in place through mid-2021 may have

affected leasing activity, whereas in the last two quarters of 2021, rental absorption was unusually strong in many markets, including Denver.

In the home sales market, the impact of the pandemic was clearer. Since mid-2020, sales demand has increased sharply throughout the country, reflected in double-digit home price gains. According to the S&P CoreLogic Case-Shiller Home Price Index, before the pandemic, in October 2019, home prices nationwide were up 3% from a year earlier, but in October 2021, prices were up 19%. The increase in the Denver area was almost identical, with prices up 3% in October 2019, but prices increasing more than 20% in October 2021. The stronger demand also caused markets to tighten drastically: in the Denver metro area, the Colorado Association of Realtors reported the for-sale inventory fell from a 2.3-month supply of homes in November 2019 (when the market was already tight) to a 0.5-month supply in November 2021. Similarly, the National Association of Realtors reported during 2019 the U.S. had a 3.9-month average supply of homes for sale, but by November 2021 the available inventory had declined to a 2.1-month supply.

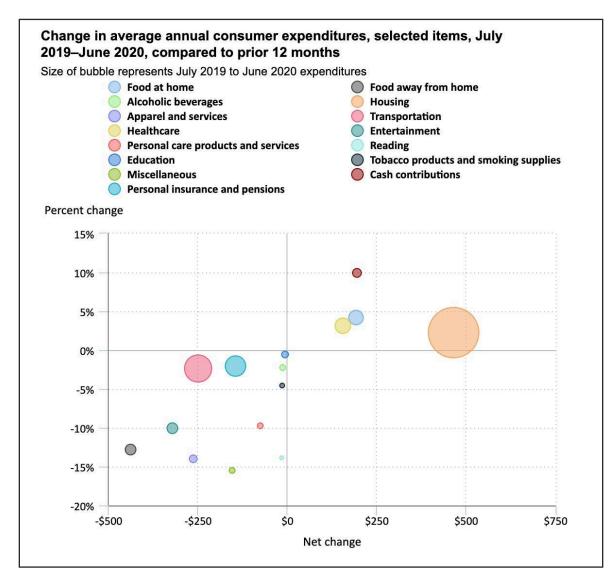
Although existing home demand clearly increased, the supply of new sales housing fluctuated during the pandemic and now appears to have settled back into its long-run trend. The Census Bureau reported new singlefamily home sales nationwide in March and April 2020 were down 16% from a year earlier, possibly reflecting buyer uncertainty and supply disruptions early in the pandemic. But the market rebounded, and by June 2020 new home sales were up 55% from a year earlier. That surge was short lived, however. In the 12 months ending November 2021, about 772,000 new single-family homes sold nationwide, down from 807,000 homes a year earlier. Nevertheless, production of new homes over the past two years appears to have been roughly

consistent with the trend during the seven years preceding the pandemic, when new home sales were increasing about 10% a year.

Why was so much of the pandemic's impact seen in the sales market? First, telework rises with income (many white-collar jobs can be done remotely), and homeownership also increases with income, so a disproportionate share of those who switched to telework were homeowners. Any adjustments they made to their housing consumption would likely show up in the sales market. And despite job losses during the pandemic, mortgage forbearance kept the homeownership rate from declining. It also appears the pandemic led many renters at least those with jobs and the incomes to afford it - to seek homeownership, adding to the sales demand. The homeownership rate was rising before the pandemic as many millennials were reaching prime homebuying age. With the pandemic impacting nearly every sphere of our lives, it's not hard to imagine COVID-19 creating a greater perceived need for housing security which expressed itself as a strong shift in demand toward homeownership.

Based on household spending data from the Bureau of Economic Analysis, the share of income devoted to housing and utilities rose sharply in 2020, but that was partly because spending fell for other items, like clothing, transportation, restaurants and accommodations. By September 2021, however, both shares of spending were reverting back to their pre-pandemic levels. As often happens with economic trends, the preexisting patterns of consumer behavior may reassert themselves. Also, the home price increases since 2020 clearly did not improve the affordability of homeownership, and with inventories remaining tight, it seems likely many first-time homebuyers will continue to be priced out of the market. Although the apparent desire for housing security is one of the more striking outcomes of the COVID-19 pandemic, it's not clear yet whether that will continue once the urgency surrounding the pandemic ends.

* Conner is in HUD's Economic & Market Analysis Division working on policy development and research. ▲



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Finance

JLL arranges \$54.3M loan for Cherry Creek office building

by Jenna Walters

DENVER – JLL Capital Markets arranged a \$54.3 million loan for a Class AA-plus office building in Denver's Cherry Creek neighborhood.

A JLL Capital Markets team led by Eric Tupler and Leon McBroom worked on behalf of the borrower, MetLife Investment Management, to secure the five-year, floating-rate loan through a national bank. The financing is for Civica Cherry Creek, the 116,187-square-foot

office building at 250 Fillmore St., which MetLife acquired in September for \$108 million.

Built in 2018, Civica Cherry Creek features best-in-class amenities, including a private wine cellar, secure bike storage, rooftop terrace, building concierge, underground executive parking, and a great room with a fireside lounge. Additionally, the LEED Silver certified building offers touchless fixtures and efficient HVAC systems.



JLL placed financing for Civica Cherry Creek on behalf of MetLife Investment Management.

Basalt multifamily project secures \$54.5M construction loan

by Jenna Walters

BASALT – JLL Capital Markets secured a \$54.5 million construction loan for a multifamily project in Basalt.

The JLL Capital Markets Debt Placement team, led by Eric Tupler, Leon McBroom and Brian Carlton, worked on behalf of borrowers Lang Partners and Realty Capital Residential to place the four-year, floating-rate loan with a one-year extension. A regional bank provided the financing, which will be used to build Tree Farm Lofts, the 196-unit apartment community planned for 5 Tree Farm Drive, along Highway 82 between Glenwood Springs and Aspen.

"The location of the development is unmatched, and entitlements for a housing project of this size are extremely rare," said Alexander Brown, president of Realty Capital Residential. "Tree Farm Lofts will be a landmark development within the Roaring Fork Valley for years to come."

Upon its completion in July 2024, Tree Farm Lofts will encompass six buildings offering various unit sizes. Community amenities will include a clubhouse, leasing office, 1,900 square feet of coworking space, a fully equipped fitness center, resort-style pool and spa, multiple amenity decks with fire pits; bike, kayak and ski storage; and ground-floor retail. ▲



A rendering shows what Tree Farm Lofts will look like upon completion.



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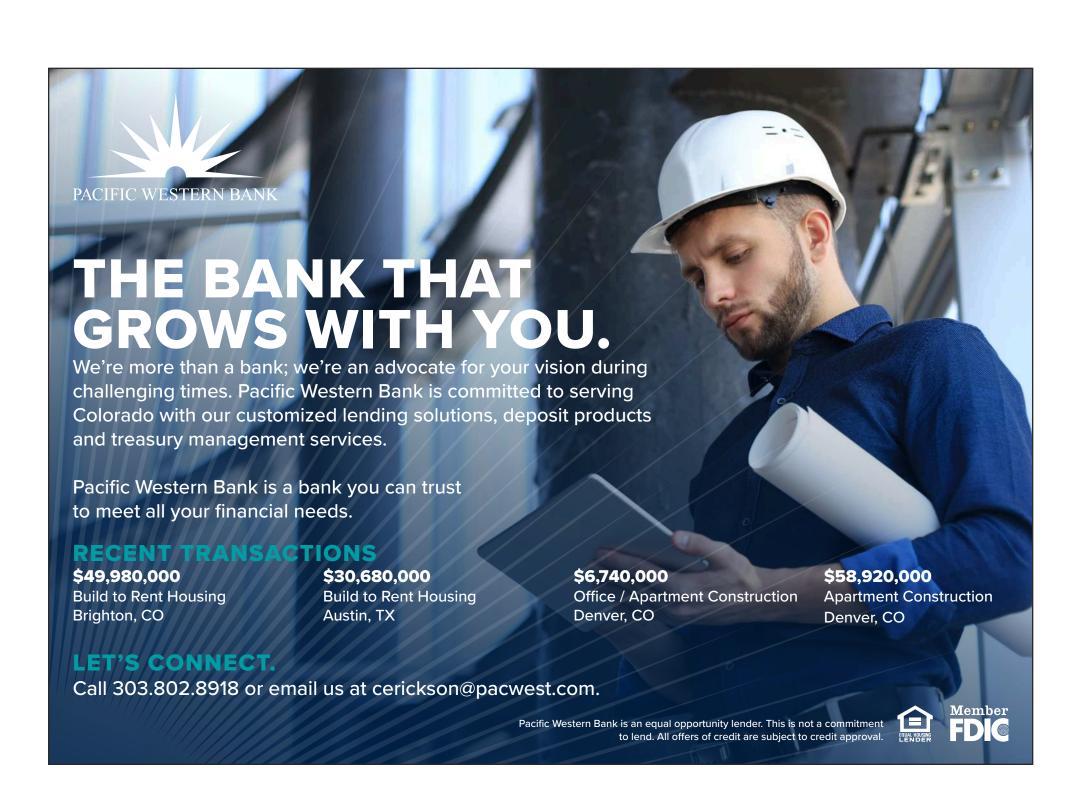
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FEATURES

- Size: +/- 2,892 sq. ft. (finished) on four levels
- Five private offices two with balconies
- Large conference room with breakfast bar
- Year Built: 1981
- County: Arapahoe
- Association Dues: \$600/month
- Real Estate Taxes: \$10,504 (2019)
- Parking is not assigned

New carpet, new paint, new windows, new window coverings, energy efficient lighting, new phone system with front door buzzer -- VOIP with physical PBX, new security system, front door camera. Ready to move in!

SALE PRICE \$595,000

FEATURES

- Size: +/- 3,415 sq. ft. (finished) on six levels
- Main floor executive office
- Large conference room
- Year Built: 1981
- County: Arapahoe
- Association Dues: \$600/month
- Real Estate Taxes: \$10,044 (2019)
- Parking is not assigned

Greenwood Executive Park 6420 S. Quebec street, bldg 4



Property has new windows and is in move-in condition. There are private offices and plenty of open space on several levels. There is a spacious conference room on the lower level.



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\$1,200,000 11,989/GSF **Industrial & Land Property** 4705-4745 N. Kingston St. **Denver CO**





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Centennial CO

\$1,100,000 3.318/GSF **Industrial & Land Property** 9999 Wadsworth Blvd. **Lakewood CO**



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Property Management

Colorado C-PACE passes its centennial project milestone

n Nov. 29, The Hotel St. Cloud, located in Cañon City, became the 100th energy-efficiency project financed via the Colorado Commercial Property Assessed Clean Energy program. The hotel's \$3.2 million retrofit includes new high-efficiency HVAC equipment, windows, doors, plumbing fixtures and an LED lighting retrofit. This milestone has offered an opportunity to reflect on the program's challenges, innovations and successes since its launch in 2016.

■ Background. C-PACE financing offers commercial building owners a unique way of financing energy efficiency, renewable energy and water conservation projects. Unlike other forms of commercial real estate finance, C-PACE financing provides up to 100% of the hard and soft costs associated with the installation of equipment that saves energy and reduces an owner's utility bills. Moreover, the finance term (up to 25 years) lowers the annual principal and interest repayment amount - a feature that can make project cash flows very appealing. In addition, since the repayment is facilitated through a voluntary assessment on the property, an owner can pass the payment obligation on to future owners. These unique features make C-PACE financing a compelling option for many owners who are reluctant to invest in projects with long-term paybacks.

Prior to the launch of Colorado's program, C-PACE financing in other states had primarily focused on large buildings (e.g., larger than 50,000 square feet), which typically required investments of \$1 million or more. Most of these large buildings are located in densely populated cities.

Colorado C-PACE sought to broaden the appeal of C-PACE to owners of small and medium-sized buildings and to more rural areas of the state – an approach that is not only good public policy but also accounts for approximately 88% of Colorado's commercial building stock.

While this approach represents good public policy, the program needed to consider and address the following challenges that were of concern to C-PACE-specialty capital providers:

- Reluctance to finance "smaller-dollar" projects;
- Lack of experience and presence in rural areas;
- Lack of experience underwriting smaller and nontraditional asset classes (e.g., agricultural properties); and
- Lack of tools to efficiently evaluate smaller or more remote buildings.

Other industry challenges that had limited C-PACE



Tracy Phillips
Director, Colorado
C-PACE Program

financing nationwide included:

• Financing terms, e.g., interest rates, were not competitive with traditional loans;

• C-PACE was not available for

new construction projects; and
Supporting owners and developers impacted by higher vacancy rates and increasing construction and operating

costs brought on by the pan-

To address these challenges, Colorado C-PACE developed an innovative program design and management structure that

has supported its continued growth and success.

■ Open-source funding model. Colorado C-PACE is one of the earliest programs in the nation to offer "opensource funding" to building owners, meaning that owners are free to choose any qualified capital provider to finance their project. Since its launch, the program has engaged lenders of all types, including community banks, credit unions and C-PACE-specialty capital providers. To date the program has 44 registered C-PACE capital providers, an achievement which is unprecedented in the U.S. C-PACE market.

Key to this success has been the program's engagement with existing mortgage holders. As it is a priority lien on the property, the C-PACE assessment financing cannot close without "consent" from the existing mortgage holder. Nationwide this requirement has hampered the adoption of C-PACE retrofit financing, especially in the SMB sector. Colorado C-PACE viewed this challenge as an opportunity to educate the existing mortgage holder community about the program's compelling benefits (improved cash flow and an increased asset value) that flow to both the owner and the mortgage holder. As a result, 19 community banks statewide have registered with Colorado

This diverse group of participating lenders has enabled the program to provide financing to all types of projects, small and large, throughout the state. Moreover, the success of the program was instrumental in the formation of the Colorado Clean Energy Fund, a non-profit that is focused on funding underserved clean energy project sectors, including small projects in rural areas that can be challenging to underwrite.

■ New construction financing. Colorado C-PACE was the nation's first C-PACE pro-

gram to offer new construction financing to support sustainable and energy-efficient new construction design. Projects that exceed the 2015 International Energy Conservation Code by at least 5% are eligible for C-PACE financing in an amount up to 20% of the building's total eligible construction cost. C-PACE new construction financing has proven to be a compelling addition to the new construction capital stack, often at significantly lower cost than mezzanine financing, thereby helping to avoid the common occurrence of "value-engineering" energy efficiency and renewable energy features out of a project's design.

This new use of C-PACE financing has quickly gained momentum. Projects have ranged in size from the \$1 million Mayfly Outdoors Headquarters and Manufacturing facility in Montrose to the much larger \$29 million Academy on Mapleton senior living facility in Boulder. Better yet C-PACE financing has enabled many of these projects to incorporate innovative design features such as heat recovery, advanced controls, high-efficiency equipment, envelope features and all electric variable refrigerant flow systems – even high-efficiency elevators.

To date, 25% of the projects and 61% of the C-PACE dollars invested statewide have been for new construction.

■ Small and medium-sized buildings and rural markets. The Colorado C-PACE program has endeavored to serve markets in both the SMB sector and rural markets. Today smaller projects (less than \$500,000) represent 44% of the projects financed by the program, a number that continues to grow as the program increases its outreach efforts to rural communities.

Key to the success of this effort has been the recent introduction of a state-of-the-art software, data and analytic solution that meets the demand from SMB owners for a timeand cost-effective "first look" at a potential project's financial impact. Sustainable Real Estate Solutions' Energy Performance Improvement Calculator is an inexpensive tool that, with minimal data, quickly estimates potential energy savings, greenhouse gas emissions reduction, equipment installed cost and financial impacts.

EPIC also provides the user with the data needed to compare the cash flow impact of multiple financing options – including C-PACE that, for SMB owners, often is the most attractive option. Better yet, contractors that include the EPIC-generated business case in their proposal and audit processes are providing building owners

with a streamlined, timely and cost-effective analysis of potential energy improvements that strongly supports the case for using C-PACE financing.

EPIC achieves this goal by accelerating project quality assurance reviews and providing all project stakeholders (owners, contractors, mortgage holders and capital providers) a standardized, easy-to-read analysis of cash flow over the life of the project – a metric that is the key to understanding the financial benefits of C-PACE financing.

On the front lines, the EPIC tool is quickly gaining traction as the solution that empowers owners with the information they need to make confident investment decisions. Moreover, the EPIC tool's ability to allow users to evaluate projects remotely (as compared to a timely and costly on-site audit) is a significant benefit to smaller and more rural markets – a critical sector if the state is to achieve its ambitious GHG emissions reduction goals.

Beneficial electrification. Beneficial electrification (or strategic electrification) involves the replacement of systems that use fossil fuels (e.g., natural gas, propane, heating oil) with systems using electricity only. Beneficial electrification provides a path to buildings and systems that draw energy from renewable energy sources, thereby eliminating or minimizing fossil fuel use which, in turn, significantly lowers overall carbon emissions.

While beneficial electrification provides a new approach to the energy sector that looks at energy consumption across the economy, these projects may not provide a reduction in energy consumption or utility cost savings when viewed at an individual improvement level due to the relative costs of electricity consumption charges, demand charges and fossil fuel costs.

To support beneficial electrification, the Colorado C-PACE program introduced a technical approach that allows a project to consider the overall project (all improvements collectively) energy and cost savings to demonstrate a reduction in energy consumption or energy cost savings to determine eligibility of electrification measures – vastly improving beneficial electrification's accessibility.

While innovative all-electric design strategies can be applied to both existing building retrofits and new construction projects, these design choices typically appear to be more costly than traditional equipment. Therefore, one of the main challenges to decarbonization and electrification is the need to present a building owner or

property manager with a credible "business case" for what may appear to be the more costly solution.

To help bring electrification to scale the Colorado C-PACE program's use of tools like EPIC help provide property managers and building owners with financial information about a project early in the decision-making process to compare the benefits of an investment in high-efficiency equipment such as an all-electric VRF system vs. less efficient traditional systems, e.g., natural gas-fired space heating equipment.

■ Retroactive financing. To better serve building owners and developers and help alleviate some of the significant challenges posed by the pandemic, the Colorado C-PACE program introduced retroactive project financing. Retroactive financing enables the owner of a new construction project or gut rehabilitation project that was completed within the prior 24 months to retroactively add C-PACE financing to the building's capital stack. This has proven to be attractive to building owners facing challenges with pandemic-driven construction delays and cost overruns and lower tenant occupancy rates.

■ Measuring success. Colorado has progressive policies that incorporate some of the country's most ambitious energy-efficiency and sustainability goals. Since 2016, the C-PACE program has endeavored to support these goals by tackling the historical challenges to energy efficiency and renewable energy project origination and financing. As a result of these ongoing, innovative approaches to program design and implementation, Colorado C-PACE has financed over 100 projects valued at approximately \$159 million in financing, making the Colorado market among the most successful in the U.S. in terms of dollars financed. Moreover, Colorado C-PACE projects are projected to save over 126 million kBtu per year, reduce GHG emissions by 457,895 tons and create approximately 1,700 job-years.

With financing tools like Colorado C-PACE, which addresses many of the historical barriers to upfront project costs; the newly launched Colorado Clean Energy Fund, which addresses the SMB, rural and hard-to-underwrite market sectors; and the EPIC implementation tool, which provides a quick, easy-to-use and robust resource for project origination, Colorado is poised to effectively meet the high standards of energy efficiency and GHG emissions reduction necessary to transition into a sustainable future.

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7:25 - 7:45 a.m.

Welcome and Opening Remarks

Emcee: Steve Sessions, JD, RPA - Chief **Executive Officer, Sessions Group LLC**

7:45 - 8:15 a.m.

Broker Panel: Sales & Leasing Market Outlook (Office, Industrial, Retail)

Office: Andrew McCabe - Director, Cushman & Wakefield

Industrial: Doug Viseur, SIOR - Senior Vice President, CBRE

Retail: Tami Lord - Senior Vice President, SRS Real Estate Partners

Moderator: Steve Sessions, JD, RPA -Chief Executive Officer, Sessions Group LLC

8:15 - 9:00 a.m.

Managing Buildings in the Future

Amanda Timmons, LEED AP O+M, Fitwel Ambassador - President, Ampajen Solutions, LLC

Craig Johnson, MBA, SMA - Director, Engineering Operations, CBRE

Aaron Johnson, LEED Green Associate -Property Manager, LBA Realty

Scott Papay - Sales Manager, Building Automation, LONG Building Technologies

Moderator: Joseph P. Havey, CEM, LEED AP, RPA, FMA, SMA - Chief Executive Officer, E Cube Inc.

9:00 - 9:45 a.m.

Networking Break - Food & Beverage in Expo Hall

9:45 - 10:15 a.m.

Legal Hot Topics

Amanda Halstead - Manager, Real Estate Practice Group, Mills Schmitz Halstead & Zaloudek

William R. Meyer - Shareholder, Polsinelli Moderator: Steve Sessions, JD, RPA -Chief Executive Officer, Sessions Group LLC

10:15 - 10:45 a.m.

Policy Update

Moderator: Stephen Shepard, CAE -Executive Vice President, Denver Metro **BOMA**

10:45 - 11:45 a.m.

Property Management Panel: Thought Leadership

Judy Duran, RPA - Senior Director, Property Management, CBRE

Judith A. Purviance-Anderson RPA BOMA

Fellow - Associate Director, Asset Services, Cushman & Wakefield

Matthew Pavlakovich, LEED AP OM -

Property Manager, Unico Properties LLC

Jennifer Heede - Associate Vice President, Property Management, Newmark

Eric Weisenstein - Director of Property Management, Hines

Moderator: David W. Hewett - Executive Managing Director, Olive Real Estate Group

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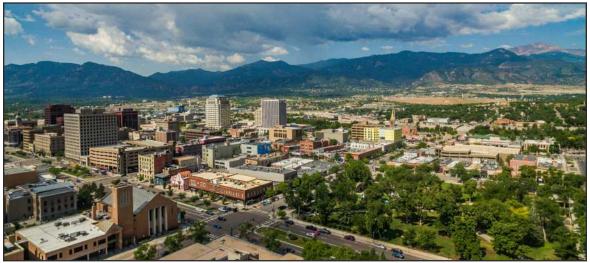
Property Management News

New ruling allows C-PACE financed projects in El Paso County

The Commercial Property Assessed Clean Energy loan program is now available for commercial real estate energy-efficiency projects in El Paso County after a resolution was passed by El Paso County Board of County Commissioners. The Colorado Springs Chamber of Commerce & Economic Development Corporation led the advocacy to implement C-PACE loans in El Paso County, a financial incentive for commercial and industrial building owners. The effort took more than two years of collaboration with the county to identify obstacles and solutions.

"Adapting to changing regulatory environments and unfunded mandates have been a challenge for businesses in El Paso County," said Stan VanderWerf, El Paso County Board Chair. "I am thrilled to support the C-PACE program as another tool of choice that businesses can use to improve building efficiency, including water and energy."

C-PACE loans help commercial and industrial building



Commercial and industrial properties in Colorado Springs and the rest of El Paso County can now use Colorado Commercial Property Assessed Clean Energy financing for energy-efficiency projects.

energy-efficiency, renewable

owners finance up to 100% of energy and water conservation improvements that make

"The Colorado C-PACE program has had frequent inquiries from El Paso County building owners and developers over the years that have expressed interest in using C-PACE to fund their existing building retrofits and new construction projects."

- Tracy Phillips, Colorado C-PACE

their properties more efficient, more comfortable and more valuable. The commercial building umbrella includes nonprofits and affordable housing projects. Financing is provided by private capital providers at competitive rates and can be repaid over up to 25 years.

With El Paso County's participation, the Colorado C-PACE program now includes 39 counties covering approximately 96% of the state's building stock, according to Tracy Phillips, director of Colorado C-PACE.

"The Colorado C-PACE program has had frequent inquiries from El Paso County building owners and developers over the years that have expressed interest in using C-PACE to fund their existing building retrofits and new construction projects," said Phillips. "We are delighted that the county has adopted C-PACE as it will enable these eager stakeholders to fund their energy-efficiency projects.

"Making C-PACE available to property owners in El Paso County helps us maintain our reputation as a business-friendly community and enhances our economic competitiveness," said Cecilia Harry, CEcD, chief economic development officer, Colorado Springs Chamber &



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Construction, Design & Engineering

Kephart-designed Avian sets stage for downtown Colorado Springs living

Avian is a new 169-unit multifamily building in downtown Colorado Springs. With more than 133,000 square feet of living and amenity space, the project is a mix of studio, one- and two-bedroom units.

Denver-based architect Kephart and Jackson Dearborn Partners designed the project. Sub 4 is the general contractor.

The design of the project takes inspiration from two major influences – the Rocky Mountains and Colorado Springs' rich aviation history. An abundance of reflective glass is designed to maximize the panoramic views, while the slope of the roof mimics the surrounding mountain forms. The community name, Avian, is a nod to the aviation



An abundance of reflective glass is designed to maximize the panoramic views, while the slope of the roof mimics the surrounding mountain forms.

influence on the city.

Avian creates housing for young professionals and singles living downtown, which is underserved when it comes to

new housing, according to the architect.

The building is highly amenitized, including a large pool and pool deck, and an attached club

room with an indoor kitchen, lounge area and a fitness center.

Units are spacious and include private outdoor areas, with enough room to work from home if needed. This allows the building to be a "one-stop shop" for renters – a space where they can live, work and play. Restaurants, boutique shops and the new U.S. Olympic Museum are within walking distance.

"Avian has been an exciting project to work on," said Cici Strabbing, Kephart's project manager for Avian. "The design breaks away from typical multifamily buildings and gives more of a hospitality feel. It's going to be a great addition to downtown Colorado Springs, allowing residents to enjoy the urban landscape along with the great outdoors that Colorado Springs has to offer."

Avian is set to wrap up construction in 2023. ▲

Stantec completes Phase I, kicks off Phase II of facilities master plan for Dept. of Human Services

Global integrated design firm Stantec announced the completion of the first phase of a comprehensive facilities master plan for the Colorado Department of Human Services. The process is part of a larger facilities master planning effort to help DHS maximize close to 4 million square feet of real estate assets across 20-plus properties statewide to better support its mission of serving Coloradans with bold and innovative health and human services.

"As our state continues to grow, it is vital that we have a solid plan in place for how we will utilize our facilities to continue to provide highquality human services that improve the safety, independence, and well-being of Coloradans," said Gargi Duttgupta, manager of Planning and Design, Colorado Department of Human Services. "Through our partnership with Stantec, we are evaluating all DHS properties as well as consolidating all of our outstanding planning efforts into a single master plan that will help us more effectively chart a path for the next decade."

Phase I, which began in March 2020, was inclusive of 84 DHS administrative/non-24/7 properties across multiple sites in the northern central district of Colorado. Through this process, Stantec identified opportunities for a total reduction in space of more than 83,226 net sf over a 10-year time frame due to evolving workplace preferences and standards.

"Many DHS facilities are 50 years old or older, so part of our goal was to determine their existing condition to understand how those facilities are currently supporting



Stantec is examining the needs of the Colorado Department of Human Services.

- or not supporting - the program at each location. This, along with extensive data gathered from interviews, surveys and past planning studies aided us in identifying strategies for the department to optimize operations and service delivery for the future," said Stephanie Wood, facilities planner in Stantec's Denver office. "Drawing on the expertise of our multidisciplinary team, we were able to work with DHS and provide customized tools and expertise to pinpoint a preferred direction based on its projected needs. We were also able to provide the information needed to begin the process of securing funding for next steps that were essential to support services for the next generation."

Phase II encompasses evaluation and planning for the remaining 90-plus DHS facilitates providing 24/7 direct care and support functions for behavioral health services, youth, and aging adult services in residential, outpatient support and outreach settings.

Through this process, Stantec will examine the department's qualitative and quantitative needs and goals, while bringing in experts in health and behavioral services to work with the DHS team to align facilities for best practices in health and human services.

"The way our facilities are set up has a big impact on everything from creating a welcoming environment for members of the community to maximizing patient dignity and reducing the rates of institutionalization," Duttgupta said. "This master planning effort is an important step in our goal of empowering Coloradans to thrive and to live a stable life now and in the future."

Stantec's Denver office has a longstanding relationship with DHS. Past projects include the two Facilities Program Plans for its Mental Health Institutions at the Fort Logan and Pueblo campuses, the Hawkins High Security Forensic Institute, and various DHS facilities across the Denver metro area.



The 800-square-foot home features a kitchen/dining space, bedroom, bathroom and flexible loft space.

Tres Birds designs accessory dwelling unit in Boulder

Tres Birds recently designed and built an accessory dwelling unit in Boulder. The new 800-square-foot home features a kitchen/dining space, bedroom, bathroom and flexible loft space, which could be additional living space, an office or a second bedroom.

The home has been desig-

nated an "affordable accessory unit" rental property by the city of Boulder Affordable Housing Program.

Efficiently designed, the small home reuses and repurposes a number of materials. It's made primarily of reclaimed bowling alley

Please see **Tres Birds**, Page 36

Trio wins NAHB awards

Denver design firm Trio received five Silver Awards for The Nationals 2022. This program, presented by the National Association of Home Builders, is the largest awards ceremony recognizing the best new-home sales and marketing in North America.

Trio received awards in the following categories:

• Best sales/leasing center: Curate at Orchard Town Center – Kairoi Residential

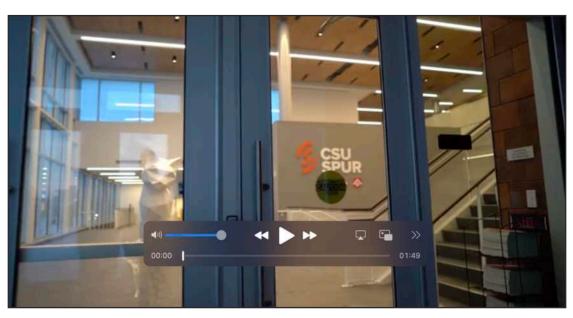
• Best model priced \$500,000 to \$600,000: Crescendo at Stepping Stone – Shea Homes

• Best model priced \$600,000 to \$700,000: Evora at Montrose Collection – Toll Brothers

• Best virtual sales process/ experience: VirtualByTRIO

• Building Industry Community Spirit Award: TRIO Do Good Initiative ▲

Construction, Design & Engineering



CSU Spur campus opens to public with debut of Vida building; Terra, Hydro up next

Vida, a building focused on animal and human health, opened to the public as part of the Colorado State University System's new K-12 learning campus on the grounds of the new National Western Center.

The new building is made for community visitors, including school field trips, to get a glimpse inside research and science careers. Some of the attractions within the free, public building include:

- 1. The kitten: Spur's resident 9-foot kitten will greet visitors; approach from the front to hear a purr, and approach from behind to hear a hiss.
- 2. Dumb Friends League Veterinary Hospital: A donorsubsidized veterinary hospital offers veterinary services, and allows visitors to watch dogs and cats in surgery
- 3. Mock exam clinic: Students become veterinarians as they check out X-rays and bandage up stuffed animals.
- 4. Temple Grandin Equine



Equine athletes walk on underwater treadmills, and receive treatments such as acupuncture or vibration therapy.

Center: This is the second location of the Temple Grandin Equine Center, offering 7,500 equine-assisted services appointments annually

5. Horse artwork: Outside the arena, a reclaimed wood mural of a horse is the profile of an EKG from the side

6. Exhibits: Educational exhibits throughout Vida connect visitors to facts, careers and extra information.

7. Bonus: Seven horses live on site at CSU Spur.

CSU Spur is made up of three state-funded buildings for the public, with the Terra building (focused on food and agriculture) opening in April and Hydro building (focused on water) opening in November.



At seven stories, the Broadleaf will be the tallest residential building in the submarket.

The Broadleaf mixed-use residential development comes to Fitzsimons Village

Uplands Real Estate Partners, The Max Collaborative and will develop The Broad-

The development team of leaf, a mixed-use residential development located within Fitzsimons Village, across Wynne Yasmer Real Estate from the Anschutz Medical Campus. The development

will include 370 residential apartments and more than 9,000 square feet of ground-

Please see Broadleaf, Page 36

Western States College of **Construction accredited**

Following a rigorous process, the American Council for Construction Education granted accreditation to the Western States College of Construction.

Officially launched late last year, WSCC is the first professional institution of its kind in the nation to be accredited by ACCE. WSCC provides students with the skills and certification to work in the skilled trades. Students graduate debt free and master skills on the job while earning a salary.

"It is my pleasure to announce the official accreditation of the Western States College of Construction," said Steve Nellis, president of ACCE. "This is as much a milestone for our organization as it is for WSCC. We have worked closely with WSCC President, Dr. Mostafa Khattab and the entire faculty to prove the highest level of academic quality and set the bar for other institutions."

According to Nellis, WSCC's apprenticeship programs are administered in accordance with The Fitzgerald Act of 1937, also known as the National Apprenticeship Act. The regulations under the act governing apprenticeship programs, the Equal Employment Opportunity guidance and selection procedures, are documented in the U.S. Code of Federal Regulations at Title 29, CFR Parts 29 & 30. WSCC Apprenticeship Programs are Joint Apprentice-

ship Training Programs jointly administered by construction employers and construction labor unions.

WSCC has received accreditation for apprenticeships in skilled trades. With 10 campuses across Colorado and Wyoming, WSCC provides the first step for individuals seeking a fulfilling and life-long career. Offerings include on the job training and certification in electrical, HVAC and refrigeration, pipefitting, plumbing and sheet metal.

"WSCC provides students with life-long learning opportunities," said Dr. Khattab. "Our students can choose a path that cultivates their talents, inspires their passions and ultimately builds their communities."

WSCC was formed through a unique collaboration of the Rocky Mountain Mechanical Contractors Association; the United Association of Plumbers, Fitters, Welders, and Service Technicians; Rocky Mountain Chapter of the National Electrical Contractors Association; the International Brotherhood of Electrical Workers; the Sheet Metal and Air Conditioning Contractors National Association - Colorado Chapter; and the International Association of Sheet Metal, Air, Rail & Transportation Workers and their construction and service contracting companies.

LOA Architecture receives recognition for Sandoval campus

At the end of 2021, LOA Architecture was recognized in association with Adolfson & Peterson Construction with two awards for the Denver Public School's Paul Sandoval Campus, including an Associated Builders and Contractors 2021 Excellence in Construction for general contractors in the \$25 million-\$100 million institutional category.

Despite the challenges surrounding the pandemic, the construction was completed in

just 12 months, which was five months ahead of schedule.

The projects were completed in summer 2020 in advance of the start of school in August. LOA Architecture was the master architect while Adolfson & Peterson Construction was the construction manager/general contractor. Eidos Architecture was associate architect for the auxiliary gym project.

While the new school buildings are on Denver Public

Please see LOA, Page 36



Associated Builders and Contractors recognized LOA Architecturedesigned projects for the Paul Sandoval Campus.

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Construction, Design & Engineering

Tres Birds -

Continued from Page 34

lanes and plywood.

The warm toned 50-yearold bowling alley wood is used as a structurally independent mezzanine floor system and laminated together to create the east side timber frame window system. Gleaming reject tile from a Boulder artisan is used throughout the bathroom and in the kitchen.

The skylight is made from a dichroic glass panel left over from a past Tres Birds project. As the angle of the sun changes throughout the day and season, so do the visual effects within the living space, creating a vibrant show of colored light throughout.

Window locations and roof overhangs were designed specifically to maximize natural light in the home while providing adequate shading for summer sun. In the winter, the continuous standingseam exterior is designed to be low maintenance and to quickly shed snow from its pitched roof.

The ADU scores well for energy efficiency. The envelope is tight and well insulated. Radiant floor heating and cooling keep the indoor climate comfortable. Lighting, security, heating, cooling and the operable skylight can all be controlled by the occupant's phone, integrating the systems and cutting down on energy waste. The home received a Home Energy Rating System score of 33, not far off from Europe's stringent Passive House requirement of HERS 20. For reference, a new standard home scores HERS 100 and an Energy Smart home scores HERS 85. ▲

Broadleaf —

Continued from Page 35

floor retail space lining the boulevard within the master planned village. Construction is underway, with completion anticipated in the spring of 2024. Davis Partnership Architects is the architect for the project and JE Dunn is the general contractor.

The Broadleaf marks the second project for the development team in the greater Denver market. The partnership recently broke ground on the iconic One River North project, a residential high rise in Denver's River North Art District, which has garnered national attention for its unique architecture. Uplands Real Estate Partners and The Max Collaborative were both founded by members of the Ratner family, the founding family of Forest City Realty Trust, which led the transformative redevelopment of Denver's old Stapleton International Airport. Wynne Yasmer Real Estate is a Denver-based developer whose principals, Brian Wynne and K.C. Yasmer, are both former Forest City executives.

"We're looking forward to bringing best-in-class residential housing and one-of-akind amenities to the professionals who work and study at the Anschutz Medical Campus," said Josh Hoffman, a principal with Uplands Real Estate Partners. "The medical campus is home to approximately 25,000 employees and more than 4,000 students, with a total of 55,000 people expected to be working or studying at the campus at full buildout. The Broadleaf will provide residents with a level of quality, design and amenities not yet offered in the Fitzsimons market."

The Broadleaf is located four blocks from the Colfax light-rail station, providing future residents with direct access to downtown Denver, Denver International Airport and the southeast business corridor. The development will feature a robust amenity package, including a half-acre outdoor courtyard with grills, picnic tables, lounge seating, lush landscaping, and outdoor lawns for yoga and exercise.

At seven stories, the Broadleaf will be the tallest residential building in the submarket. It is being constructed from light-gauge steel, providing superior acoustics and less sound transmission between residences. The meticulously designed residences will feature best-in-class finishes and offer one-, two- and three-bedroom units ranging in size from 500 sf to 1,600 sf. ▲

LOA

Continued from Page 35

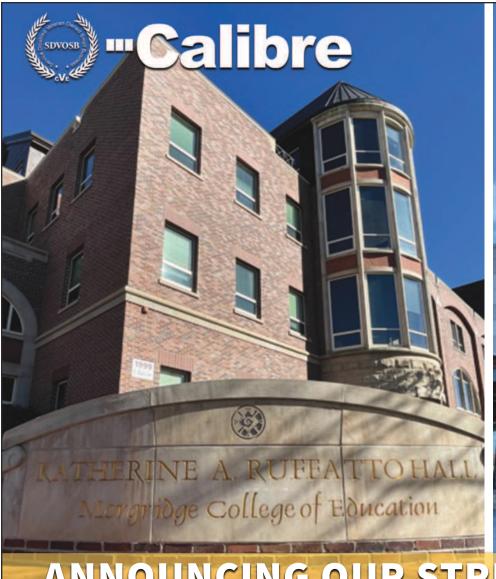
School's property, the courts and soccer field are on Denver Parks and Recreation's property.

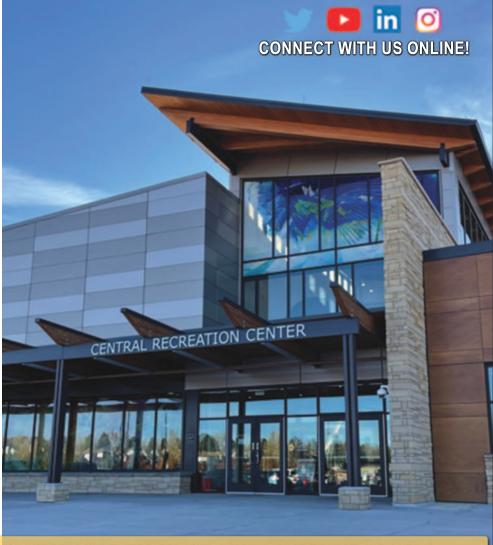
The completed projects that were started May 2019 include a two-story, 46-classroom building (aka Building 5); music/drama addition;

two new auxiliary gyms and supporting restrooms, concessions, and locker rooms as well as four new tennis courts, two pickleball courts and a

new soccer field.

The shared campus now has a total of two classroom buildings, one three-story building for DSST, a commons building with a music and drama addition, one gymnasium building with International Baccalaureate library, competition gym and auxiliary gym.

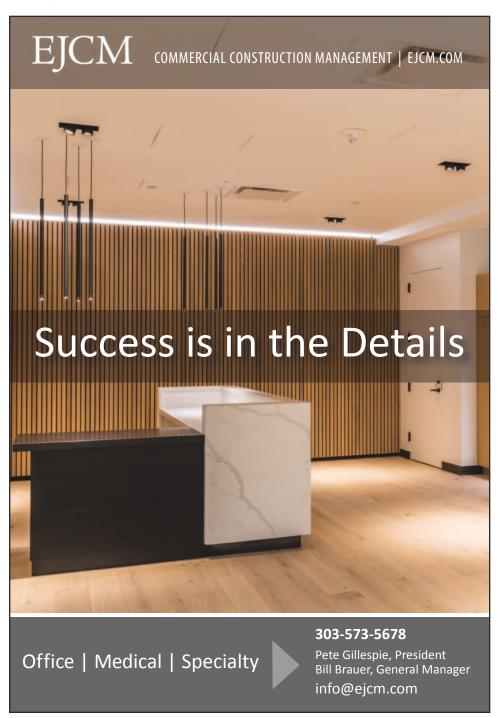




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Projects pictured are from the resume of Ed Sabia while employed elsewhere



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PROGRAMS EVENT

Healtcare Outlook

March 9th 1:15 p.m. - 2:15 p.m. More Details Coming Soon!

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CONTRACTORS											
Alliance Construction Solutions www.allianceconstruction.com	•	•	•	•	•	•	•	•	•		Robin Choate rlchoate@allianceconstruction.com
www.bootsconstruction.com	•	•	•	•			•	•			Jim Boots jboots@bootsconstruction.com
Brinkman Construction www.brinkmanconstruction.com	•	•	•	•	•	•	•	•	•		Peter Meyer pete.meyer@brinkmanconstruction.com
Brinkmann Constructors www.brinkmannconstructors.com	•	•	•	•	•	•	•	•	•		Tom Kooiman tkooiman@brinkmannconstructors.com
Bryan Construction Inc. www.bryanconstruction.com	•	•	•	•	•	•	•	•	•		Vince Shoemaker vshoemaker@bryanconstruction.com
BVB General Contractors www.bvgci.com	•	•	•	•	•		•	•	•		Josie Hendrickson josie@bvgci.com
Calcon Constructors, Inc. www.calconci.com	•	•		•	•	•	•	•	•	Education	Jim Bosshart jbosshart@calconci.com
Catamount Constructors, Inc. www.catamountinc.com	•	•	•	•	•	•	•	•	•		Jeffrey Cochran jcochran@catamountinc.com
Centerre Construction www.centerre.com		•	•	•		•	•	•			David J. Hritz dhritz@centerre.com
CFC Construction www.cfcc.com	•	•		•	•	•	•	•	•	Student Housing	Orville Hinerman orville.hinerman@cfcc.com
ColoCorp www.colocorpbuilders.com	•	•	•	•	•		•	•		Tenant Finish	Travis Hossfeld travis@colocorpbuilders.com
CSI Construction Company www.csigc.com	•	•	•	•	•	•	•	•	•	Self-Storage	Gabe Godwin ggodwin@csigc.com
Deneuve Construction Services www.deneuveconstruction.com	•	•	•	•	•	•	•	•	•	Affordable Housing	David Garabed dgarabed@deneuveconstruction.com
Dohn Construction www.dohnconstruction.com	•	•	•	•	•	•	•	•	•		Stephanie Dohn sdohn@dohnconstruction.com
Epic Construction Inc. www.epic-construction.com			•	•			•	•		Restaurants	Chris Strom cstrom@epic-construction.com
Facilities Contracting, Inc. www.facilitiescontracting.com	•	•	•	•	•		•	•	•		Michael McKesson mmckesson@facilitiescontracting.com
FCI Constructors Inc. www.fciol.com	•	•	•	•	•	•	•	•	•		Sarah Armstrong sarmstrong@fciol.com
Flintco wwwflintco.com	•	•	•	•	•	•	•			Advanced Industries, Aviation, Education, Sports and Recreation	J.W. Stamison jw.stamison@flintco.com
Fransen Pittman General Contractors www.fransenpittman.com				•			•		•	Tenant Finish	John Pittman jpittman@fransenpittman.com
GE Johnson Construction Company www.gejohnson.com	•	•	•	•	•	•	•		•	Tenant Finish	Elaine Kanelos kanelose@gejohnson.com
GH Phipps Construction Companies www.ghphipps.com	•	•	•	•	•	•	•	•	•		Rich Allison rich.allison@ghphipps.com
Golden Triangle Construction www.gtc1.net	•	•	•	•	•		•	•	•	K-12 Education, Higher Education, Churches,	Brian Laartz blaartz@gtc1.net
Haselden Construction, LLC www.haselden.com	•	•	•	•	•	•	•	•	•	Tenant Improvement K-12, Higher Education and Churches	Eric Blanke ericblanke@haselden.com
Hensel Phelps www.henselphelps.com	•	•	•	•	•	•	•			Government, Aviation, Aerospace	Lenee Koch Ikoch@henselphelps.com
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Holder Construction Company www.holderconstruction.com	•	•	•		•		•			Aviation, Data Centers, Higher Education	Tom Dobson tdobson@holder.com
Howell Construction www.howelldenver.com	•	•	•	•	•		•	•		K-12 and Higher Education, Churches, Aviation	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
K2 Residential Solutions www.k2residentialsolutions.com	•				•	•			•	Giurgies, Data Geillers	Greg Krause G.Krause@K2residentialsolutions.com
Kiewit Building Group Inc.	•	•	•	•	•	•	•			Higher Education, Federal, Government, Aerospace	Adam Lucero adam.lucero@kiewit.com
Layton Construction Company www.laytonconstruction.com	•	•	•	•	•		•	•		aovernment, Actuspace	Cris Bryant
Mark Young Construction	•	•	•	•	•		•	•	•		cbryant@laytonconstruction.com Dennis Wolfe
www.markyoungconstruction.com											dwolfe@markyoungconstruction.com

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CONTRACTORS											
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Maxwell Builders, Inc. www.maxwellbuilders.net			•	•			•	•			Dave Maxwell dmaxwell@maxwellbuilders.net
McCauley Constructors www.mccauleyconstructors.com	•	•	•	•	•	•	•	•	•	Aviation, Storage & Personal Warehouse, Recreation, Education, Government, Worship	Liz Newman Liz.newman@mccauleyconstructors.com
Mortenson www.mortenson.com/denver	•	•	•	•	•	•	•		•		Gene Hodge gene.hodge@mortenson.com
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
Pinkard Construction Company www.pinkardcc.com	•	•	•	•	•	•	•	•	•		Jim Mellor jim.mellor@pinkardcc.com
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Provident Construction www.providentconstruction.com	•	•		•	•		•	•			Rod Tabberer rtabberer@providentconstruction.com
Roche Constructors, Inc. www.rocheconstructors.com	•	•	•	•	•	•	•	•	•		A.J. Roche aroche@rocheconstructors.com
Sampson Construction www.sampson-construction.com	•	•	•	•	•	•	•	•	•	K-12 Education, Higher Education, Aviation, Athletic & Recreation, Government	Kevin Sladovnik Kevin.Sladovnik@sampson-construction.com
Saunders Construction, Inc. www.saundersinc.com	•	•	•	•	•	•	•	•	•		Justin Cooper J.Cooper@saundersinc.com
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Scheiner Commercial Group, Inc. www.scheinercg.com	•	•		•			•	•	•	Restaurants, Financial Institutions, Churches	Lisa Macneir lisa@scheinercg.com
Select Building Services www.sbg-commercial.com	•	•	•	•	•		•	•	•		Michael Renella mrenella@selectbuildinggroup.com
Shames Construction www.shames.com	•		•	•	•		•	•		Grocery, Entertainment, Warehouse, Storage, Restaurants, Financial Institutions	Sherry Bartholomew SBartholomew@shames.com
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Snyder Building Construction www.snyderbuilding.com	•	•	•	•	•		•	•		Interior TI, Ground Up, Restaurant	Mindy Davine mdavine@snyderbuilding.com
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Taylor Kohrs www.taylorkohrs.com	•	•	•	•	•	•	•	•	•		Brian Cohen brianc@taylorkohrs.com
Turner Construction www.turnerconstruction.com	•	•	•	•	•	•	•	•	•	Federal, SCIF	Scott Bustos sbustos@tcco.com
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W.E. O'Neil Construction Company of Colorado www.weoneil.com	•		•	•	•	•	•	•	•		Todd Guthrie tguthrie@weoneil.com
The Weitz Company www.weitz.com	•	•	•	•	•	•	•	•	•		Bruce Porter bruce.porter@weitz.com
White Construction Group www.whitecg.com	•	•	•	•	•	•	•	•	•	Higher Education	Dan Rondinelli drondinelli@whitecg.com

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TENANT FINISH (continued ne	xt page)									<u>'</u>			
Bradley Construction, LLC www.bradleyllc.us	•	•	•	•	•			•		•			Jeff Morris jeff@bradleyllc.us
Bryan Construction Inc. www.bryanconstruction.com	•	•	•	•	•			•		•			Vince Shoemaker vshoemaker@bryanconstruction.com
Coda Construction Group www.codacg.com	•	•	•	•	•			•	•	•	•		Jennifer Byrden jbyrden@codacg.com
Epic Construction Inc. www.epic-construction.com	•				•			•	•	•			Chris Strom cstrom@epic-construction.com
EJCM Construction Management www.ejcm.com	•	•	•		•	•		•	•	•			Bill Brauer bbrauer@ejcm.com
Facilities Contracting, Inc. www.facilitiescontracting.com	•	•			•	•		•		•	•		Michael McKesson mmckesson@facilitiescontracting.com
GE Johnson www.gejohnson.com	•	•	•	•	•	•		•					Michelle Robinette robinettem@gejohnson.com

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

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

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

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	Civil/ Site Design	Construction Material Testing	Electrical	Environmental	Geologic	Geotechnical	Mechanical	Structural	Surveying/ GPS		Studies and sportation	Water Resources	Other	Contact
ENGINEERS		9												
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Gensier www.gensier.com	•	•	•	•	•	•	•	•	•	•		Repositioning/ Landlord Services	Megan Espinosa megan_espinosa@gensler.com
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Jean Sebben Associates www.jeansebbenassociates.com	•	•		•	•	•	•	•			•	Museums, Government, Education, Historic Renovation	Jean Sebben, ASID, LEED AP ID+C, AIA, NCIDQ007856 jsainteriors@qwestoffice.net
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Stantec www.rnldesign.com	•	•	•		•	•	•	•		•	•		Mundi Wahlberg mundi.wahlberg@stantec.com
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Disney's Fantasia with your Colorado Symphony **FEB 4-5** FRI 7:00 + SAT 2:30



An Evening with Dianne Reeves and your Colorado Symphony **FEB 19** SAT 7:30

SPOTLIGHT

Berlioz Symphonie fantastique conducted by Douglas Boyd **FEB 11-13** FRI-SAT 7:30 **↔** SUN 1:00

CLASSICS

Beethoven Symphony No. 5 **FEB 25-27** FRI-SAT 7:30 + SUN 1:00

CLASSICS

The Times They Are A-Changin': The Words and Music of Bob Dylan ALTERNATIVE

FEB 18 FRI 7:30

PRESENTING SPONSOR STANTON

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Half Notes Please join us for family-friendly activities 1 hour before the concert.







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Our Readers are Your Prospects

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Colorado Brownfields Partnership www.coloradobrownfields.org

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Westwater Research, LLC

Brett Bovee 208-433-0255 bovee@waterexchange.com www.waterexchange.com

Gregg, AIA, to principal.

Gregg earned his Bachelor of Architecture degree from Kan-



Ken Gregg

sas State Uniand versity brought more than a decade of experience to RTA when he joined the firm in 2005. He is one of the leaders of RTA's K-12 educa-

tion practice and has received numerous design awards for his work, most recently for the Lake City Community School addition and renovation in the Hinsdale County School District, the new Chinook Trail Middle School in Academy District 20, and Jones Hall and Palmer Hall at the Colorado School for the Deaf and the Blind.

Gregg is a member of the American Institute of Architects and the Rocky Mountain Chapter of the Association of Learning Environments.

RTA Architects also promoted Darren Rouse, AIA, NCARB, LEED AP BD+C, Jessica Massie, RA, NCIDQ, NCARB, and Christine Costa, RA, to senior associ-

Rouse's 25-plus years of



Darren Rouse

diverse experience began with his Bachelor and Master of Architecture degrees from the University of New Mexico and service in the U.S. Army.

He joined RTA in 2016 as part of the construction administration team and has gained expertise in drone technology, now as a Federal Aviation Authority Part 107 certified drone pilot. Rouse is a member of the American Insti-

Green Building Council. Massie is part of RTA's health

tute of Architects and the U.S.



Jessica Massie

team, care where she has amassed considerable experience since joining the firm in 2007 in interior design,

medical gramming, and space plan-

ning for hospitals, outpatient facilities, medical office buildings, cancer centers, surgery centers, cardiovascular facilities, imaging and radiology suites, as well as senior living and hospice care facilities. Her most recent work includes the awardwinning Level III neo-natal intensive care unit, emergency department and operating room expansion at St. Francis Hospital in Colorado Springs, including the intermediate care unit and critical care unit expansion at the same facility, which is under construction. Massie earned her licensure in architecture in 2018 and is an active member

RTA Architects promoted Ken of the Rocky Mountain Chapter of the International Interior Design Association and Women in Healthcare. She earned her Bachelor of Interior Architecture and Product Design from Kansas State University.

Costa joined the firm's K-12 education team in 2018 and



Christine Costa

brought more than a decade of experience in historic renovations and commercial architecture from her home state of Michigan, where she received her

Bachelor of Science in Architecture and her Master of Architecture degrees from Lawrence Technological University in Southfield, Michigan. She also is a woodcarver and founded DeadTree Workshop in Woodland Park.

Additionally, RTA promoted Greg Johnson, NCIDQ, Jon Houck, RA, and Ericka Everett,

RA, to associate.



2008, Johnson spent several years applying his Master of Interior Architecture degree from the University of Oregon. His work spans K-12 education,

retail and health care design. His portfolio of award-winning projects includes work for the Ignacio School District, the Moffat Consolidated School District, and the Colorado School for the Deaf and the Blind. Johnson also is a painter, specializing in acrylics, and his work was most recently shown at G44 Gallery in Colorado Springs.

Houck joined RTA in 2018 with seven years of profession-



Jon Houck

al experience and a Bachelor Architecture from Cal Poly-San Luis Obispo. He isa multiskilled designer with expertise building information model-

ing and parametric design and works with RTA's health care and K-12 education teams. His most recent project is the new East Side Clinic for Pueblo Community Health Center in Pueblo, which is pursuing Zero Energy certification.

After receiving her Master of Architecture degree from the University of Oregon, Portland,



Everett joined the firm in 2018 with seven years of professional experience. She specializes in new construction renova-

Ericka Everett

tions for RTA's

Who's News

K-12 education team, and her most recent project is the new Newton Middle School in Littleton for Littleton Public Schools, which recently was recognized by American School & University with an Outstanding Design -Middle School award in its 2021 Architectural Portfolio design competition.

Solomon Stark joined



Solomon Stark

Antonoff Co. Brokerage Inc. as associate broker.

Stark graduated from the University of Colorado Boulder in 2021 with a Bachelor of

Science in Business Administration with an area of emphasis in both finance and real estate. He joined the team in August of the same year as an intern. In this role he focused on various leasing activities for both tenants and landlords. In December, he joined the team as a full-time broker.

Megan Kranichfeld joined

Please see Who's News, Page 46

High Fives!

GH Phipps holds an annual arts & crafts fundraiser for the Children's Hospital

GH Phipps, along with its subcontractors and vendors, collected art supplies and money to purchase art supplies during its annual fundraiser for Children's Hospital

"We are just basking in the glory of all the boxes filled to the brim with the wonderful craft supplies!," said Kathleen McBride, director of Association of Volunteers with Children's Hospital. "How grateful we are to you for continuing to ensure that our patients' stay at Children's Hospital Colorado is as bright as possible. These items will go far in helping them with their recovery."

For over 22 years, the GH Phipps team has held an annual Arts & Crafts fundraiser for Children's Hospital Colorado. This year, subcontractors, vendors and employees raised \$10,000 in supplies. Donations included approximately 1,300 boxes of crayons, 1,500 coloring books, 800 paints, 400 tubs of playdough and more.



GH Phipps work at Children's

National Valuation Consultants raises funds for victims of Boulder County fires

On Dec. 30, multiple fires broke out across Boulder County amid winds that raged in excess of 100 mph. More than 6,000 acres burned in less than 24 hours, with nearly 1,000 homes lost and hundreds of structures damaged, displacing families and upending lives within the communities of Louisville, Superior

and unincorporated Boulder County.

National Valuation Consultants has relationships with several people who were directly impacted by the fire and felt compelled to help their families and communities. Community Foundation Boulder County, in partnership with government and nonprofit organizations has created a response fund that will support the immediate and ongoing needs of these communities as they struggle to cope and rebuild from the unimaginable and widespread loss.

To donate, visit https:// www.coloradogives.org/boul dercountywildfirefund?step=s tep1 ▲

Atlas Real Estate celebrates season of giving by covering rent for tenants in need

Atlas Real Estate, a Denverbased residential real estate brokerage and property management company, gave back to the Denver community during the holiday season by providing rent relief, holiday meals and toy donations to families in need. Atlas also provided financial relief to four families this year by covering their rent in January.

"At Atlas, we are committed to engaging and giving back to the communities where we live and work all year round, but the holiday season is always especially important to us," said Tony Julianelle, CEO of Atlas Real Estate. "We are grateful to be in a position to continue this tradition of surprising tenants in need with rent relief during the holidays. Our mission at Atlas is to 'uplift humanity through real



Atlas provided more than 500 complete Thanksgiving meal kits to families in need.

estate.' That drives everything we do, from turning renters into homeowners, owners into investors and also providing safe and accommodating living spaces for our residents."

Over the Thanksgiving holiday, Atlas provided more than 500 complete Thanksgiving meal kits to families in need and held a toy drive, delivering the donations to the Salvation Army.

Earlier this year, Atlas also established the Atlas Gives Back Scholarship Fund and issued three scholarships to Atlas residents to use toward tuition at any university, college or trade school. ▲

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Who's News

Continued from Page 45

Prime West and will serve as vice president of industrial development, where she will spearhead the company's expansion into the industrial development sector.

Kranichfeld is responsible for identifying and pursuing indus-



Megan Kranichfeld

trial development opportunities including site selection, contract negotiation, financial analysis, market feasibility, entitlements, project execution and leaseup. Previously,

she served as vice president with United Properties, where she focused on growing the local industrial development platform. While there, she developed and stabilized 1 million square feet of industrial product and was responsible for sourcing and entitling a number of the company's most strategic industrial developments in Colorado.

Kranichfeld earned her bachelor's degree from the University of Colorado Boulder.

Moye White LLP promoted Georginne Dudash to partner in the firm's Denver office.

Dudash counsels businesses and individuals through various aspects of real estate transactions, including acquisitions, disposi-



Georginne Duďash

tions, development and leasing. She has represented clients with commercial, residential and mixed-use development projects, including multisite and multistate transactions. She earned her

undergraduate degree from the University of Wyoming and her legal degree from the University of Denver Sturm College of Law.

Arthur K. Griffin also was promoted to partner in the firm's Denver office.

Griffin represents commercial real estate clients with acquisi-



Arthur K. Griffin

tions and dispositions, development, lending, and land use matters, with extensive experience in each of the retail, industrial, office and hospitality industries.

In addition, Griffin advises alcohol manufacturers, distributors and retailers, which has included major casinos and nightclub operators, regarding federal and state regulatory alcohol laws and liquor licensing matters. He earned his Master of Law in taxation and legal degree from the University of Denver Sturm College of Law and his undergraduate degrees from Tulane Univer-

Lastly, Nikki Roberts was



named partner in the firm's Denver office. Roberts' practice focuses on real estate with emphasis an on commercial leasing. Roberts

Nikki Roberts handles land-

lord and tenant representation for commercial leases, including drafting, reviewing and negotiation, with an emphasis on retail tenant leasing and landlord leasing projects for office, retail and industrial projects. She earned her legal degree from the University of South Dakota School of Law and her undergraduate degree in politics from Drake University.

Brownstein Hyatt Farber Schreck elevated Nick Larson to shareholder. Practicing in the firm's real estate department, Larson focuses on ground-up development and centers his transactional real estate practice



on the interplay between private development and public construction/ works contracts.

Larson has extensive experience representing developers, equity investors and institutional lenders in real estate acquisitions, dispositions, financings and joint ventures. His work also includes urban infill, planned community and condominium development, golf courses and ski resorts, manufactured housing portfolio sales, and negotiation of construction and design contracts, including American Institute of Architects and Design-Build Institute of America contracts.

JLL Capital Markets appointed Leon McBroom as senior managing director and co-head of its Denver capital markets group. McBroom will oversee the debt and equity advisory platform.

McBroom joined JLL in 2019



Leon McBroom

through the HFF/JLL merger and has more than a decade of commercial real estate financing experience. Over the course of his career, he successhas fully closed

more than \$7 billion of debt and equity commercial real estate transactions across a wide variety of property types, including office, retail, hospitality, industrial and multihousing. McBroom is an active board member for the University of Colorado Real Estate Center and has chaired the university's internship and placement committee. He is a graduate of the University of Colorado, holding both a Bachelor of Arts and Master of Business Administration degree.

Core Consultants promoted Kevin Lovelace, PE, to project manager. He has more than eight years of experience in civil design including drainage and stormwater management.



Kevin Lovelace

Lovelace attended Texas A&M University and holds Bachelor of Science in civil engineering. With this promotion, Lovelace will lead an engineering team in the design of residential and commercial projects across the Front Range.

Melanie Schroeder joined Livable Cities Studio as landscape architect.

Schroeder's national and inter-

national expe-

rience in land-

tecture spans

and private sec-

tors, including

streetscapes,

playgrounds.

archi-

public

and

scape

both

parks



Melanie Schroeder Before moving to Colorado in 2019, Schroeder spent three years in New Zealand improving public spaces by developing and renovating parks and playgrounds and improving the community activation of open spaces. Leaning on her international experience in the public realm, Schroeder will focus on both private and civic projects, including the master plan development to revitalize Walker-Branch Park in Edgewater and Lakewood, Connecting Auraria in Denver, and numerous urban infill public realm projects. Most recently, Schroeder worked with another Denver-based firm on projects including DaVinci Park in Evans and Garrison Street

Schroeder holds a Master of Landscape Architecture and a Bachelor of Environmental Design from the University of Minnesota.

Paseo in Arvada.

Andrew Sparn, PE, was appointed to the Colorado Economic Development Commission by the Speaker of the Colorado House of Representatives. The EDC develops incentive packages to assist with business expansions and company relocations to grow



Andrew Sparn

Sparn is a project manager and senior associate at IVA Inc. and has been with the firm since 2011. He specializes in water and

wastewater treatment, utility infrastructure planning, design, permitting, construction administration and funding. Sparn established JVA's Denver office in 2015 and is the regional manager.

Clint Jenkins, senior vice president, and Charlie Wigdale, senior associate, joined Comunale Properties.

Jenkins is responsible for the



Clint Jenkins

oversight of all Comunale acquisitions and the asset management of its portfolio of approximately 2 million square feet of industrial space in five states. He pre-

viously spent 14 years at American National Insurance, most recently as assistant vice president of real estate investments, directly involved in the execution of nearly \$800 million of debt and equity transactions and asset manager for more than 2.5 million sf of real estate. Before that he was an off-site construction manager for Lennar Homes and an activeduty officer in the U.S. Air Force. He holds a Bachelor's degree in management from the U.S. Air Force Academy and a Master of Business Administration from the University of Houston.

Wigdale joined the firm from industrial-focused investment



Charlie Wigdale

banking firm Slate Partners, where he was responsible for financial analysis and valuation, industry research, due diligence, buyer

reach and the preparation of investment marketing materials. He also worked within Connor Group's mergers and acquisitions advisory practice and Deloitte's strategy and operations consulting group. He holds a Bachelor's degree in finance from Wake Forest University. **\(\Lambda \)**

Shake Shack

Continued from Page 18

drive-thru experience at Castle Rock will serve as hubs for the community while also offering convenient options for families on the go."

■ LONE TREE – **EDC Hold**ings LLC purchased the 26,323sf retail property at 9140 Westview Road in Lone Tree from seller Lone Tree Westview 14 **LLC.** The multitenant asset sold for \$6 million. Nick Nickerson with Trevey Commercial represented the buyer in the deal, while Paul Cattin, Dorit Fischer and Hayden Hirschfeld of NAI **Shames Makovsky** represented the seller.

According to Cattin, the NAI



Paul Cattin

ing to fill the vacancy.

team began marketing the property for sale in January 2021 and it garnered significant interest from both investors and owner-users look-

The asset ultimately sold to a buyer that will occupy 7,300 sf with its spa and hot tub business, Spa Brokers. The transaction brings the property to 80% occupancy. Other tenants include Mattress Firm, which recently renewed its lease through 2027. Additionally, the property is near the Park Meadows mall and various complementary tenants, such as In-N-Out Burger and Chick-fil-A.

■ GYPSUM – The Kenworthy Family Trust purchased the 14,438-sf, single-tenant retail property at 730 Red Table Drive in Gypsum from seller Red **Table Tire LLC.** The automotive shop traded for \$3.6 million, representing 98% of the list price. Erich Schmidt and Steven Sendor of Fortius Capital brokered the off-market sale on behalf of the seller.

Built in 2020, the property features storage space in both wings, four bays and two auto service pit systems. The property is fully leased to a local operator under a new 10-year lease.

According to Schmidt, the buyer acquired the property as



Erich Schmidt

tenancy and location were drivers in the acquisition. The buyer has no plans for changes at the prop-

part of a 1031

exchange. He

said the prop-

erty's credit

cash flow. ■ AURORA – Zadams Prop-

erty and will enjoy its steady

Please see Zadams, Page 48

Beacon -

Continued from Page 10

Colorado Group brokered the off-market sale.



Scott Crabtree

According to the Crabtree team, Element Properties made building upgrades during one-year ownership, with plans to hold and lease the asset. However, Beacon

made an off-market offer the seller couldn't resist, the team noted.

"Element Properties saw an opportunity to capitalize on its investment and provide its investors with a solid return," said **Scott Crabtree** of The Colorado Group. "It made sense to proceed with the transaction rather than hold and stabilize the asset."

At closing, the buildings were approximately 50% occupied by short-term tenants. Beacon plans to continue with renovations at the property, repositioning it for life sciences use and offering it for long-term lease. The buyer is an experienced Colorado investor with several properties across the state, including the 485,000-sf Pearl East Business Park in central Boulder, which it acquired in July.

■ GRAND JUNCTION – Situs GJ Industrial LLC purchased the 48,648-sf warehouse building on 5.26 acres at 630 S. Seventh St. in Grand Junction. The buyer acquired the asset from seller En-Sim Partnership LLC for \$3.35 million. Jason Fish of Aspect **Realty** represented the buyer in the deal, while Ray Rickard of Re/Max 4000 Inc. represented the seller.

According to Rickard, the asset garnered significant interest, receiving several offers. He attributed the interest to the property's downtown Grand Junction location in an opportunity zone.

The buyer plans to develop high-density residential on the north end of the property and renovate the existing industrial building. An undisclosed manufacturing company leases the building and will continue to do so for at least two more years.

■ FRUITA – A Storage Place purchased the 27,550-sf selfstorage facility at 1966 U.S. 6 in Fruita. According to public records, the buyer acquired the asset from seller Klinglesmith Enterprises LLC for \$3.25 million. Thomas Parsons of Marcus & Millichap brokered the

transaction on behalf of the seller.

Built in 2002, the property offers 201 non-climate-controlled units with drive-up access and metal rollup doors. Additionally, it features an electronic, keypadcontrolled gate, security cameras and asphalt drive aisles.



Scott Crabtree

According Parsons, the property saw a significant amount of buyer interest because of increasing demand for self-storage product. He

said population growth across Colorado's Western Slope also led to high interest levels.

■ LITTLETON – **Key Real** Estate LLC purchased the 18,060sf industrial building at 12386 N. Dumont Way in Littleton from seller Summer-Set Financial **LLC.** The property traded for \$2.8 million. Phil Yeddis of Unique **Properties Inc.-TCN Worldwide** represented the seller in the deal, while **Jeremiah G. Maupin** of John Propp Commercial Group represented the buyer.

Built in 1998, the building features various loading capabilities, 18-foot clear heights and a 1.33:1,000 parking ratio. At closing, the property was fully occupied.

The buyer adds the asset to a portfolio of similar industrial properties in the surrounding

■ HIGHLANDS RANCH - Colorado-based Mtn. Inc., a waterproofing and construction company, signed an 18,515-sf lease at Parc Santa Fe Building C, the approximately 90,000-sf manufacturing facility at 3395 Carder Court in Highlands Ranch. Peter Beugg, Tyler Reed and Dominic DiOrio of Stream Realty brokered the transac-



Peter Beugg

LaSalle Investment Management. The terms of the agreement were undisclosed.

tion on behalf

landlord

of

According



Tyler Reed

fies a flight by investors to this southwest submarket for Class A Industrial product. The building proved attractive to tenants because of its prime location with convenient access to E-470 and

to the Stream

Realty team,

the transac-

tion exempli-

the ability for **Dominic DiOrio** fenced outside storage.

Mtn. Inc. joins other tenants at the 2019-built facility. CoStar lists the tenants as Quality Electric Distribution and Sport Court Athletics. ▲



A new tenant secured space at 3395 Carder Court in Highlands Ranch.

Senn Visciano Canges P.C.

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Turnstone

Continued from Page 14

mentals in recent memory," said Levy. "The Royal Lani created a competitive bidding process with ultimate pricing exceeding initial expectations."

"The California-based buyer is excited to be making its first acquisition in the Colorado Springs market as it builds on its presence within the state," added McKenna.

FORT COLLINS – The 22-unit townhome community at 702-721 Glenmoor Drive in Fort Collins traded hands between two undisclosed investors. The 1990s asset, offering three-bedroom units ranging from 1,340 to 1,400 sf, sold for \$7.7 million, or \$350,000 per unit, representing a 5.14% cap rate. Robert Lawson of Pinnacle Real Estate Advisors

represented the buyer in the deal.

■ ENGLEWOOD – DC Fund LLC purchased the 10-unit apartment building at 3450-3460 S. Corona St. in Englewood. According to public records, the buyer acquired the asset from 3460 Corona LLC for \$6.65 million, or \$665,000 per unit. Michael Krebsbach of Pinnacle Real Estate Advisors represented the buyer in the off-market deal, while Josh Newell, Connor Knutson and Jake Waxter, also of Pinnacle Real Estate Advisors, represented the seller.

Built in 2020, the property features 1,270-sf, two-bedroom townhome-style units. According to Krebsbach, the property's new construction and unit makeup were the drivers in the sale. The buyer acquired the property as

part of a 1031 exchange.

Additionally, Newell, Knutson and Waxter, along with **Peter Peluso** of Pinnacle, brokered the sale of the four-unit property at 1880-1886 S. Garfield St. in Denver. The 1950s asset, offering two-bedroom apartments, traded between two undisclosed investors for \$1.2 million, or \$300,000 per unit.

■ DENVER – KLW Real Estate
4 LLC purchased the multifamily property at 55 and 59 Corona
St. in Denver from seller Corona
Envoy LLC. The asset traded for
\$3.09 million. Sean Holamon of
Capstone represented the buyer
in the transaction, while Tim
Shunta of National Realty Advisors represented the seller.

The building at 59 Corona features one studio apartment and

11 one-bedroom, one-bathroom units with upgraded kitchens and flooring. The property at 55 Corona is a two-bedroom single-family home. Both properties benefit from a central location within Denver's Washington Park neighborhood, Capstone representatives noted.

According to Capstone, the sale was beneficial to both parties involved. The buyer plans to make renovations and increase rents to market rate, and the seller leveraged a 1031 exchange into a newer out-of-state multifamily property.

■ ENGLEWOOD – Jodi Craig Vettese AB Living Trust purchased Creekside Apartments, the 17-unit property at 3666 S. Pearl St. in Englewood. According to public records, the buyer acquired the 1970s asset from seller **DJ-3 LLC** for \$2.93 million, or \$172,059 per unit. **Boomer Beatty** exclusively brokered the transaction.

Creekside Apartments offers a mix of studio, one- and two-bedroom units averaging approximately 510 sf. The property also features off-street parking and shared laundry facilities."Creekside Apartments leaves room for upside in rents just blocks from the Swedish Medical Center and under half a mile from Englewood's downtown," said Beatty. "Development of this medical corridor as well as the revitalization of the downtown's dining and entertainment scene drives heightened rental demand and supports Creekside Apartments' strong performance." ▲

Zadams

Continued from Page 46

erties LLC purchased a 43,750-sf commercial land parcel at the northeast quadrant of Interstate 70 and Tower Road in Aurora. The buyer purchased the site from Majestic Realty Co. for \$900,000. lan Elfner of Pinnacle Real Estate Advisors represented the buyer in the deal, while a

team from **Legend Partners** represented the seller.



lan Elfner

A c c o r d - ing to Elfner, the buyer will build an approximately 4,000-sf IHOP property on the land. The project is estimated to be

complete by the end of the year.

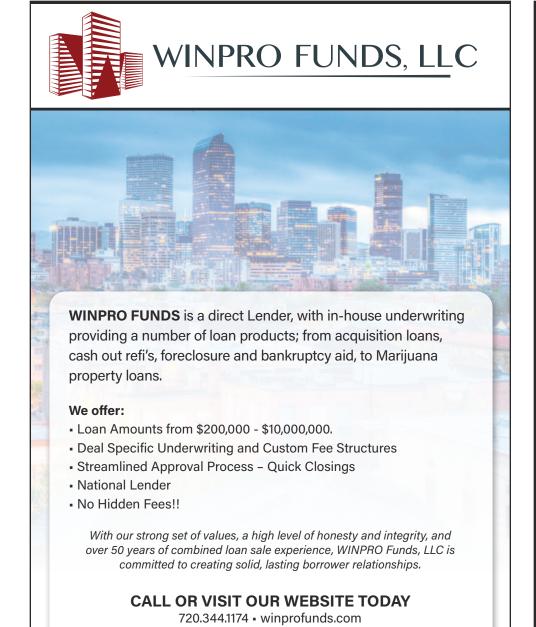
"The site fills a void for IHOP in the trade area, which we have been focused on and targeted for many years," Elfner commented on the site's desirability. "The existing and future residential, commercial and business activity in the area, as well as the close proximity and accessibility to Interstate 70, make this location

ideal for my client to grow its IHOP footprint and store count in the Denver metro area."

■ DENVER – The 9,180-sf retail property at 3125 Federal Blvd. in Denver traded between two undisclosed investors for \$2.13 million. Brian Bailey and Drew Isaac of Marcus & Millichap exclusively brokered the sale.

At closing, the single-tenant building was fully occupied by Dollar Tree under a net lease. The tenancy and location proved attractive, Isaac noted.

"The offering represents the opportunity to acquire a core infill site located 1.5 miles from downtown Denver," Isaac commented on the property's desirability.



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Tony Hemminger • tony@winprofunds.com
Stan Wood • stan@winprofunds.com

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COLORADO REAL ESTATE JOURNAL

2022 QUARTERLY PUBLICATIONS CALENDAR

January 5

Property Management Quarterly

Ad Material Deadline: December 15, 2021

January 19

Health Care & Life Sciences Quarterly

Ad Material Deadline: January 5

February 2

Multifamily Properties Quarterly

Ad Material Deadline: January 19

February 16

Retail Properties Quarterly Ad Material Deadline: February 2

March 2

BUILDING DIALOGUE

Ad Material Deadline: February 9

March 16

Office & Industrial Properties Quarterly

Ad Material Deadline: March 2

April 6

Property Management Quarterly

Ad Material Deadline: March 23

April 20

Health Care & Life Sciences Quarterly

Ad Material Deadline: April 6

May 4

Multifamily Properties Quarterly

Ad Material Deadline: April 20

May 18

Retail Properties Quarterly Ad Material Deadline: May 4

June 1

BUILDING DIALOGUE

Ad Material Deadline: May 11

June 15

Office & Industrial Properties

Quarterly

Ad Material Deadline: June 1

July 6

Property Management Quarterly

Ad Material Deadline: June 22

July 20

Health Care & Life Sciences Quarterly

Ad Material Deadline: July 6

August 3

Multifamily Properties Quarterly

Ad Material Deadline: July 20

August 17

Retail Properties Quarterly Ad Material Deadline: August 3

September 7

BUILDING DIALOGUE

Ad Material Deadline: August 17

September 21

Office & Industrial Properties

Quarterly

Ad Material Deadline: September 7

October 5

Property Management

Quarterly

Ad Material Deadline: September 21

October 19

Health Care & Life Sciences Quarterly

Ad Material Deadline: October 5

November 2

Multifamily Properties Quarterly

Ad Material Deadline: October 19

November 16

Retail Properties Quarterly

Ad Material Deadline: November 2

December 7

BUILDING DIALOGUE

Ad Material Deadline: November 16

December 21

Office & Industrial Properties

Quarterly

Ad Material Deadline: December 7



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March 8, 2022 | 5:00 p.m.
The Rally Hotel
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For more information and to register: leeds.ly/RealEstateForum



COLORADO CHAPTER

UPCOMING EVENTS

02.16.2022 Real Estate on the Rocks

02.24.2022 Annual Awards of Achievement

03.24.2022 Winter Classic Curling at Denver Curling Club

04.07.2022 Winter Classic Skiing at Arapahoe Basin

04.19.2022 Capital Markets Breakfast

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

June 2022 Life Science Program

06.27.2022 Annual Golf Classic

07.14.2022 Mid-Year Economic Forecast

08.11.2022 Winter Classic Hockey at The Ice Ranch

Sep 2022 Developers Showcase

10.06.2022 Fight Night 2022

Nov 2022 Fall Breakfast

12.08.2022 Annual Holiday Party

FEBRUARY 16

Real Estate on the Rocks

Join NAIOP Colorado and First American Title-NCS at the Real Estate on the Rocks networking event scheduled for Wednesday, January 19th, 2022 from 5:00 PM to 7:00 PM at Three Saints Revival located inside Hotel Indigo in downtown Denver.

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

VISIT NAIOP-COLORADO.ORG FOR MORE DETAILS

Thank You DL Program Sponsors









FEBRUARY 24 Annual Awards of Achievement

Join NAIOP Colorado as we celebrate the 35th Annual Awards of Achievement celebration, honoring the "Best of the Best" in Colorado's Real Estate Industry for 2021 on Thursday, February 24, 2021 from 4:00 PM to 8:00 PM at the Denver Center for the Performing Arts in the Donald R. Seawell Grand Ballroom.

Broker, Developer, Capital Markets & Trailblazer Awards EARLY NOMINATION DEADLINE IS JANUARY 14!

Each year, over 20 awards are given to acknowledge achievements in brokerage, development, finance other special categories honoring the CRE industry's greatest supporters. Winners will be announced on February 24th!

VISIT NAIOP-COLORADO.ORG/AWARDS FOR MORE DETAILS

March 24

Winter Classic Curling: DodgeBall

Yes, event AVERAGE JOE'S can make a difference!

Join us for the Annual Winter Classic Curling Fundraiser sponsored by Majestic Realty Co. and benefiting Children's Hospital Colorado Pediatric Cancer Research.

Sign up for your "Dodgeball" movie inspired Curling Team NOW! 2-Hour Curling Flights available from 12 PM—5 PM MDT; No Skills Required!



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MAY 3

Rocky Mountain Real Estate Challenge

PEAK INNOVATION PARK in COLORADO SPRINGS, COLORADO Selected for the 20th ANNIVERSARY of the ROCKY MOUNTAIN REAL ESTAET CHALLENGE

Land Title Guarantee Company and NAIOP Colorado, are thrilled to announce that Peak Innovation Park, collectively sponsored by Urban Frontier, the Colorado Springs Airport and Flywheel Capital, will be the development site for the 20th Anniversary of the Rocky Mountain Real Estate Challenge to be held on May 3, 2022.

The Challenge is the premier real estate competition that pairs graduate-level students from the University of Colorado and the University of Denver with industry leaders in the Colorado real estate community to evaluate development opportunities. The focus of the 2022 competition is a 25-acre parcel within Peak Innovation Park, a 900-acre master development at the Colorado Springs Airport, located in southeast Colorado Springs, Colorado. As the largest master planned development in Colorado Springs, Peak Innovation Park will cater to office, industrial, retail, entertainment, recreation, and hospitality uses in a city with some of the most sought-after zip codes to buy a home in the country.

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SALES | Warranty Deeds (Jan. 6 - Jan. 20)





County	Seller	Property Address	City	Purchaser	Sale Price	Date Recorded	County Property Desc
AD	AMEALIA S OXLEY	4505 E 140TH AVE	BRIGHTON	COLO 150 INVEST LLC	\$5,000,000.00	12/30/21	Agricultural
AD	CLAYTON PROPERTIES GROUP II INC			AEROTROPOLIS REGIONAL TRANSPORTATION AUTHOR- ITY	\$2,400,000.00	1/6/22	
AD	MURRAY FAMILY FARMS LLC			HAVANA STREET E OWNER LLC	\$13,778,100.00	1/4/22	Agricultural
AD	MURRAY FAMILY FARMS LLC			HAVANA STREET B OWNER LLC	\$5,856,800.00	1/4/22	Agricultural - Vacant
AD	GILLILAND FAMILY PARTNERS LLLP			IG LOGISTICS 64TH LLC	\$27,915,700.00	1/4/22	
AD	JACKSONIA CORP	11265 DECATUR ST	WESTMINSTER	TS GREENVILLE LLC	\$8,300,000.00	1/4/22	Commercial
AD	BURCH FAMILY PARTNERSHIP LLP			10300 E 107TH PLACE LLC	\$9,100,000.00	1/4/22	Industrial - Vacant
AD	5999 PECOS LLC			FULTONBSH ACCO I LLC	\$7,631,200.00	1/4/22	Commercial
AD	HILLTOP DIA LLC			SAV LAND HOLDINGS WEST LLC	\$18,100,000.00	1/4/22	Agricultural
AD	CAPO HOLDINGS LLC	70 W BRIDGE ST	BRIGHTON	REALTY INCOME PROPER- TIES 26 LLC	\$5,085,000.00	1/4/22	Commercial
AD	E 470 PUBLIC HIGHWAY AUTHORITY			AURORA HIGHLANDS LLC	\$7,400,000.00	12/29/21	
AD	AURORA HIGHLANDS LLC			NE DENVER HIGHLANDS LLC	\$26,114,600.00	1/4/22	
AD	ACP DIA 1287 INVEST LLC			PACIFIC ENT LLC	\$3,700,000.00	12/28/21	Agricultural
AD	TC LAND INC	7650 WASHINGTON ST	DENVER	REMINGTON LLC	\$2,800,000.00	1/11/22	Residential
AD	MILLER FAMILY REAL ESTATE LLC			LHM DNI LLC	\$7,300,000.00	1/5/22	Commercial
AD	SMITH FARMS			WARTHOG LLC	\$2,287,800.00	1/4/22	
AD	RV STORAGE LLC	MULT PROP		MIDGARD SELF STORAGE BRIGHTON CO LLC	\$10,875,000.00	1/6/22	Commercial
AD	MURRAY FAMILY FARMS LLC			DRE KCS MURRAY FARMS LAND LLC	\$11,929,900.00	1/4/22	Agricultural - Vacant
AD	MERMIS LLC	5725 E 56TH AVE	COMMERCE CITY	JSM 5725 LLC	\$4,000,000.00	12/30/21	
AD	DELCO PROPERTIES COLO LP	3350 LISBON ST	AURORA	OMNI CO 2021 LLC	\$7,859,200.00	1/4/22	Industrial
AR	SP III LITTLETON LLC			TREA SV LITTLETON LLC	\$11,500,000.00	12/28/21	Medical/Clinics
AR	SP III LITTLETON LLC	ļ		TREA SV LITTLETON LLC	\$24,000,000.00	12/28/21	Medical/Clinics
AR	WILLOWMISS DEVL INC	8420 E MISSISSIPPI AVE	DENVER	GELT WILLOW POINT EX- CHANGE FEE OWNER LLC	\$69,000,000.00	12/29/21	APT Multi-Units (9+)
AR	P G FRY PROPERTIES INC	25850 E ARAPAHOE RD	AURORA	SPIRIT REALTY LP	\$6,678,400.00	1/10/22	Day Care Centers
AR	5889 GREENWOOD PLAZA LLC			HOUSEMAN BLDG LLC	\$16,300,000.00	12/30/21	Offices
AR	CHAMBERS OFFICE CENTRE LLC	15290 E 6TH AVE	AURORA	JOHN GALT LLC	\$2,365,000.00	12/30/21	Offices
AR	SUNG I NA	15380 E HAMPDEN AVE	AURORA	JJ FAMILY INVEST LLC	\$3,000,000.00	1/5/22	Madiaal/Olivia
AR	SP IV LINCOLN COURT LLC	7889 S LINCOLN CT	LITTLETON	TREA SV LINCOLN COURT	\$7,000,000.00	12/28/21	Medical/Clinics
AR	DJ 3 LLC	3666 S PEARL ST	ENGLEWOOD	MARK A VETTESE JODI CRAIG VETTESE AB LIVING TRUST	\$2,925,000.00	12/28/21	
AR	MILLER FAMILY REAL ESTATE LLC			LHM ANI LLC	\$12,280,000.00	1/5/22	
AR	CYRUS ENTERPRISES LLC	65 INVERNESS DR E	ENGLEWOOD	ACCUCODE PROPERTIES LLC	\$8,000,000.00	12/21/21	Warehouse/Storage
AR	BHST LLC	16 CHERRY HILL PARK DR	CHERRY HILLS VILLA	GL REVOCABLE TRUST	\$2,415,000.00	1/7/22	Vacant Residential Lots
AR	25 CHERRY PARK LLC	25 CHERRY HILLS PARK DR	CHERRY HILLS VILLA	STEPHEN MICHAEL SMITH SANDRA WILLIAMS SMITH TRUST	\$10,250,000.00	12/30/21	Single Family Residential Acreage
AR	RUBICONMADDEN HOLDINGS I LLC	6399 S FIDDLERS GREEN CIR	GREENWOOD VILLAGE	SWRCM FG I LLC	\$43,052,500.00	12/22/21	Offices
AR	BUCKINGHAM SQUARED LLC			1450 S HAVANA LLC	\$5,400,000.00	1/6/22	APT Multi-Units (9+)
AR	MILLER FAMILY REAL ESTATE LLC	350 S HAVANA ST	AURORA	LHM DCJ LLC	\$12,300,000.00	1/5/22	Auto Dealers
AR	WALTER PROPERTIES INC	MULT PROP		CCFP 2021 LLC	\$14,700,000.00	12/22/21	Warehouse/Storage
AR	SOUTH PEORIA PARTNERS LLC	MULT PROP		TIPTOP PARTNERS LLC	\$7,150,000.00	12/29/21	
AR	RUBICONMADDEN HOLDINGS I LLC			SWRCM FG II LLC	\$43,052,500.00	12/22/21	
AR	PALAZZO VERDI LLC			PV1 PROPERTIES LLC	\$72,536,600.00	12/22/21	Vacant Commercial PUD Lots
AR	GPAI COPPERLEAF LLC	4343 S PICADILLY ST	AURORA	29SC TIC BRIGHTON LLC	\$104,000,000.00	1/3/22	APT Multi-Units (9+)
AR	BARNLIGHT 9767 LLC KG STORE 2319 LLC	9767 E EASTER AVE	CENTENNIAL	SKITZO EASTER LLC	\$5,000,000.00	12/30/21	Warehouse/Storage
AR		11901 E ARAPAHOE RD	CENTENNIAL	DLR FAMILY REAL ESTATE LLC	\$8,950,000.00	12/29/21	Banks
AR	INVESCO GROUP SERVICES INC			TUCSON OFFICE LLC	\$21,500,000.00	12/29/21	Manchau P. L. (P. S. L. W.
AR	151 WEST MINERAL AVENUE OWNER LLC			GKT SOUTHBRIDGE TCC LLC	\$44,000,000.00	12/30/21	Merchandising (all Retail)
AR	JCAUC0001 LLC	14200 E EXPOSITION AVE	AURORA	OAK STREET INVEST GRADE NET LEASE FUND SERIES 2021	\$27,240,000.00	12/30/21	Parking Lot Stand Alone



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SALES I Warranty Deeds (Jan. 6 - Jan. 20) More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties



Source: SKLD Information Services

AR AR AR AR	REDWOOD HIGHLAND POINT LLC 14100 E EXPOSITION LLC DVD ET PROPERTIES LLC	Property Address 14100 E EXPOSITION AVE	AURORA	AURORA 319 F1 LLC LARUE HOLDINGS LLC	\$80,500,000.00 \$3,935,000.00	12/21/21	APT Multi-Units (9+)
AR AR AR	14100 E EXPOSITION LLC		AURORA	+		+	
AR AR			AURORA	LARUE HOLDINGS LLC	\$3 935 000 00	1/2/22	1 101
AR	DVD ET PROPERTIES LLC			ENTICE TICEBINGO LEO	ψ5,955,000.00	1/3/22	Warehouse/Storage
		2650 W MAIN ST	LITTLETON	J A HOLDINGS LLC	\$2,000,000.00	12/30/21	Merchandising (all Retail)
AR I	DENNIS PARR	2800 W CHENANGO AVE	ENGLEWOOD	GLOBAL STORAGE COLO LLC	\$3,000,000.00	1/10/22	
	DBG DENVER LLC			MILLENNIUM PEAKVIEW LLC	\$6,500,000.00	12/30/21	
AR	GC AURORA LLC			ECHELON AURORA PARK- WAY LLC	\$2,760,000.00	12/29/21	
AR	SCHMIDT FAMILY FARMS LLC	VL		MAX FISHER TRUST	\$2,075,000.00	1/3/22	Dry Farm Class IIA
BD	GPIF MT BOULDER LLC			5920 BOULDER LLC	\$125,500,000.00	12/22/21	OFFICE INDUSTRIAL
BD	TODD T & MEGAN Q TROMBLEY	2432 SHORTRIDGE PL	ERIE	JOAN B RYD REVOCABLE TRUST	\$2,535,000.00	1/6/22	SINGLE FAM.RESLAND
BD	KRISTEN & WALLACE GRAHAM	330 DEWEY AVE	BOULDER	WKG IMAGINE LLC	\$3,500,000.00	12/27/21	SINGLE FAM.RESLAND
BD	CHET HALVORSON PROPERTIES LLC	2015 IONOSPHERE ST	LONGMONT	IO REAL ESTATE 3	\$4,155,300.00	12/21/21	COMMERCIAL CONDOMINIUM
BD	SYCAMORE LLC	3620 WALNUT ST	BOULDER	ELLIS WALNUT PROPER- TIES LLC	\$3,000,000.00	1/3/22	WAREHOUSE/STORAGE-LAND
BD	RUSSELL COBURN LLC	6840 WINCHESTER CIR STE 1	BOULDER	EMERGY REAL ESTATE I CORP	\$2,866,200.00	12/27/21	INDUSTRIAL CONDOMINIUM
BD	FRONTIER CO LLC	1800 PIKE RD	LONGMONT	PRB INVEST LLC	\$9,000,000.00	12/20/21	MANUFCTNG/PROCESNG- LAND
BD	UPLAND CONSTR DEVL LLC	511 BOW MOUNTAIN RD	BOULDER	MOUNT CANOPY HOLDINGS A LLC	\$3,475,000.00	12/28/21	SINGLE FAM.RESLAND
BD	GEBHARDT PROPERTIES 1 LLC	2470 49TH ST	BOULDER	EMICH BOULDER REAL ESTATE LLC	\$14,000,000.00	12/29/21	MANUFCTNG/PROCESNG- LAND
BD	JAMES BLDG PARTNERSHIP	300 S PUBLIC RD	LAFAYETTE	300 CLOUDS LLC	\$2,800,000.00	12/21/21	OFFICES-LAND
BD	MAPLETON HILL LLC	436 HIGHLAND AVE	BOULDER	1989 ST LLC	\$4,585,000.00	1/4/22	SINGLE FAM.RESLAND
BD	DAN A HENDRICK	3210 ARAPAHOE AVE	BOULDER	3210 ARAPAHOE LLC	\$2,100,000.00	12/21/21	RESTAURANT LAND
	NYGREN FAMILY PARTNERSHIP LLLP	1844 FOLSOM ST	BOULDER	1844 FOLSOM STREET LLC	\$5,300,000.00	12/20/21	OFFICES-LAND
	MILLER FAMILY REAL ESTATE LLC			LHM BTO LLC	\$16,510,000.00	1/5/22	AUTO DEALER
	COUNTY LINE VENTURES LLC			DFC HIGHLANDS LLC	\$4,620,000.00	1/3/22	NOTO BENEEN
	ARCADIA WALNUT LLC	1634 WALNUT ST	BOULDER	ARCADIA RESIDENCES INC	\$2,800,000.00	1/3/22	OFFICES-LAND
	1700 COAL CREEK LLC	1700 COAL CREEK DR	LAFAYETTE	BH 1700 COAL CREEK LLC	\$6,200,000.00	1/4/22	MANUFCTNG/PROCESNG- LAND
DD	DDOOMEIEI D OEEICES I I C			STULU LLC	¢5 950 000 00	1/4/22	OFFICES-LAND
	BROOMFIELD OFFICES LLC JP COLO LAND LLLP	MULT PROP		INTERLOCKEN BROOMFIELD OWNER LLC	\$5,850,000.00 \$11,330,000.00	1/4/22	OFFICES-LAND
DS	MARK J MAZERALL	3180 S RUSSELLVILLE RD	FRANKTOWN	HOLLY MARIE BARRETT TRUST	\$2,227,500.00	1/10/22	
DS	STRATA CHERRYWOOD LLC	17060 CARLSON DR	PARKER	SREIT CHERRYWOOD VIL- LAGE LLC	\$139,315,000.00	1/10/22	Commercial
DS	STRATA RANCHSTONE LLC	17125 CARLSON DR	PARKER	SREIT RANCHSTONE LLC	\$141,014,000.00	1/10/22	Commercial
	ABMAR GRASSLANDS LLC	14445 GRASSLANDS DR	ENGLEWOOD	PARAGON 28 INC	\$18,300,000.00	1/5/22	Industrial
	UM WEST LLC	MULT PROP	ENGLEWOOD	BACK TEES CASTLE PINES	\$5,600,000.00	1/5/22	muustiiai
DS	HT CANYONS SOUTH DEVL LP			VILLAGE LLC WILLIAM LYON HOMES INC	\$3,677,400.00	1/6/22	
-	BRADLEY S NORDEN IRREVOCABLE TRUST	6088 E COUNTY LINE RD	HIGHLANDS RANCH	C P PROPERTIES LLC	\$2,835,000.00	12/30/21	Commercial
DS	MERIDIAN KINGS LLC	MULT PROP		9605 KINGSTON COURT LLC	\$4,425,000.00	1/4/22	Commercial
DS	PC MERIDIAN LLC	11804 E OSWEGO ST	ENGLEWOOD	UNGS MERIDIAN VILLAGE LLC	\$2,240,000.00	12/30/21	Commercial
DS	NALU LLC			ALESSI FAMILY TRUST	\$3,600,000.00	12/30/21	Commercial
DS	LONE TREE WESTVIEW 14 LLC			WESTVIEW PLAZA LLC	\$6,000,000.00	1/4/22	Commercial
DS	STERLING RANCH LLC			STERLING RANCH DEVL CO	\$3,910,000.00	1/7/22	Vacant Land
DS	RA MORRISON LLC	MULT PROP		RAMPART ROCK INVEST LLC	\$9,100,000.00	12/30/21	Commercial
DV	LG SHERIDAN DENVER LLC			SSCW SHERIDAN LLC	\$2,850,000.00	1/7/22	SPECIAL PURPOSE
DV	TMC DENVER I LLC	7950 E HAMPDEN AVE	DENVER	7950 E HAMPDEN LLC	\$18,132,000.00	1/5/22	MERCHANDISING
DV	GELT TAMARAC FEE OWNER LLC			MG TAMARAC APT LLC	\$141,000,000.00	1/7/22	
DV	9TH AVENUE DENVER RESIDENTIAL I LLC			EQR THEO LLC	\$142,000,000.00	12/27/21	
DV	BRUCE VALENTINE LLC	5145 N COLORADO BLVD	DENVER	5145 COLO BLVD LLC	\$2,250,000.00	12/30/21	WAREHOUSE
DV	PROJECT ASTEROID FUND V LLC	3555 N COLORADO BLVD	DENVER	OAK STREET INVEST GRADE NET LEASE FUND SERIES	\$7,410,000.00	12/31/21	MERCHANDISING
DV	2701 FED BLVD LLC	2715 FEDERAL BLVD	DENVER	2021 2701 FED LLC	\$6,500,000.00	12/31/21	MULTI-UNITS (4-8)
DV	J KENNETH JR & KAY M MALO	519 ADAMS ST	DENVER	DEN21G LLC	\$2,000,000.00	12/28/21	SINGLE FAMILY RESIDENCE
DV	JAFAY ENTERPRISES LLC	MULT PROP		2ND STEELE LLC	\$18,750,000.00	1/3/22	SPECIAL PURPOSE
	BARRETT FAMILY ST PAUL COMMON TRUST	428 SAINT PAUL ST	DENVER	BRUCE NANCY ROUNDS 2017 LIVING TRUST	\$3,950,000.00	12/28/21	SINGLE FAMILY RESIDENCE
DV	BURGAGE LTD	685 S WILLIAMS ST	DENVER	HABER DAVENPORT FAMILY TRUST	\$2,750,000.00	12/30/21	SINGLE FAMILY RESIDENCE
DV	MCGREGOR SQUARE RESIDENTIAL LLC			LAURA CHANE FUN TRUST	\$2,289,000.00	1/7/22	
DV	MILLER FAMILY REAL ESTATE LLC			LHM DDR LLC	\$6,000,000.00	1/5/22	
DV	WESTFIELD OREP JV LLLP			HOTEL WYNKOOP LLC	\$4,000,000.00	12/28/21	
	2900 BRIGHTON OWNER LLC			USHAN BRIGHTON PROP- ERTY OWNER LLC	\$29,650,000.00	12/23/21	WAREHOUSE
				ENTY OWNER LLC			
DV	ASK PROPERTIES LLC	2825 N SPEER BLVD	DENVER	2825 N SPEER LLC	\$2,700,000.00	12/29/21	

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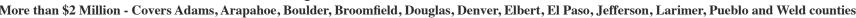
SALES I Warranty Deeds (Jan. 6 - Jan. 20) More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



Source: SKL	D Information Services						jooning
County	Seller	Property Address	City	Purchaser	Sale Price	Date Recorded	County Property Desc
DV	1410 ALBION STREET LLC	1410 ALBION ST	DENVER	ALBION APTS LLC	\$10,000,000.00	12/30/21	MULTI-UNITS (9+)
DV	WHEELER BLOCK INVEST LLC	MULT PROP		AP WHEELER BLOCK LLC	\$13,500,000.00	12/29/21	OFFICES
DV	DEP LLC			PRESIDENTS FOUNDERS ACQUISITION LLC	\$8,030,000.00	12/27/21	COMMERCIAL PARTIAL EXMP (Exempt Portion)
DV	COLO ST	532 N GOLFERS WAY	DENVER	532 GOLFERS WAY RESI- DENTIAL LLC	\$5,000,000.00	1/14/22	,
DV	9TH AVENUE DENVER RESIDENTIAL II LLC			EQR MILO LLC	\$169,000,000.00	12/27/21	
DV	REVESCO PROPERTIES CHERRY CREEK	157 N STEELE ST	DENVER	157 N STEELE LLC	\$3,900,000.00	12/29/21	COMMERCIAL CONDOMINI-
DV	LP 6565 EVANS LLC			COBBLESTONE DENVER	\$2,050,000.00	1/14/22	OFFICES
				PROPCO LLC			
DV	CHAD C MCWHINNEY TRUST	1690 BASSETT ST UNIT 15	DENVER	R D BASSETT LLC	\$3,600,000.00	12/23/21	CONDOMINIUMS
DV	ARAPAHOE SQUARE PROPERTY OWNER LLC	550 PARK AVENUE WEST	DENVER	550 PARK AVE CO OWNER LLC	\$148,250,000.00	12/23/21	
DV	LITTLETON GROUP LLC			29TH WALNUT REAL ESTATE LLC	\$3,265,500.00	1/12/22	OFFICES
DV	1480 HUMBOLDT LLP			1480 HUMBOLDT STREET LLC	\$3,115,000.00	1/3/22	MERCHANDISING
DV	FORUM BLDG HOUSING LP	250 W 14TH AVE	DENVER	FORUM APT LLLP	\$8,500,000.00	12/23/21	
DV	CLS HOLDINGS INC	1441 18TH ST	DENVER	BLAKE BLDG LLC	\$8,000,000.00	1/12/22	OFFICES
DV	B R CALIFORNIA LLC	MULT PROP		2215 2243 CALIFORNIA	\$8,350,000.00	1/3/22	WAREHOUSE
DV	0 FALLONS PARTNERS LLC	2706 W COLFAX AVE	DENVER	STREET LLC ALTA MILE HIGH OZ HOLD-	\$6,250,000.00	1/10/22	OFFICES
DV	BCP 45TH AVE I LLC	2700 W GOLFACAVE)	INGS LLC DIRECT CAPITAL LTD	\$4,225,000.00	12/27/21	WAREHOUSE
DV	ANIL J KUMAR	1974 S UNIVERSITY BLVD	DENVER	SOTOL 1974 S UNIVERSITY	\$4,225,000.00	1/10/22	MULTI-UNITS (9+)
				BLVD LLC			
DV	1451 DETROIT LLC	1459 DETROIT ST	DENVER	CR DENVER APTS 1 LLC	\$7,950,000.00	12/30/21	MULTI-UNITS (9+)
DV	LOHI PLAZA LLC			AB RE HOLDINGS LLC	\$7,405,100.00	12/23/21	MERCHANDISING
DV	BPB CEDAR INVEST LLC			BPB CEDAR DEVL LLC	\$5,600,000.00	1/3/22	RESIDENTIAL VACANT LAND
DV	DARRELL G JOHNS	MULT PROP		ASCENT JACKSON LLC	\$4,230,000.00	1/3/22	
DV	YALE COLO LLC	MULT PROP		JETT STRUCTURES LLC	\$2,700,000.00	1/10/22	MERCHANDISING
DV	1678 PARIS LLC	1115 N LOGAN ST	DENVER	CR DENVER APTS 1 LLC	\$5,525,000.00	1/13/22	MULTI-UNITS (9+)
DV	GOLDEN TRIANGLE MF OWNER LLC			CENTERSPACE LP	\$63,000,000.00	1/6/22	
DV	1625 MARION LLC	1625 N MARION ST	DENVER	NMA RENOVATIONS LLC	\$2,600,000.00	1/6/22	OFFICES
DV	EVA RUSSO LANIER	556 S ELIZABETH ST	DENVER	HAMMERQ LLC	\$10,100,000.00	1/4/22	SINGLE FAMILY RESIDENCE
DV	EAST 38TH AVENUE GROUP LLC	5909 E 38TH AVE	DENVER	38TH HOLLY LLC	\$5,860,000.00	12/30/21	WAREHOUSE
DV	3939 GROUP LLC	3939 KEARNEY ST	DENVER	AVP KEARNEY LLC	\$6,320,000.00	12/23/21	WAREHOUSE
DV	PHILLIP HERMAN ALBRIGHT TRUST	1 POLO CLUB DR	DENVER	ONEPOLOCLUB LLC	\$4,250,000.00	1/4/22	SINGLE FAMILY RESIDENCE
DV	CREEKSIDE AMHERST APT III LLC	7520 W AMHERST AVE	DENVER	CREEKSIDE AMHERST APT	\$25,960,000.00	1/13/22	MULTI-UNITS (9+)
DV	COUNTRY LIFE INS CO	4475 E 50TH AVE	DENVER	KCS ICEBOX E 50TH AVE	\$19,500,000.00	1/11/22	
DV	NASH HOLLAND 355 LOGAN INVEST LLC	355 N LOGAN ST	DENVER	BROMWELL OWNER LLC	\$123,500,000.00	1/13/22	MULTI-UNITS (9+)
DV	MINIBROOK PARTNERSHIP LLP	2100 E COLFAX AVE	DENVER	COLFAX STORAGE PART- NERS LLC	\$7,750,000.00	1/14/22	WAREHOUSE
DV	COLUMBINE PLAZA SHOPPING CENTER LLC	3125 FEDERAL BLVD	DENVER	PLUS THREE BP LLC	\$2,133,300.00	1/3/22	
DV		105 DADIK AVE W	DENIVED	NEW DANCE THEATDE INC	Φ0.500.000.00	10/00/01	
DV	DENVER COUNTY HOUSING AUTHORITY	135 PARK AVE W 4791 TOWER RD	DENVER	NEW DANCE THEATRE INC	\$2,500,000.00	12/23/21	SPECIAL PURPOSE
DV	C P BEDROCK LLC		DENVER	FX 4791 TOWER ROAD LLC	\$3,300,000.00	12/28/21	SPECIAL PUNPUSE
DV	PEARL BROS LLC	MULT PROP		16 PEARL UPTOWN LLC	\$5,500,000.00	12/28/21	LINUZNIOVAJNI
EB	SPRING VALLEY LAND INVEST II LLC			CENTURY LAND HOLDINGS LLC	\$9,851,400.00	12/30/21	UNKNOWN
EL	VERMIJO HOLDINGS LLC	1801 N UNION BLVD	COLO SPGS	CREGGER CAPITAL INVEST INC	\$12,000,000.00	1/3/22	WAREHOUSE/STORAGE
EL	GILLILAND FAMILY PARTNERS LLLP	3590 NEW NICHOLS HTS	COLO SPGS	IG LOGISTICS 64TH LLC	\$2,269,600.00	1/4/22	
EL	COLO P E O CHARITABLE CORP	1819 W CHEYENNE RD	COLO SPGS	COLO SPGS CITY	\$2,300,000.00	1/4/22	RESIDENTIAL CHARITABLE
EL	GOG IND PARK LLC	MULT PROP		GOTG IND PARK LLC	\$18,350,000.00	1/10/22	WAREHOUSE/STORAGE
EL	ASPEN GARDENS LLC	1115 ELKTON DR	COLORADO SPRINGS	CUBE LLC	\$5,100,000.00	1/10/22	OFFICES
EL	MILLER FAMILY REAL ESTATE LLC	5595 N ACADEMY BLVD	COLO SPGS	LHM COLLISION CSCO LLC	\$3,900,000.00	1/5/22	SPECIAL PURPOSE
EL	AIME VENTURES LLC	1125 BROCKDELL DR	COLORADO SPRINGS	ABW EQUITY NOTES LLC	\$4,680,000.00	1/4/22	MULTI_UNIT (9 & UP)
EL	JF ENTERPRISES LLC	MULT PROP		WEBER STREET LLC	\$2,200,000.00	1/6/22	SINGLE FAMILY RES.
EL	CPR ENTITLEMENTS LLC			VETERANS VILLA OPERAT- ING LLC	\$3,670,000.00	12/27/21	VACANT LAND = 35 AND < 100 ACR
EL	O DONNELL VISION LLC	MULT PROP		DIVERSUS HEALTH PROPERTIES	\$3,190,000.00	1/3/22	SPECIAL PURPOSE
EL	LUTHER E & BETTY JO HUDDLESON	24550 E STATE HIGHWAY 110	CALHAN	MILLENNIUM INTERESTS LTD	\$2,750,000.00	1/13/22	SEVERED INTEREST
EL	FOREST LAKES LLC			QUIKTRIP CORP	\$6,281,100.00	12/27/21	VACANT COMMERCIAL LOTS
EL	9 PROPERTIES LLC	4425 S US HIGHWAY 85 87	COLO SPGS	LOAD LOCK STORAGE I LLC	\$2,182,300.00	1/4/22	
EL	M S ENTERPRISES LLC	MULT PROP		MIDGARD SELF STORAGE COLO SPGS CO LLC	\$12,375,000.00	1/6/22	WAREHOUSE/STORAGE
		ı	İ			1 /0 /00	MERCHANDISING
	DCP CAREFREE LLC	MULT PROP		ALTURAS CARFFREF LLC	I \$15,850.000.00	I 1/3/22	INEUCLAMDIGIMA
EL EL	DCP CAREFREE LLC NORTHGATE AVIATION LLC	MULT PROP 375 SPECTRUM LOOP	COLO SPGS	ALTURAS CAREFREE LLC FREEDOM NORTHGATE LLC	\$15,850,000.00 \$7,479,300.00	1/3/22	SPECIAL PURPOSE

SALES I Warranty Deeds (Jan. 6 - Jan. 20) More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

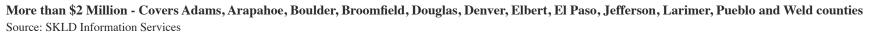




County EL JF JF JF	Seller KG STORE 649 LLC BANNOCK STREET HOLDINGS LLC MILLER FAMILY REAL ESTATE LLC	Property Address 7345 S PIERCE ST	City	Purchaser DEEZ GAS STATIONS LLC BLUE JAY LLC	Sale Price \$7,717,300.00 \$2,300,000.00	1/3/22 1/11/22	County Property Desc Offices
JF JF JF	BANNOCK STREET HOLDINGS LLC	7345 S PIERCE ST	LITTLETON			+	Offices
JF JF		7345 S PIERCE ST	LITTLETON	BLUE JAY LLC	\$2,300,000.00	1/11/22	Offices
JF JF	MILLER FAMILY REAL ESTATE LLC		 				
JF	INICEENT TANNET TREATE ESTATE ELS			LHM LFO LLC	\$15,198,000.00	1/5/22	Special Purpose
	PATRICIA A & MANOUCHEHR SHEYK-	10735 W 12TH LN	LAKEWOOD	12TH LANE TOWNHOMES	\$2,500,000.00	1/11/22	Multi-Units (4-8)
	HOLESLAMI	10700 W 12111 EN	LAKEWOOD	LLC			Willia Office (4 o)
JF	COORS BREWING CO			EVERGREEN 40TH CLEAR CREEK CROSSING APT LLC	\$5,500,000.00	1/10/22	
JF	BTM EATON LLC	4165 EATON ST	DENVER	MOUNT VIEW ACADEMY REAL ESTATE HOLDINGS LLC	\$2,500,000.00	1/6/22	
JF	ADVANCED PROPERTY SERVICES	16025 TABLE MOUNTAIN PKWY	GOLDEN	MERRITT HOLDINGS LLC	\$8,732,200.00	1/3/22	Manuf./Processing
JF	MILLER FAMILY REAL ESTATE LLC			OSBORN MILLER AUTOMO- TIVE LLC	\$10,900,000.00	1/5/22	Vacant Land
JF	SKS REAL ESTATE LLC	4620 TECHNOLOGY DR	GOLDEN	MERRITT HOLDINGS LLC	\$4,400,000.00	1/3/22	Warehouse/Storage
JF	43RD DRIVE LLC	13201 W 43RD DR	GOLDEN	SBW 43RD LLC	\$3,750,000.00	1/4/22	Warehouse/Storage
JF	WINDY RIVER RETAIL 3 LLC	10251 W BOWLES AVE	LITTLETON	BUI PERSONAL CARE SERVICES	\$4,025,000.00	1/3/22	Merchandising
JF	LAKESIDE OFFICE PARK LLC			ADVANCED PROPERTY SERVICES	\$20,000,000.00	1/4/22	
LR	DRAKE RETAIL REAL ESTATE LLC	902 W DRAKE RD UNIT 7	FT COLLINS	902 WEST DRAKE LLC	\$3,400,000.00	1/7/22	Commercial
LR	5499 WILSON LLC			LGI HOMES COLO LLC	\$6,450,000.00	1/13/22	
LR	533 E COUNTY ROAD 8 LLC	533 E COUNTY ROAD 8	BERTHOUD	533 HIGHWAY 56 LLC	\$3,150,000.00	1/4/22	Commercial
LR	TIMOTHY J PIVONKA	2116 14TH ST SE	LOVELAND	HIGHWAY 402 LLC	\$2,025,000.00	1/10/22	
LR	J B MINI STORAGE LLC	325 12TH ST SW	LOVELAND	VWSS LOVELAND LLC	\$5,285,000.00	1/4/22	Commercial
LR	TRAILSIDE DEVL LLC	322 .2 31 311		GH COLO LLC	\$2,880,000.00	1/11/22	
LR	NORTH SPRING CREEK PROPERTIES LLC			TTRES FORT COLLINS	\$8,900,000.00	1/6/22	Multiple Unit
LR	JADE SKYE PROPERTIES LTD	6002 BYRD DR	LOVELAND	SHIELDS CO LLC M6 LLC	\$2,170,000.00	1/4/22	Commercial
			 			+	Commercial
LR	ML 2 LLC	703 GLENMOOR DR	FORT COLLINS	GLENMOOR DRIVE PROPERTIES LLC	\$7,700,000.00	1/6/22	
LR	MOUNT VIEW COMMUNITY CHURCH FORT COLLINS INC	328 REMINGTON ST	FT COLLINS	WJY ENTERPRISES LLC	\$2,200,000.00	1/13/22	Exempt
LR	CAROLE DIANE BOWMAN TRUST	5425 S COUNTY ROAD 7	FORT COLLINS	RAINSBERGER FAMILY LIV- ING TRUST	\$2,550,000.00	1/4/22	Residential
PB	J C MILLER LIVING TRUST	670 EAGLERIDGE BLVD	PUEBL0	GOSAL HOTEL CO LLC	\$4,350,000.00	12/20/21	COMM LAND-LODGING
PB	610 RLLLP			BEP PUEBLO LLC	\$4,000,000.00	12/30/21	
WE	DAVIS GIRLS LAND CATTLE LLC			MAGNESS LAND HOLDINGS LLC	\$5,300,000.00	1/3/22	Mineral
WE	WRD4 GREELEY PROPERTY LLC			FORESTAR USA REAL ESTATE GROUP INC	\$3,485,800.00	1/13/22	
WE	HITZ FIN GROUP LLC			BRIGHTWATER CATTLE CO LLC	\$2,500,000.00	1/3/22	Agricultural
WE	REVOCABLE LIVING TRUST DANIEL E JONES GERALYN M JO	601 CHESTNUT ST	WINDSOR	601 CHESTNUT LLC	\$13,500,000.00	1/6/22	
WE	TEAKWOOD ENTERPRISES RLLP	20478 COUNTY ROAD 74	EATON	BOOTH LAND LIVESTOCK	\$6,149,000.00	1/4/22	
WE	GREELEY RI DEVL LP			D GREELEY LLC	\$2,200,000.00	1/4/22	
WE	JAMES R & ALICE B SMITH	23798 COUNTY ROAD 50	LA SALLE	MURRAY FAMILY FARMS LLC	\$2,100,000.00	1/4/22	Exempt
WE	VRD ERIE LLC	3310 IDEAL DR	FREDERICK	HAWTHORNE APT LLC	\$6,925,000.00	1/3/22	Vacant Land
WE	DDW PROPERTIES LLC	3771 MONARCH ST	FREDERICK	ALYSE SARA OPATOWSKI TRUST	\$5,700,000.00	12/30/21	Industrial
WE	CAPO HOLDINGS LLC	127 LAURA WAY	DACONO	REALTY INCOME PROPER- TIES 26 LLC	\$5,411,000.00	1/3/22	
WE	CAPO HOLDINGS LLC	13799 PACIFIC CIR	MEAD	REALTY INCOME PROPER- TIES 26 LLC	\$4,970,700.00	1/3/22	Commercial
WE	CAPO HOLDINGS LLC	2901 37TH ST	EVANS	REALTY INCOME PROPERTIES 26 LLC	\$5,132,900.00	1/3/22	Commercial
WE	VBCM LLC	987 US HIGHWAY 85	BRIGHTON	FAIRMOUNT BRIGHTON LLC	\$3,000,000.00	12/30/21	
WE	FORTRESS SELF STORAGE LLC			9191CR LLC	\$9,305,500.00	1/7/22	Commercial
WE	CAPO HOLDINGS LLC	6503 29TH ST	GREELEY	REALTY INCOME PROPER- TIES 26 LLC	\$6,870,400.00	1/3/22	
WE	JOHNSTOWN VILLAGE LLC			LGI HOMES COLO LLC	\$5,610,000.00	12/21/21	
WE	GFP WINDSOR LLC			IG LOGISTICS 64TH LLC	\$3,914,700.00	1/4/22	
WE	JAKZ LLC	2389 STATE HIGHWAY 7	ERIE	PROPCO LLC	\$10,950,000.00	1/4/22	Commercial
WE	MEQ SALAZAR LLC	4040 SALAZAR WAY	FREDERICK	SKITZO GENESEE LLC	\$6,700,000.00	1/3/22	Commercial
WE	NNN LUPTON SE LLC	641 14TH ST	FORT LUPTON	CAMERON SEVEN FORT LUPTON LLC	\$9,953,000.00	1/4/22	Commercial
WE	MARY E & ROBERT M STAHL	9378 COUNTY ROAD 25	FORT LUPTON	45 ACRES LLC	\$2,700,000.00	1/6/22	Agricultural
WE	TRU GRIT NOCO LLC	4355 24TH STREET RD UNIT 1802	GREELEY	LEACH INVEST 107 LLC	\$2,084,700.00	1/13/22	
WE	OSBORNE DEVL CO INC	VL		MELODY HOMES INC	\$3,135,000.00	1/7/22	
WE	FL MOUNT SKY LLC	VL VL		OSBORNE DEVL CO INC		1/7/22	
		VL			\$2,623,500.00	+	Pacidential
\//E	LUPTON VILLAGE LAND DEVL LLC			BAESSLER RESIDENTIAL COLO LLC	\$3,784,000.00	1/6/22	Residential
WE	HIIDD COLOTTIC	2022 0711 877	EVANC	D DATEL CAMBLY TOLLOT	¢¢ 700 000 00	1/0/00	
WE	HURD COLO LLC	3033 8TH AVE	EVANS	B PATEL FAMILY TRUST	\$6,700,000.00	1/6/22	
	HURD COLO LLC GWIP LLC GWIP LLC	3033 8TH AVE	EVANS	B PATEL FAMILY TRUST GG COLO II LLC LINEAGE LOGISTICS LLC	\$6,700,000.00 \$2,561,300.00 \$2,683,200.00	1/6/22 12/30/21 12/30/21	

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MORTGAGES | Trust Deeds (Jan. 6 - Jan. 20)





County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
AD	1/4/22	DFS LLC	301 E 57TH AVE	DENVER	MIDFIRST BK	\$2,415,000.00	Commercial
AD	1/4/22	TS GREENVILLE LLC	MULT PROP		CITYWIDE BK	\$5,395,000.00	Commercial
AD	12/28/21	PACIFIC ENT LLC			ACP DIA 1287 INVEST	\$2,775,536.68	
AD	1/4/22	NE DENVER HIGHLAND LLC			AURORA HIGHLANDS LLC	\$26,114,625.00	
AD	1/4/22	60TH PLACE BROADWAY LLC	MULT PROP		CITYWIDE BK	\$13,000,000.00	Industrial
AD	1/4/22	FULTONBSH ACCO I LLC			ADAMS COUNTY SELF STORAGE LLC	\$15,500,000.00	Commercial
AD	1/4/22	KUSHNIROFF INVEST LLC	MULT PROP		HIGH PLAINS BK	\$3,000,000.00	Industrial
AD	1/11/22	D THOR HOTEL LLC	6 W 83RD PL	THORNTON	CLEARPATH FED CREDIT UNION	\$6,500,000.00	Commercial
AD	1/4/22	HAVANA STREET B OWNER LLC	11010 HAVANA ST	BRIGHTON	MIDFIRST BK	\$2,970,000.00	Agricultural - Vacant
AD	1/4/22	HAVANA STREET E OWNER LLC	11010 HAVANA ST	BRIGHTON	GENESIS CAPITAL LLC	\$15,756,000.00	Agricultural
AD	12/30/21	JSM 5725 LLC	5725 E 56TH AVE	COMMERCE CITY	CITYWIDE BK	\$3,025,000.00	J
AD	1/11/22	CW LOCHBUIE LLC			FC V FIN LP	\$5,790,000.00	
AD	1/13/22	FLATS ON A LLC			PACIFIC WESTERN BK	\$60,027,000.00	
AD	1/12/22	FLATS ON A LLC			PACIFIC WESTERN BK	\$60,027,000.00	
AR	1/6/22	OPF SI SPE LLC	2421 W BELLEVIEW AVE	LITTLETON	WELLS FARGO BK	\$75,500,000.00	Car Services
AR	12/28/21	2601 W FLOYD AVE 3295 S BRYANT ST LTD			CBRE CAPITAL MAR- KETS INC	\$2,000,000.00	APT Multi-Units (9+)
AR	12/30/21	ASBURY CO HG LLC	9899 E ARAPAHOE RD	CENTENNIAL	BK AM	\$629,909,508.00	Auto Dealers
AR	1/6/22	WYLDBEAR LLC	3 CARRIAGE BROOK RD	CHERRY HILLS VILLA	FIRSTBANK	\$2,000,000.00	Single Family Residential Acreage
AR	1/6/22	CHARLES M MCDANIEL REVO- CABLE TRUST	5 WALDEN LN	CHERRY HILLS VILLA	US BK	\$4,290,000.00	Single Family Residential Acreage
AR	12/30/21	ASBURY AURORA TOY LLC	MULT PROP		BK AM	\$629,909,508.00	Parking Lot Stand Alone
AR	12/29/21	SGS LAND HOLDINGS LLC	7060 S TUCSON WAY	CENTENNIAL	CENTRAL BK TRUST	\$2,500,000.00	Commercial Condos
AR	12/21/21	ACCUCODE PROPERTIES LLC	65 INVERNESS DR E	ENGLEWOOD	INBANK	\$4,500,000.00	Warehouse/Storage
AR	1/5/22	LHM DCJ LLC	350 S HAVANA ST	AURORA	BK AM	\$629,909,508.00	Auto Dealers
AR	1/4/22	15200 COLFAX LLC	15200 E COLFAX AVE	AURORA	ACADEMY BK	\$13,000,000.00	Merchandising (all Retail)
AR	1/6/22	1450 S HAVANA LLC	1450 S HAVANA ST	AURORA	COMMUNITY BK COLO	\$4,050,000.00	Recreation
AR	1/6/22	2750 S RARITAN STREET LLC	2750 S RARITAN ST	ENGLEWOOD	MEGAN ELWARD	\$3,000,000.00	Warehouse/Storage
AR	1/6/22	BOKQUA LLC	2105 MULT PROP		GENESIS CAPITAL LLC	\$3,919,200.00	Single Family Residential
AR	12/28/21	DTC LODGING LLC	9719 E GEDDES AVE	CENTENNIAL	COREFIRST BK TRUST	\$2,300,000.00	Lodging (Hotels)
AR	12/22/21	HISTORIC PRESERVATION PARTNERS LLC	17 VIKING DR	CHERRY HILLS VILLA	JPMORGAN CHASE BK	\$2,380,000.00	Single Family Residential
AR	1/3/22	HOUSEMAN BLDG LLC			FORTIS PRIVATE BK	\$10,000,000.00	Open Space
AR	12/30/21	SFR II BORROWER 2021 3 LLC	MULT PROP		MORGAN STANLEY MTG CAPITAL HOLDINGS LLC	\$902,219,162.00	Single Family Residential
AR	12/30/21	ASBURY LITTLETON POR LLC	MULT PROP		BK AM	\$629,909,508.00	
AR	12/29/21	GELT WILLOW POINT EX- CHANGE FEE OWNER LLC	8420 E MISSISSIPPI AVE	DENVER	EVERLAKE LIFE INS CO	\$38,500,000.00	APT Multi-Units (9+)
AR	12/30/21	VIG SAFEWAY LLC			WESTERRA CREDIT UNION	\$7,700,000.00	
AR	12/21/21	WAYM INVEST GROUP LLC	3839 S KNOX CT	DENVER	BK COLO	\$3,290,000.00	Duplexes-Triplexes
AR	1/7/22	CENTENNIAL ACADEMY REAL ESTATE HOLDINGS LLC	6960 S HOLLY CIR	CENTENNIAL	LIVE OAK BK CO	\$4,240,000.00	Day Care Centers
AR	12/21/21	AURORA 319 F1 LLC			WESTERN SOUTHERN LIFE ASSURANCE CO	\$57,000,000.00	APT Multi-Units (9+)
AR	1/10/22	GLOBAL STORAGE COLO LLC	MULT PROP		FIRSTBANK	\$7,000,000.00	Single Family Residential Acreage
AR	12/30/21	MILLENNIUM PEAKVIEW LLC			TEXAS CAPITAL BK	\$76,848,129.00	
AR	12/22/21	NP STAFFORD I BLDG 1 LLC			HARTFORD FIRE INS CO	\$41,440,000.00	Warehouse/Storage
AR	1/5/22	WESTCORE CG DOVE VALLEY	14251 E OTERO AVE	ENGLEW00D	WLLS FARGO BK	\$200,000,000.00	Warehouse/Storage
AR	1/3/22	DRAWE HOLDINGS LLC	8290 SOUTHPARK CIR	LITTLETON	PNC BK	\$5,303,420.80	Vacant Industrial PUD Lots
AR	1/5/22	WESTCORE CG POTOMAC PARK LLC	MULT PROP		WELLS FARGO BK	\$200,000,000.00	
		29SC TIC BRIGHTON LLC	4343 S PICADILLY ST	AURORA	WSCO CORE LENDER	\$73,000,000.00	APT Multi-Units (9+)



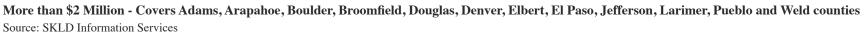
DATA & MARKETING LISTS

What are your Parameters County?

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

- **New Homeowners**
- **All Deed List**
- **Mortgage List**
- Bankruptcies
- **Foreclosures**
- **County Assessor Data**
- Package of NDF, CP, PT Deeds
- Liens, Judgements, Lis Pendens
- State, Federal & Mechanical Liens
- **Commerical Transactions**
- **Top Lenders (Loan Activity)**
- **Ask us about Customized Reports**

MORTGAGES | Trust Deeds (Jan. 6 - Jan. 20)



COLORADO REAL ESTATE JOURNAL

	Information Servic	1	T	T	1	I	
County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
AR	12/30/21	ORACABESSA LLC	3655 S PENNSYLVANIA ST	ENGLEWOOD	GREYSTONE SERVICING CO LLC	\$4,086,000.00	APT Multi-Units (9+)
AR	12/29/21	ENGLEWOOD OWNER LLC	1090 W HAMPDEN AVE	ENGLEWOOD	JPMORGAN CHASE BK	\$245,000,000.00	
AR	1/5/22	WESTCORE CG DOVE VALLEY	14101 E OTERO AVE	ENGLEWOOD	WELLS FARGO BK	\$200,000,000.00	Dry Farm Class IIA
AR	12/29/21	TUCSON OFFICE LLC			FIRSTBANK	\$19,337,000.00	
AR	12/28/21	KCM AURORA ONE LLC			PNC BK	\$7,700,000.00	
AR	1/5/22	LHM ANI LLC	MULT PROP		BK AM	\$629,909,508.00	
AR	1/6/22	2880 S RARITAN STREET LLC	2880 S RARITAN ST	ENGLEWOOD	MEGAN ELWARD	\$3,000,000.00	Warehouse/Storage
BD	1/5/22	Q D PROPERTIES INC	2040 16TH ST	BOULDER	FIRST WESTERN TRUST BK	\$4,235,000.00	LODGING-LAND
BD	12/20/21	AARON H FISKE LIVING TRUST	2697 4TH ST	BOULDER	CITIBANK	\$2,989,341.00	SINGLE FAM.RESLAND
3D	12/27/21	TEBO PEARL LLC	MULT PROP		BK COLO	\$8,753,000.00	MERCHANDISING-LAND
BD	12/20/21	IN LINE INVEST LLC	1800 PIKE RD	LONGMONT	AMERITAS LIFE INS	\$7,250,000.00	SPEC.PURPOSE-LAND
BD	12/22/21	5920 BOULDER LLC	MULT PROP		KREOCS LENDING I LLC	\$185,700,000.00	OFFICE INDUSTRIAL
3D	1/3/22	ELLIS WALNUT PROPERTIES LLC	3620 WALNUT ST	BOULDER	SYCAMORE LLC	\$2,400,000.00	WAREHOUSE/STORAGE-LAND
BD	12/22/21	ATTENTION HOMES RESI- DENCES LP			CHURCHILL MTG INVEST LLC	\$3,290,000.00	HOUSING AUTHORITY
3D	1/3/22	ARCADIA RESIDENCES INC	1634 WALNUT ST	BOULDER	ARCADA WALNUT LLC	\$2,500,000.00	OFFICES-LAND
BD	12/21/21	MILESTONE SUNDAR II GP			MERCHANTS BK INDIANA	\$18,850,000.00	
BD	12/22/21	MARKEL HOMES CONSTR CO			US BK	\$10,000,000.00	
BD	1/4/22	J J LETTMANN FAMILY TRUST	423 MARINE ST	BOULDER	SILICON VALLEY BK	\$2,020,000.00	SINGLE FAM.RESLAND
BD	12/29/21	EMICH BOULDER REAL ESTATE	2470 49TH ST	BOULDER	FIRSTBANK	\$9,750,000.00	MANUFCTNG/PROCESNG-LANI
3D	12/23/21	TIGER FIN INVEST LLC	3180 STERLING CIR	BOULDER	BK COLO	\$2,301,485.92	OFFICE INDUSTRIAL
3D	1/3/22	CASTLE KEEP LLC	7579 HYGIENE RD	LONGMONT	FIRST AM ST BK	\$2,700,000.00	SINGLE FAM.RESLAND
3D	1/3/22	CASTLE KEEP LLC	7579 HYGIENE RD	LONGMONT	FIRST AM ST BK	\$2,700,000.00	WAREHOUSE/STORAGE-LAND
BD	1/3/22	WPC H 12121 SUGARMILL ROAD LONGMONT STORAGE LLC	7070 THUILINE TID	LONGINON	BK TRUST CO	\$20,000,000.00	SINGLE FAM.RESLAND
3D	12/21/21	1146 BUFFALO PROPERTIES LLC	1146 12TH ST	BOULDER	BK COLO	\$4,215,000.00	MULTI-UNITS(9 +)-LAND
BD	12/21/21	QTLLC	MULT PROP	İ	ALPINE BK	\$3,212,000.00	RESTAURANT LAND
3R	1/4/22	FM 2360 IND LLC	2360 INDUSTRIAL LN	BROOMFIELD	FIRSTBANK	\$3,650,000.00	MANUFG/PROCESSING IMPS
3R	1/4/22	STULU LLC			INDEPENDENT BK	\$3,500,000.00	OFFICES-LAND
DS	1/10/22	SREIT CHERRYWOOD VILLAGE	16950 CARLSON DR	PARKER	CITI REAL ESTATE FUNDING INC	\$2,013,000,000.00	Commercial
DS	1/10/22	SREIT RANCHSTONE LLC	17125 CARLSON DR	PARKER	CITI REAL ESTATE FUNDING INC	\$2,013,000,000.00	Commercial
DS	1/5/22	BACK TEES CASTLE PINES VIL- LAGE LLC	VL		FMS BK	\$2,700,000.00	
DS	1/5/22	BACK TEES CASTLE PINES VIL- LAGE LLC			UM WEST LLC	\$2,000,000.00	
DS	1/3/22	SFR II BORROWER 2021 3 LLC	MULT PROP		MORGAN STANLEY MTG	\$902,219,162.00	Residential
DS	12/30/21	C P PROPERTIES LLC	6088 E COUNTY LINE	HIGHLANDS RANCH	CAPITAL HOLDINGS LLC BK WEST	\$2,657,000.00	Commercial
20	4/4/00	MEOTIVE W. S. C. S	RD	LONGTO	EDO HOLENGE	 do ooo ooo r	
DS	1/4/22	WESTVIEW PLAZA LLC	9140 WESTVIEW RD	LONE TREE	EDC HOLDINGS LLC	\$6,200,000.00	Commercial
DS	1/7/22	STERLING RANCH DEVL CO			STERLING RANCH LLC	\$3,714,500.00	Vacant Land
OS	12/30/21	ALESSI FAMILY TRUST	19641 E PARKER SQUARE DR	PARKER	SOOPER CREDIT UNION	\$2,520,000.00	Commercial
DS	1/11/22	RUPERT PUPKIN PROPERTIES LLC	12824 LYNNFIELD DR	ENGLEWOOD	STANFORD FED CREDIT UNION	\$2,760,000.00	Commercial
OS	1/4/22	9605 KINGSTON COURT LLC	MULT PROP		FORTIS PRIVATE BK	\$3,600,000.00	Commercial
DS	1/4/22	WILDCAT SHOPPING CENTER LLC			FIRSTBANK	\$13,000,000.00	Commercial
DS	1/7/22	SERVANT VINEYARDS LLC	11961 LIONESS WAY	PARKER	INDEPENDENT BK	\$4,622,313.00	Commercial
DV	1/7/22	MG TAMARAC APT LLC			NORTHMARQ CAPITAL FIN LLC	\$91,650,000.00	
ΟV	12/28/21	MHMP 15 E COLFAX LLLP			DENVER CNTY	\$3,500,000.00	
DV	12/28/21	MHMP 15 E COLFAX LLLP			MERCY HOUSING INC	\$2,000,000.00	
DV	12/30/21	WESLEY AVENUE SENIOR APT LLLP	4101 E WESLEY AVE	DENVER	WAZEE PARTNERS LLC	\$3,086,264.00	SINGLE FAMILY RESIDENCE
	1/11/22	CPCTC TRUST	345 GAYLORD ST	DENVER	PNC BK	\$2,535,000.00	SINGLE FAMILY RESIDENCE
DV	1711722	1	MULT PROP		JPMORGAN CHASE BK	\$2,200,000.00	MULTI-UNITS (9+)
	1/5/22	BEAN COVE LLC	I WULL PRUP				` '
DV	+	BEAN COVE LLC 2ND STEELE LLC	MULT PROP		JAFAY ENTERPRISES LLC	\$13,340,161.45	SPECIAL PURPOSE
DV DV DV	1/5/22			DENVER	•	\$13,340,161.45 \$5,457,118.00	SPECIAL PURPOSE

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MORTGAGES | Trust Deeds (Jan. 6 - Jan. 20)

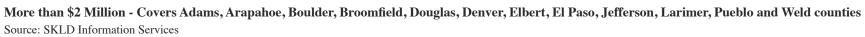
More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



	Information Servic	Т	т	1	1	1	
County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
DV	1/7/22	SID LLC	2944 WELTON ST	DENVER	MOUNT VIEW BK COM- MERCE	\$2,100,000.00	
DV	1/6/22	FISHER RESTORATION LLC	1620 N LOGAN ST	DENVER	FIRST WESTERN TRUST BK	\$2,150,000.00	
DV	1/5/22	HOKKAIDO LLC	1760 N PEARL ST	DENVER	JPMORGAN CHASE BK	\$2,150,000.00	MULTI-UNITS (9+)
DV	1/6/22	NMA DLA INVEST PROPERTIES	217 N ACOMA ST	DENVER	PINE FIN GROUP INC	\$2,900,000.00	SINGLE FAMILY RESIDENCE
DV	1/12/22	HANA PROPERTIES LLC	MULT PROP		JPMORGAN CHASE BK	\$3,500,000.00	MULTI-UNITS (9+)
DV	1/10/22	SOTOL 1974 S UNIVERSITY	1974 S UNIVERSITY	DENVER	BK COLO	\$2,225,000.00	MULTI-UNITS (9+)
DV	12/31/21	BLVD LLC 2701 FED LLC	BLVD 2715 FEDERAL BLVD	DENVER	CBRE CAPITAL MAR-	\$2,600,000.00	MULTI-UNITS (4-8)
DV	12/31/21	2701 FED LLG	27 13 FEDERAL BLVD	DEINVEN	KETS INC	\$2,000,000.00	IVIOLIT-UNITS (4-0)
DV	1/7/22	KLINE VEIO LLC	100 N GARFIELD ST	DENVER	BK COLO	\$3,636,141.44	OFFICES
DV	1/12/22	MILWAUKEE DEVL LLC	821 S YORK ST	DENVER	INDICATE CAPITAL FUND 1 LLC	\$2,052,750.00	SINGLE FAMILY RESIDENCE
DV	1/3/22	1480 HUMBOLDT STREET LLC	MULT PROP		COMMUNITY BK COLO	\$2,126,000.00	MERCHANDISING
DV	12/30/21	SFR II BORROWER 2021 3 LLC	MULT PROP		MORGAN STANLEY MTG CAPITAL HOLDINGS LLC	\$902,219,162.00	SINGLE FAMILY RESIDENCE
DV	1/7/22	COTTONWOOD PLACE LLC	MULT PROP		JPMORGAN CHASE BK	\$2,000,000.00	MULTI-UNITS (9+)
DV	1/5/22	SNOWDONIA LLC	3111 W 22ND AVE	DENVER	JPMORGAN CHASE BK	\$3,585,000.00	MULTI-UNITS (9+)
DV	1/14/22	COLFAX STORAGE PARTNERS	2100 E COLFAX AVE	DENVER	UMPQUA BK	\$4,385,000.00	WAREHOUSE
DV	12/27/21	NIMBL HOLDINGS LLC	820 KALAMATH ST	DENVER	UMB BK	\$2,200,000.00	STATE LEASED FULLY EXEMPT- COMMERCIAL
DV	1/13/22	CR DENVER APTS 1 LLC	1115 N LOGAN ST	DENVER	JPMORGAN CHASE BK	\$3,577,500.00	MULTI-UNITS (9+)
DV	1/6/22	NMA RENOVATIONS LLC	1625 N MARION ST	DENVER	PINE FIN GROUP INC	\$2,900,000.00	OFFICES
DV	1/6/22	5140 LLC	5140 COLORADO BLVD	DENVER	CITYWIDE BK	\$4,391,137.00	
DV	12/30/21	CHESTNUT ISLAND LLC	3500 CHESTNUT PL	DENVER	GREAT WESTERN BK	\$46,833,445.00	
DV	1/4/22	HAMMERQ LLC	556 S ELIZABETH ST	DENVER	JPMORGAN CHASE BK	\$7,070,000.00	SINGLE FAMILY RESIDENCE
DV	12/30/21	38TH HOLLY LLC	5909 E 38TH AVE	DENVER	IMPACT DEVL FUND	\$2,500,000.00	WAREHOUSE
DV	12/30/21	38TH HOLLY LLC			EAST 38TH AVENUE GROUP LLC	\$2,700,000.00	WAREHOUSE
DV	12/23/21	AVP KEARNEY LLC			INDEPENDENT BK	\$5,795,632.00	WAREHOUSE
DV	1/6/22	BOKQUA LLC	MULT PROP		GENESIS CAPITAL LLC	\$3,919,200.00	SINGLE FAMILY RESIDENCE
DV	12/23/21	KCM PENA STATION II LLC			PNC BK	\$7,700,000.00	
DV	12/29/21	2825 N SPEER LLC	2825 N SPEER BLVD	DENVER	US BK	\$3,360,000.00	
DV	1/3/22	ASCENT JACKSON LLC	MULT PROP	 	SUNFLOWER BK	\$2,970,000.00	
DV	1/13/22	BROMWELL OWNER LLC	355 N LOGAN ST	DENVER	PACIFIC LIFE INS CO	\$76,500,000.00	MULTI-UNITS (9+)
DV	1/5/22	7950 E HAMPDEN LLC			PROTECTIVE LIFE INS	\$9,000,000.00	
DV	1/3/22	FDG MONACO ASSOC LLC			PACIFIC WESTERN BK	\$2,500,000.00	
DV	1/3/22	FDG EDERA ASSOC LLC			PACIFIC WESTERN BK	\$56,420,000.00	
DV	12/28/21	WEST LOT LLC			BK COLO	\$50,000,000.00	
DV	1/3/22	DIA INVEST LLC			GREENLAKE REAL ESTATE FIN LLC	\$77,000,000.00	
DV	12/27/21	PRESIDENTS FOUNDERS ACQUISITION LLC	MULT PROP		IMPACT DEVL FUND	\$3,000,000.00	COMMERCIAL PARTIAL EXMP (Exempt Portion)
DV	1/5/22	LHM DDR LLC	2727 S HAVANA ST	DENVER	BK AM	\$629,909,508.00	
DV	1/3/22	LINDEN LAND JV LLC	MULT PROP		AM BK COMMERCE	\$3,625,000.00	
DV	12/30/21	SLOANS BLOCK 3 RETAIL LLC	MULT PROP		FIRSTBANK	\$2,600,000.00	MERCHANDISING
DV	12/28/21	3795 GROVE ST LLC	3775 GROVE ST	DENVER	JPMORGAN CHASE BK	\$2,100,000.00	MULTI-UNITS (9+)
DV	1/10/22	MONTVIEW BOULEVARD PRES- BYTERIAN CHURCH	MULT PROP		BOKF	\$2,000,000.00	
DV	1/3/22	CO INVEST LLC	MULT PROP		FIRST NATL BK	\$8,206,533.00	SINGLE FAMILY RESIDENCE
DV	1/11/22	HOOKER JV LLC	20 MULT PROP		FIRSTBANK	\$3,872,000.00	COUNTY EXEMPT COMMERCIAL
DV	12/23/21	300 S LOGAN LLC	300 S LOGAN ST	DENVER	MIDFIRST BK	\$5,400,000.00	OFFICES
DV	12/30/21	ALBION APTS LLC			FIRST WESTERN TRUST BK	\$7,000,000.00	MULTI-UNITS (9+)
DV	12/30/21	CR DENVER APTS 1 LLC	MULT PROP		JPMORGAN CHASE BK	\$5,075,000.00	MULTI-UNITS (9+)
EL EL	1/3/22	CREGGER CAPITAL INVEST INC SFG ISF RMS COLO LLC	MULT PROP 3590 NEW NICHOLS	COLO SPGS	TRUIST BK BAWAG P S K BK	\$10,200,000.00 \$500,000,000.00	WAREHOUSE/STORAGE
EL	1/11/22	VIVA LAND VENTURES LP	HTS		VIVA CAPITAL FUNDING		
					LLC		
EL	1/7/22	KIDD HOLDINGS LLC	MULT PROP	001.0 0000	FIRSTBANK	\$3,000,000.00	WAREHOUSE/STORAGE
EL El	1/5/22	LHM COLLISION CSCO LLC	5595 N ACADEMY BLVD 1125 BROCKDELL DR	COLO SPGS	BK AM	\$629,909,508.00	SPECIAL PURPOSE
EL EL	1/4/22	ABW EQUITY NOTES LLC RANGELY INVEST LC	1120 DNUUNUELL UK	COLORADO SPRINGS	COLLEGIATE PEAKS BK FARMERS MERCHANTS	\$3,276,000.00 \$4,303,137.00	MULTI_UNIT (9 & UP) SPECIAL PURPOSE
					SAV BK		
EL	1/7/22	3630 SINTON ROAD LLC	3630 SINTON RD	COLORADO SPRINGS	ANB BK	\$2,725,000.00	OFFICES
EL EL	1/6/22 12/27/21	AVATER FOUNTAIN LP VETERANS VILLA OPERATING			PFG FUND V LLC TBK BK	\$3,000,000.00 \$2,385,500.00	VACANT COMMERCIAL LOTS
		LLC					
EL	1/4/22	MDC SSP VICTORY RIDGE JV LP	10020 FEDERAL DR	COLO SPGS	ADAMS BK TRUST	\$7,905,530.00	1

MORTGAGES | Trust Deeds (Jan. 6 - Jan. 20)





	Dele Berendel		Dona a code a delene e c	0.11-			Occupies Businessites Bases
County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
EL	1/3/22	DEEZ GAS STATIONS LLC	1808 DEMOCRACY PT	COLO SPGS	GREAT WESTERN BK	\$20,780,924.00	WAREHOUSE (OTORAGE
EL	1/10/22	GOTG IND PARK LLC			LIFE INS CO SOUTH- WEST	\$12,600,000.00	WAREHOUSE/STORAGE
EL	1/4/22	LOAD LOCK STORAGE I	4425 S US HIGHWAY 85-87	COLO SPGS	LOAD LOCK STORAGE LLC	\$5,350,000.00	
EL	1/3/22	ALTURS CAREFREE LLC			INDEPENDENT BK	\$11,130,000.00	MERCHANDISING
EL	1/10/22	EZRA INVEST LLC	2990 JANITELL RD	COLO SPGS	WAYPOINT BK	\$2,300,000.00	VACANT COMMERCIAL LOTS
EL	1/6/22	DISCOVERY CHRISTIAN CHURCH	4304 AUSTIN BLUFFS PKWY	COLORADO SPRINGS	CHRISTIAN FIN RE- SOURCES INC	\$8,000,000.00	
EL	1/6/22	TSG COLO SPGS LLC	MULT PROP		CITY NATL BK FLORIDA	\$18,200,000.00	
EL	1/11/22	9625 PROMINENT POINT LLC	9625 PROMINENT PT	COLO SPGS	BK COLO	\$2,447,500.00	MERCHANDISING
EL	1/6/22	FREEDOM NORTHGATE LLC	375 SPECTRUM LOOP	COLO SPGS	NORTHGATE AVIATION LLC	\$5,629,315.93	SPECIAL PURPOSE
EL	1/7/22	COMPLETE CHILD INC	5815 TUTT CENTER PT	COLO SPGS	ENT CREDIT UNION	\$3,000,000.00	SPECIAL PURPOSE
EL	1/4/22	KC5 LLC	OSTOTOTI GENTENTI	0020 01 00	R2R CAPITAL KISSING	\$4,152,000.00	VACANT RESIDENTIAL LOTS
					CAMELS LENDER LLC	. , ,	
EL	1/6/22	AVATAR RIVERBAND LP			PFG FUND V LLC	\$3,000,000.00	
JF	1/3/22	MERRITT HOLDINGS LLC			INDEPENDENT BK	\$2,860,000.00	Warehouse/Storage
JF	1/3/22	INTERVENTION	11500 W SECURITY AVE	LAKEW00D	FIRSTBANK	\$3,000,000.00	
JF	1/3/22	MERRITT HOLDINGS LLC			INDEPENDENT BK	\$5,675,900.00	Manuf./Processing
JF	1/4/22	3501 HOYT LLC	MULT PROP		COMMERCE BK	\$2,197,000.00	
JF	1/4/22	ADVANCED PROPERTY SER- VICES	4704 HARLAN ST	DENVER	BELLCO CREDIT UNION	\$15,000,000.00	
JF	1/13/22	RUTHANNE C SCHULZE TRUST	5501 RIDGE TRL	LITTLETON	LONGBRIDGE FIN LLC	\$7,000,000.00	Single Family Residential
JF	1/4/22	SBW 43RD LLC	13201 W 43RD DR	GOLDEN	ALPINE BK	\$2,864,811.59	Warehouse/Storage
JF	1/6/22	MOUNT VIEW ACADEMY REAL ESTATE HOLDINGS LLC	4165 EATON ST	DENVER	LIVE OAK BK CO	\$4,240,000.00	
LR	1/13/22	M6 LLC	6002 BYRD DR	LOVELAND	FIRST NATL BK	\$2,036,000.00	Commercial
LR	1/5/22	359 LLC	359 LINDEN ST	FORT COLLINS	FIRST WESTERN TRUST BK	\$5,000,000.00	Commercial
LR	1/6/22	BOYD LAKE SELF STORAGE LLC	5210 BOYD LAKE AVE	LOVELAND	INDEPENDENT BK	\$4,743,000.00	Commercial
LR	1/6/22	GLENMOOR DRIVE PROPER- TIES LLC	MULT PROP		FIRSTBANK	\$4,812,500.00	
LR	1/12/22	TOWNHOMES HARMONY LLC			GREAT WESTERN BK	\$2,017,500.00	Residential
LR	1/4/22	HERITAGE 7TH LLC			INDEPENDENT BK	\$2,138,400.00	Residential
LR	1/7/22	DB FORT COLLINS 3 LLC	121 KENSINGTON DR	FORT COLLINS	ELEVATIONS CREDIT UNION	\$6,437,309.00	Commercial
LR	1/4/22	VWSS LOVELAND LLC	325 12TH ST SW	LOVELAND	SMC JB LLC	\$5,491,000.00	Commercial
LR	1/4/22	M6 LLC	6002 BYRD DR	LOVELAND	FIRST NATL BK	\$2,036,000.00	Commercial
LR	1/7/22	5A DEVL LLC	2026 BEAR MOUNTAIN DR UNIT 101	FT COLLINS	ELEVATIONS CREDIT UNION	\$6,437,309.00	Commercial
LR	1/3/22	MASON STREET FLATS LLC	MULT PROP		GREAT WESTERN BK	\$20,780,924.00	Multiple Unit
LR	1/5/22	FALL RIVER VILLAGE LLC	MULT PROP		AM EQUITY INVEST LIFE INS CO	\$27,000,000.00	Commercial
LR	1/5/22	JWC STANLEY HOLDING LLC	MULT PROP		AM EQUITY INVEST LIFE INS CO	\$87,400,000.00	
LR	1/5/22	JWC STANLEY HOLDING LLC	MULT PROP		ROCKY MOUNT 2PACK	\$24,300,000.00	+
LD	1/10/00	CMILING LLLC	11 F TUDNED AVE	DEDTUQUE	MEZZ LENDER LLC	#0.000.000.00	Commonsial
LR LR	1/12/22	SMILING J LLC	115 TURNER AVE 2101 S TIMBERLINE RD	BERTHOUD	SBA	\$2,000,000.00	Commercial
	1/7/22	DB NOCO LLC		FORT COLLINS	ELEVATIONS CREDIT UNION	\$6,437,309.00	Commercial
LR	1/5/22	FALL RIVER VILLAGE LLC	MULT PROP		ROCKY MOUNT 2PACK MEZZ LENDER LLC	\$24,300,000.00	Commercial
PB	12/21/21	SUN MOUNT SOLAR 1 LLC			HSBC BK USA	\$259,073,197.13	SEV'D MINERAL INTERESTS
PB	12/20/21	GOSAL HOTEL CO LLC	670 EAGLERIDGE BLVD	PUEBLO	TRI COUNTIES BK	\$2,175,000.00	COMM LAND-LODGING
WE WE	1/6/22	601 CHESTNUT LLC DB WINDSOR LLC	901 MAIN ST	WINDSOR	FORTIS PRIVATE BK ELEVATIONS CREDIT	\$11,750,000.00 \$6,437,309.00	Commercial
					UNION		
WE	1/11/22	GLACIER PARK STORAGE INC	MULT PROP		BK WEST	\$9,100,000.00	
WE	1/13/22	RAINDANCE CONSTR LLC			INDEPENDENT BK	\$8,300,000.00	
WE	1/3/22	SKITZO GENESEE LLC			INDEPENDENT BK	\$5,025,000.00	
WE	1/14/22	LUPTON VILLAGE LAND DEVL LLC	TBD		FIRST NATL BK OMAHA	\$2,835,000.00	Residential
WE	1/7/22	BAESSLER RESIDENTIAL COLO LLC			FIRST NATL BK OMAHA	\$2,838,000.00	Residential
WE	1/13/22	LEACH INVEST 107 LLC	MULT PROP		FIRSTIER BK	\$2,319,000.00	
WE	1/7/22	DB GREELEY LLC	4704 24TH ST	GREELEY	ELEVATIONS CREDIT UNION	\$6,437,309.00	Commercial
WE	12/30/21	ASBURY GREELEY SUB LLC	MULT PROP		BK AM	\$629,909,508.00	
WE	1/4/22	SFG ISF RMS COLO LLC	680 TECHNOLOGY CIR	WINDSOR	BAWAG PSK BK	\$500,000,000.00	
WE	1/3/22	BRIGHTWATER CATTLE CO LLC			FARM CREDIT WEST	\$2,515,000.00	
WE	1/7/22	9191CR LLC	9191 COUNTY ROAD 2	BRIGHTON	SKYMAR CAPITAL CORP	\$6,975,000.00	
\A/F	1/3/22	HAWTHORNE APT LLC	3310 IDEAL DR	ERIE	ENT CREDIT UNION	\$4,155,000.00	Vacant Land
WE	1				1	1	
WE	1/4/22	D GREELEY LLC			GREENLAKE REAL ESTATE FIN LLC	\$77,000,000.00	

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Unless otherwise indicated, events will be held at **The Hyatt Regency Aurora - Denver Conference Center** 13200 E. 14th Place, Aurora, CO 80011

2022 CREJ CONFERENCE SCHEDULE

Tuesday, April 12 - Morning

2022

Affordable Housing
SUMMIT & EXPO
COLORADO REAL ESTATE JOURNAL

Tuesday, April 12 - Afternoon

2022 Multifamily
Development & Investment
CONFERENCE & EXPO
COLORADO REAL ESTATE JOURNAL

Tuesday, May 17 - Morning



Tuesday, May 17 - Afternoon



Wednesday, April 13 - Morning

Property Management
CONFERENCE & EXPO
COLORADO REAL ESTATE JOURNAL

Wednesday, April 13 - Afternoon



Monday, August 29 - Morning



Monday, August 29 - Afternoon



Thursday, April 14 - Morning

2022 Health Care & Life Sciences
CONFERENCE AND EXPO
COLORADO REAL ESTATE JOURNAL

Thursday, April 14 – Afternoon

2022 **Denver Commercial Real Estate**OUTLOOK & EXPO
COLORADO REAL ESTATE JOURNAL

Tuesday, August 30 - Morning



Tuesday, August 30 - Afternoon



Monday, May 16 - Morning

2022 Development,
Construction & Design
CONFERENCE AND EXPO
COLORADO REAL ESTATE JOURNAL

Monday, May 16 - Afternoon

Residential & Commercial Land Development CONFERENCE & EXPOCOLORADO REAL ESTATE JOURNAL

Wed., August 31 - Morning



Wed., August 31 - Afternoon

COLORADO COMMERCIAL REAL ESTATE FORECAST & EXPO COLORADO REAL ESTATE JOURNAL

2022 CREJ CONFERENCE SERIES

Conference Exhibitor & Sponsorship Levels

PLATINUM EXHIBITOR \$3,500

- 3-minute presentation to conference attendees with optional PowerPoint/video (Category Exclusivity: No one else in your primary line of business may participate at the platinum or gold level.)
- Your logo will appear on the event registration page on crej.com and will be linked to your company website
- Your logo will appear in the printed conference program as well as in the PowerPoint at the event
- 10'x10' booth space at the event; power included
- Mailing list of all attendees
- 4 complimentary admissions to the event (value of \$90 each)

GOLD EXHIBITOR \$2,000

- 2-minute presentation to conference attendees with optional PowerPoint/video
- Your logo will appear on the event registration page on crej.com and will be linked to your company website
- Your logo will appear in the printed conference program as well as in the PowerPoint at the event
- 10'x10' booth space at the event; power included
- Mailing list of all attendees
- 4 complimentary admissions to the event (value of \$90 each)

SILVER EXHIBITOR \$595

- 6-foot tabletop space at the event; no power
- Your name will appear on the event registration page on crej.com with a link to your website
- Your name will appear in the printed conference program as well as in the PowerPoint at the event
- Mailing list of all attendees
- 2 complimentary admissions to the event (value of \$90 each)

CORPORATE SPONSOR \$395

- Your logo will appear on the event registration page on crej.com and will be linked to your company website
- Your logo will appear in the printed conference program as well as in the PowerPoint at the event
- Mailing list of all attendees
- 2 complimentary admissions to the event (value of \$90 each)

2022 ANNUAL EVENT BAG LOGO SPONSOR \$3,500 (limited to one)

- Your logo will appear prominently on each attendee's bag at all 10+ CREJ conference series events
- One complimentary admission to each event (value of \$90 each)

2022 ANNUAL EVENT LANYARD SPONSOR \$3,500 (limited to one)

- Sponsoring company provides lanyard with company logo
- One complimentary admission to each event (value of \$90 each)