

# COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

FEBRUARY 16-MARCH 1, 2022

#### **FEATURED**



**INSIDE** 



- 4 Growing tenancy Block 162 secures fourth tenant, law firm
- 8 Planned flex project Developer awaits approval on Frederick build



# Boston firm buys office asset for \$291M

by Jenna Walters

DENVER – A Boston-based private real estate investment firm added another Denver office asset to its growing portfolio.

Beacon Capital Partners acquired the 538,179-squarefoot office building at 1800 Larimer from seller Invesco Real Estate. According to public records, the property traded for \$291 million, or approximately \$540 per sf. Tim Richey, Jenny Knowlton, Charley Will and Chad Flynn of CBRE brokered the transaction on behalf of the seller.

Built in 2010, the Class A property reaches 22 stories in the heart of Lower Downtown, four blocks from Union Station. The



by Jenna Walters

DENVER – Rockefeller

Group entered a partnership

with Jordon Perlmutter & Co.

to develop Paradigm River

North, a 200,000-square-foot

office property in Denver's



Beacon Capital Partners is the new owner of 1800 Larimer.

mountain views. The property is 81% occupied, with Xcel Energy anchoring it, occupying approximately 50%.

According to Knowlton, the asset's credit tenancy was a driver of buyer interest. Additionally, she said, buyers were attracted to the property's position in the market, as one of only four office towers built in downtown Denver in the last 12 years. She added that a flight to quality is happening from a leasing perspective, so investors are looking for the newest, most modern buildings on the market, which included 1800 Larimer.

Beacon Capital Partners adds the asset to its U.S. portfolio, which according to its website includes 15 other Colorado office buildings. Most recently, the firm acquired the two-building flex property at 2865-2885 Wilderness Place in Boulder for \$18.62 million. ▲

# Luxury office project planned for RiNo

River North neighborhood.

Upon completion, the Class AA development will rise eight stories at 3400 Walnut St. and feature 188,000 sf of office space and 12,000 sf of ground-floor retail. It will offer 27,000-sf floor plates

with 12-foot ceilings on floors 2-8. Additionally, there will be open-air balconies on each floor, electric car charging stations, bike storage and a 1.5:1,000 parking ratio. The newly established development team will work with Denver-based Tryba Architects on design.

"We are very pleased to add Rockefeller Group to our development team for Paradigm River North," said Jay Perlmutter, principal of Jordon Perlmutter & Co. "We have a shared vision for the importance of location in its broadest sense and demand

#### **16** Partnership buy

Strat Ventures and Zeme Capital pick up Denver apartments

#### **18** New restaurant

Billy's Inn to open new location in Congress Park

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A rendering by Tryba Architects shows what Paradigm River North will look like upon completion.

for the live-work-play lifestyle that River North affords."

According to Sean Perlmutter of Jordon Perlmutter & Co., the project's location, coupled with its design elements and

luxury amenities, will set it apart from other luxury office developments in the area.

Sean Perlmutter

"Paradigm River North is thoughtfully designed to address key themes in the

Please see RiNo, Page 28

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# Office 4th law firm inks lease at newly constructed Denver tower

#### by Jenna Walters

DENVER – A national law firm is the fourth and most recent tenant to secure space at Block 162, a newly constructed, 30-story office tower in downtown Denver.

Lathrop GPM signed a 10,134-square-foot office lease with developers Patrinely Group and USAA Real Estate to occupy the partnership's 596,295-sf, Class A speculative office building at 675 15th St. David Hart of Newmark represented the tenant in negotiations, while Todd Wheeler and Doug Wulf of Cushman & Wakefield, directed by Dennis Tarro of Patrinely Group, represented the landlord.

The tenant will occupy the building in the second quarter. It joins regional law firm Sherman & Howard LLC, occupying 60,000 sf; Dallas-based corporate law firm Haynes and Boone LLP, occupying approximately 13,000 sf; and national law firm Michael Best & Friedrich LLP, occupying approximately 15,100 sf.

Completed last year, Block 162 features 20 floors of office space on levels 11-30, with average floor plates of 29,300 rentable sf. Additionally, there is more than 9,000 rentable sf of ground-floor retail, three underground parking levels and above-grade podium parking on floors 2-10. Property amenities include a fitness center, social lounge, and conference



Lathrop GPM is the fourth tenant and law firm to secure space at Block 162.

and meeting space. Tenants also have access to an outdoor sky terrace with an outdoor roof garden, dedicated exercise lawn, seating areas, an outdoor conference table and two fire pits.

According to the landlord, the property's luxury amenity package has been a driver of tenant interest, including that of Lathrop GPM.

#### Other News

■ AURORA – Buyer **1450 S** Havana LLC purchased Havana Tower, the 72,954-sf office property at 1450 S. Havana St. in Aurora. According to public records, the buyer acquired the eight-story building from seller **Buckingham** Squared LLC for \$5.4 million, representing 112% of the list price. **Brandon Kramer** and **Spencer Mason** of **Marcus & Millichap** brokered the transaction on behalf of the seller. Additionally, **Phillip Gause** of Marcus & Millichap arranged financing for the deal.

According to Kramer, the property was on the market for three years, going under contract multiple times. Kramer said several parties were looking to redevelop the site, with one prospective buyer wanting to transform the building into apartments and another looking to implode it to create retail pads. The building ultimately traded to a buyer that will occupy approximately 5,000 sf on the ground floor with a medical clinic that primarily treats immigrants.

The buyer will join nearly 90 other tenants at the building. It plans to completely renovate its ground-floor space and cure some deferred maintenance before moving in.

■ DENVER METRO – Joe Serieno, Chad Alexander and Caitlin Ellenson of Avison Young Denver brokered several recent lease transactions across the Denver metro area.

The team represented landlord Matador Equity Partners in securing multiple tenants to Elevate, the 221,675-sf office building at 4100 E. Mississippi Ave. in Glendale. Hanson Professional Corp., represented by Drew Thomas of CBRE, signed an 11,211-sf agreement, while Boesen Law LLC, represented by Jim Tyler of Kentwood Real Estate, leased 10,314 sf on the 19th floor of the building. Additionally, Maske Group LLC signed a 3,031-sf agreement in a direct deal. The terms of the agreements were undisclosed.

The Avison team also represented landlord **Vibe Office Properties** in securing two tenants to Denver Tower, the nearly 60,000sf property at 1905 Sherman St. in Denver. **A Great American Print Shop** will occupy Suite 245, totaling 2,012 sf, while **Halla Inc.**  will take over Suite 200, totaling 784 sf.

■ BOULDER – **Dividat**, a research-based medical equipment manufacturing company based in Zurich, recently expanded into the United States, leasing an office in Boulder.

Founded more than a decade ago, Dividat created the Dividat Senso Smart Platform, a training device that helps people improve their cognitive and physical performance through exercise-based games. The company specializes in mild cognitive impairment, fall reduction and mitigation, dementia, Parkinson's disease, Alzheimer's disease, multiple sclerosis, stroke and orthopedic rehabilitation.

Dividat signed a 500-sf lease with landlord **The Studio** to occupy 3550 Frontier Ave., Suite A2 Office C. The company will pay \$1,500 per month for the space. The lease was handled directly with no outside brokers involved.

According to Dividat representatives, the property was selected because of its convenient location with accessibility to Denver and the Rocky Mountains. Representatives said the company's U.S. move was bolstered by the continued success

Please see **Dividat**, Page 6



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# Office

# **IPI Partners buys downtown Denver office building for \$92M**

#### by Jenna Walters

DENVER-A global investment platform focused on acquiring technology and connectivity real estate assets purchased a downtown Denver office property.

IPI Partners purchased the 138,000-square-foot building at 1500 Champa St. from Morgan Reed Group. According to CoStar, the three-story building sold for \$92 million. Fred Mobley, Charles Borges and Andrew Gross of Matthews Real Estate Investment Services represented the buyer, while Brandon Kramer and Jake Klimas of Marcus & Millichap represented the seller. Additionally, Deutsche Bank

Credit Solutions and Direct Lending provided the financing for the acquisition.

Built in 1985, the property features a data center and office space. According to IPI representatives, the building is one of two primary carrier-neutral telecommunications-focused data centers in downtown Denver and serves as a significant network hub for the Rocky Mountain region and broader United States. IPI was attracted to the opportunity to further develop the center's connectivity ecosystems and co-location capacity, the Matthews team noted.

"Data centers are growing exponentially in size, capability and power, making for a secure and profitable investment," Gross said.

"We believe that 1500 Champa is an ideal asset to anchor IPI's connectivity-focused platform given the strength of the existing network and immediately available growth potential," added Christopher Jensen of IPI. "We are excited to deliver new strategic data center capacity in the Denver market over the next year."

IPI partnered with Mike Krza, who has decades of experience in digital infrastructure strategy, to assist with operating the facility and expanding the data center footprint.

Scott

Inc.,

The condo is

leased to Foot-



The office property at 1500 Champa St. is under new ownership.

## Dividat -

#### Continued from Page 4

#### of Dividat Senso.

"Based on the astounding results the Dividat Senso is having in Europe, in conjunction with the dire need for researchdriven cognitive health solutions in the United States, our expansion path was clear. The Dividat Senso is the solution for training and testing motor and cognitive functions which connects the body and mind through simultaneous physical and cognitive

exercises - we want to share this unparalleled product with the world," said Joris van het Reve, founder and CEO of Dividat AG.

LONGMONT – Ferris Bueller LLC purchased the approximately 1,740-sf medical office condo at 916 S. Main St., Suite 302, in Longmont. The buyer acquired the condo from building developer FM Management LLLP for \$1.3 million. Jason Kruse of The Colorado Group Inc. represented the buyer in the transaction, while



Jason Kruse

hills Pediatric Dentistry under a long-term lease. The buyer acquired the property as an investment and has no plans for changes. ▲



A condo in the building located at 916 S. Main St. in Longmont traded hands.

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# Industrial

# Local first-time developer plans new flex offering in Frederick

#### by Jenna Walters

FREDERICK – A first-time developer acquired a site in Frederick where it plans to build a core-and-shell industrial project.

Nick Larson, a real estate attorney at Brownstein Hyatt Farber Schreck, is trying his hand at development. According to public records, Larson acquired the 2.71-acre site at 4160 Busch Place in December from seller Four Amigos LLC for \$690,600. With the help of Frederickbased Baker Builders, Larson plans to transform the site into a 28,000-square-foot flex property.

The development will supply the Northern Colorado market with some-



thing it's missing – a smaller, quality industrial offering, Larson noted. While there are many developments spanning hundreds of thousands

of square feet, he said, there are few available

in-one operations. Upon completion, the property will accommodate a fullbuilding user or multiple tenants. It will feature four over-

for smaller users looking for all-



A rendering shows what developer Nick Larson's industrial building will look like upon completion.

head doors, one dock, more than 33,000 sf of yard space and ample parking. Located just off of Interstate 25, the property also will provide highway visibility and accessibility.

Travis Ackerman of Cushman & Wakefield is marketing the property for lease. His marketing material lists the rental rate at \$18 per sf. According to Larson, the property was listed a month ago and has seen strong initial interest. The team is in talks with several tenants looking to lease the entire building, which is scheduled to break ground in April and be completed by year-end.

The \$6.25 million project is in the town entitlement process. Additionally, Larson is in the underwriting phase of securing a \$4 million construction loan through First Bank. Once approved and closed, construction will commence.

Larson said the development is one of several he is planning across the Front Range. He currently has another land parcel under contract in Dacono.

#### Other News

■ DENVER – A real estate investment company acquired an industrial-zoned land parcel in central Denver with plans to develop the site.

**Starpoint Properties** purchased the 7.14 acres at 1701-1761 E. 68th Ave. from an undisclosed seller for \$6.7 million. **Mike Viehmann, Mike Wafer**  and Michael Wafer Jr. of Newmark brokered the transaction.

The parcel, zoned I-2 with outdoor storage, is occupied by approximately 30 short-term yard tenants, including various contractors and towing companies. The site's ability to accommodate heavy industrial users seeking outside storage or more traditional users seeking warehouse space was a driver of buyer interest, Viehmann noted. Starpoint Properties was particularly attracted to the asset's in-place income.

"Newmark was thrilled to facilitate this property sale to Starpoint Properties, which saw the value and potential upside in the heavy industrial zoning and central location," said Viehm-



ann. "Between the permissible zoning that allows for outdoor storage, A-plus location in Denver's premier industrial submarket and functional

site configuration, this site is well-suited for an industrial development down the road."

According to Viehmann, the buyer will enjoy the cash flow from the existing tenancy while formulating its development plans, likely to include a traditional industrial building.

■ DENVER – Ascent Jackson LLC purchased the two-building, 38,656-square-foot industrial property at 4975 and 4995 N. Jackson St. in Denver. According to public records, the buyer acquired the asset from seller Johns Darrell G for \$4.23 million, representing a 5.2% cap rate. Adam Abushagur and Alyssa Tomback in Marcus & Millichap's Dallas and Denver offices exclusively brokered the sale.

According to the Marcus & Millichap team, the 1955-built property garnered significant

Please see N. Jackson St., Page 10





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- Newer Construction with replaceable rents
- · Synergistic location across from Caribou Coffee and 6 Restaurants
- Peter Peluso 303.376.3672









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## N. Jackson St.

Continued from Page 8

interest, ultimately receiving five offers and selling at 98% of the asking price. The transaction was beneficial for both parties involved, Tomback noted.

"We enjoyed assisting the seller in exchanging into a vacation investment property in Hawaii," Tomback said. "In addition, the transaction allowed the buyer to expand its market portfolio with these value-add assets."

Additionally, Abushagur and Tomback brokered the sale of the 12,517-sf warehouse building at 5145 Colorado Blvd. in Denver. According to public records, 5145 Colorado Blvd LLC purchased the asset from seller **Bruce** Valentine LLC for \$2.25 million.

Built in 1955, the property features an active rail spur, two drive-in doors and a 1-ton crane. The property features and location proved especially attractive to prospective buyers, Tomback noted.

"The property's location made it particularly desirable, as it is situated at the highly trafficked junction of Colorado and Vasquez boulevards," said Tomback.

"Our team responded to deferred maintenance by negotiating a re-trade and assisted the seller in liquidating the asset for estate planning purposes," added Abushagur.

■ GOLDEN – Founder of Shift Workspaces Grant Barnhill, doing business as SBW 43rd LLC, acquired the 18,841-sf industrial property at 13201 W. 43rd Drive in Golden. According to public records, the buyer purchased the asset from seller **43rd** Drive LLC for \$3.75 million, or approximately \$200 per sf, representing a 3.86% cap rate. **Patrick** Henry, Boston Weir and Tyler Nowak of Henry Group Real **Estate** represented the buyer in the transaction, while Brandon Kramer of Marcus & Millichap represented the seller.

According to Kramer, the property garnered incredible

buyer interest after hitting the market in November. He attributed the interest to the high demand for small-bay industrial product in a Brandon Kramer low-inventory

market. The property received several offers.

"This deal is a perfect example of the continued demand exceeding the supply of smallbay industrial in the Denver market. This deal set a record low cap rate and record high price per square foot based on a simple lack of supply in the space. The marketing process

yielded intense competition from the buyer pool, providing the seller with the highest and best terms, along with a quick close on the last day of 2021," Kramer said.

At closing, the 2004-built facility was 96% occupied by shortterm tenants.

■ DENVER – Widhalm Properties LLC, the owner of Red's Towing, purchased the 3.96acre site at 8970 Federal Blvd. in Denver from seller C&L Storage LLC. The property, including six buildings totaling approximately 18,000 sf, sold for \$3.45 million. Paul Kahn of Stream **Realty Partners** represented the buyer, while Russell Gruber of **Gruber Commercial Real Estate** represented the seller.

According to Gruber, the site saw high interest levels during its 75-day marketing period. He attributed the interest to the property's **Russell Gruber** location near

Denver's urban core. Additionally, Widhalm Properties liked the property's turnkey nature, Gruber noted.

The buyer plans to occupy the entire property after several short-term tenants vacate.

Gruber also brokered the sale of land at 279 Laredo St. in Aurora. Buyer Good Morning **LLC** acquired the 1.6-acre vacant site from seller Igor Davidson for \$440,000. The buyer plans to build and occupy an industrial building on the land.

DENVER – Container Buyers LLC, a seller of new and refurbished industrial containers, signed a full-building lease at 4999 Oakland St. in Denver. The tenant will occupy the 50,050sf office/warehouse building under a 10-year term. Matt Capecelatro of Citywide Commercial Properties represented the tenant in negotiations, while Earl Duffy and Greg Knott of Unique Properties Inc.-TCN Worldwide represented the landlord, 4999 Ltd.

According to Duffy, the property was list-

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Earl Duffy

tive tenants, including general contractors, startups and medical marijuana companies.

Container Buyers will occupy the property after the landlord completes various improvements, such as widening some drive-in doors and fencing a portion of the yard.

Duffy and Knott also brokered a full-building lease at 1200-1234 S. Santa Fe Drive in Denver. Community Auto Repair LLC signed a 10-year agreement with landlord Madgavash LLC to occupy the 7,844-sf free-standing warehouse building.

■ LOMA – BKEP Materials LLC, an entity of Blueknight Energy Partners, acquired 222 acres at 1493 and 1495 Highway 6



and 50 in Loma. The buyer purchased the site from **Fruita** Development LLC for \$3 million. Brian Bray of Bray Commercial brokered the transaction.



The property sold following a nearly three-year marketing campaign by Bray.

The site features more than 100,000 sf of industrial space across eight buildings. According to Blueknight, the site also includes an asphalt terminal with approximately 335,000 barrels of liquid asphalt storage capacity, of which 155,000 barrels of stor-

Please see **BKEP**, Page 28



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# Warehouse

# A guide to the emerging multizoned warehouse market

n light of the ever-chang-Ling commercial real estate markets due to the ongoing pandemic, one particular product stands out as multifunctional and affordable, and that is commercial and personal warehouse space. With the needs of individuals and businesses evolving, warehouse space is proving to be a very diverse and valuable asset for many portfolios as owners can take advantage of record-low fixed-rate financing. They can build equity instead of paying rental expenses. Warehouse owners can take advantage of tax benefits like depreciation, owner-user tax deductions for businesses, and rental tax deductions for investment units. Furthermore, commercial warehouses are costeffective. Owners are benefiting from not only low interest rates from their lending institutions but also from the growing demand. On average, lease rates on this type of product have increased 5.4% per year compared to office lease rates increasing a little more than 3%.

Personal warehouses also can fill a much-needed void in the market between personal selfstorage and industrial spaces. Most small industrial spaces



Advisor, NAI Affinity fully custom-

izable spaces that are ideal for virtually any use. Commercial warehouse space also offers a unique opportunity for individuals who are looking for a place where they can live and work.

These types of warehouses can serve many small businesses as they are able to accommodate the ever-expanding e-commerce world. This rapidly evolving shift to e-commerce is apt to spark an uptick in warehouse demand. After all, retailers will need a home for their inventory once they stop maintaining physical stores, and warehouses fill that need. The size, features and approved uses are key to cutting costs without compromising finish or quality. And that is something real estate investors should really line up to capitalize on, especially given the traditional shopping malls'

Now it is important to consider what the municipalities will allow as many will not allow multizoned development such as combining residential and commercial use.

precarious future.

In addition, communities throughout much of the interior U.S. have seen an explosion in growth as people are fleeing the major markets to find more open space, less traffic and congestion and more freedom to work remotely. I have seen these demands working on a commercial warehouse development project in Loveland in which roughly 40% of the inquiries are coming from people who would like to operate their business from the same space in which they live. Now it is important to consider what the municipalities will allow as many will not allow multizoned development such as combining residential and commercial use.

Coresight Research says that as many as 25,000 retail businesses could close due to the pandemic. With so many

people opting to make their purchases online, last-mile distribution needs have grown in demand. As the markets shift, it is important to remember that most of these units are designed to complement the flex space industry. Research into similar project types, the breakdown of uses that are available for this development are 25% "office," which will complement a range of small businesses such as small engineering firms, consulting firms and other small, independent business uses. The remaining 75% will be available for flex/ light industrial described as various types of production and distribution. Most of these units are available for private ownership to be used as flex spaces, which will be a combination of small business, light industrial, business incubator and workshops.

Regarding building design, these projects traditionally are built much like personal storage, just on a grander scale. Most of these types of developments have stone wainscot, concrete masonry units, stucco pack-out bands, awnings above windows, and architectural metal panel accents as well as varying sizes of overhead doors, Americans with Disabilities Act-compliant restrooms, individual HVAC units, and three-phase, 100-amp power, making them ideal for light industrial and commercial use. And since these units can be zoned both commercial or residential, most lending options are available.

In conclusion, flexible-use warehouse spaces are ideal for your clients to own for their small businesses, distribution warehouses, workshops or business incubators, etc. As demand continues to grow for commercial/personal warehouse space, permitting requests jumped significantly. Municipalities are eager for these types of developments since they add to the tax revenue base and can fill many needs across the communities in which they are built.  $\blacktriangle$ 

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- 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

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**Greenwood Executive Park** 6420 S. Quebec street, bldg 4 Centennial, CO 80111

#### **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



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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VIDEO LINK: https://vimeo.com/441484540

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# Multifamily Parker MF community trades to Miami investment group

#### by Jenna Walters

PARKER – A Miami-based investment group acquired a 62-property multifamily portfolio spanning several states, including at least one in Colorado.

Starwood Real Estate Income Trust, a non-listed REIT managed by Starwood REIT Advisors LLC, a subsidiary of Starwood Capital Group, purchased Ranchstone, the 368-unit property at 17125 Carlson Drive in Parker. According to public records, the buyer acquired the property from Strata Equity Group for \$141 million.

Starwood representatives confirmed the acquisition of Ranchstone but declined to comment beyond a press release distributed on the portfolio sale. Strata Equity Group could not be reached for comment.

The portfolio included 15,460 units across 27 markets in 10 states, including Georgia, Tennessee and North Carolina. According to Starwood's press release, the targeted markets are all experiencing population, employment and income growth, making them desirable investment locations.

The 2001-built Ranchstone is located near the intersection of E-470 and Jordan Road. It encompasses 16 buildings offering a mix of one-, two- and three-bedroom apartments. Community amenities include a basketball court,



Ranchstone was purchased as part of a 62-property portfolio.

volleyball court, business center, fitness center, resort-style pool, and barbecue and picnic area.

#### Other News

■ GOLDEN – Local developer **Confluence Cos.** broke ground on a mixed-use project in Golden.

Upon completion in spring 2023, GW will feature 82 apartments and approximately 9,000 square feet of office and restaurant space at 16500 S. Golden Road. The \$29 million property will offer a mix of one-, twoand three-bedroom units averaging 863 sf. Community amenities will include a rooftop club room, coworking areas and a state-ofthe-art fitness center. According to Confluence Cos. representative **Danielle Penny**, the project is expected to breathe life into South Golden Road and be the catalyst for future economic activity and development along the corridor into downtown Golden.

Confluence Cos. will handle the



A rendering shows what Confluence Cos.' new Golden development will look like upon completion.

leasing of the property's commercial space. While interest has been strong, no tenants are secured at this time, Penny noted.

■ WINDSOR – Buyer **601 Chestnut LLC** acquired Chestnut Square Apartments, the 116unit multifamily property at 601 Chestnut St. in Windsor. According to public records, the buyer purchased the 1970s asset from **Jones Family Trust** for \$13.5 million, or \$116,379 per unit. **Jared Goodman** and **Brian Mannlein** with **Cushman & Wakefield** brokered the transaction on behalf of the seller.

Situated on 6 acres, Chestnut Square Apartments offers updated one-, two- and three-bedroom units averaging approximately 845 sf. The property underwent a multimillion-dollar renovation in 2008, and Goodman said the opportunity to add value through further renovations proved desirable to prospective buyers.

"Chestnut Square was a great opportunity to acquire a valueadd apartment property situated in a desirable neighborhood and with a lot of upside potential," Goodman said. "We received tremendous investor interest in this asset with multiple offers from around the country."

According to the Cushman & Wakefield team, the buyer

plans to reposition the property through an extensive renovation program, including unit and building upgrades and improved amenities.

"The buyer's renovation plan will elevate the property's appeal for current and prospective tenants and overall market position while also helping to fulfill the demand for modern, amenitized multifamily space in Windsor, one of the fastest-growing communities in Northern Colorado," added Mannlein.

■ DENVER – Californiabased **Cohen Rojas Capital Partners** acquired the 34-unit apartment complex at 188-198 S. Clarkson St. in Denver. According to public records, the buyer purchased the asset from seller **Clarkson Court LLC** for \$7.7 million, or \$226,470 per unit. **Patrick Henry, Boston Weir** and **Foster Gillis** of **Henry Group Real Estate** represented the buyer, while **William Doogan** of **Interurban Cos.** represented the seller.

Built in 1967, the property offers 530-sf, one-bedroom units. Additionally, it offers walkability to various retail and entertainment amenities, such as Sportsbook Bar & Grill

Please see Cohen Rojas, Page 16





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# **Denver Capital Markets**

# 2021 Highlights

## 2021 year-end track record



# 239 transactions

# → \$12.8B

# Transactions by business line

Debt Placement: \$4.8B in 130 transactions Investment Sales Advisory: \$5.7B in 83 transactions Equity Placement: \$2.3B in 26 transactions



# Transactions by product type





#### **Eric Tupler**

Office Co-Head, Debt & Equity +1 303 515 8001 eric.tupler@am.jll.com

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# Multifamily Partnership acquires newly built Denver apartment bldg.

#### by Jenna Walters

DENVER – A partnership comprising two real estate investment firms acquired a newly constructed multifamily asset in Denver's Berkeley neighborhood.

Strat Ventures and Zeme Capital purchased Lyric No. 39, the 39-unit property at 4390 W. 39th Ave., from seller Alpine Investments. The six-story building traded for \$20.4 million, or \$523,077 per unit. Robert Bratley, Jordan Robbins and Pamela Koster of ILL brokered the offmarket transaction on behalf of the seller. Additionally, Eric Tupler and Tony Nargi of JLL Capital Markets secured a threeyear, floating-rate nonrecourse bridge loan through First Bank for the acquisition.

## Cohen Rojas

Continued from Page 14

and the Denver Country Club.

Boston Weir Weir, the buyer is an active investor in the Denver multifamily market that believes in the long-term viability of the neighborhoods

surrounding downtown. It recognizes the zoning restrictions that limit new multifamily construction in the neighborhoods, making the existing product highly desirable, Weir added.

Completed in the fourth quar-

ter of 2021, Lyric No. 39 offers a

mix of studio, one- and two-bed-

room apartments with double

Lyric No. 39.

Regarding the South Clarkson asset, the buyer was particularly drawn to its value-add opportunities, Weir noted. Cohen Rojas Capital Partners plans to continue with unit renovations started by the seller, improving the interiors as leases turn over.

The buyer adds the asset to a portfolio of multifamily properties across the Denver metro area, including the 81-unit property at 3885 N. Tennyson St., which it acquired in December for \$32.4 million.

vanities in every primary bath-

room, and washers and dryers.

Additionally, 25 of the 39 units

have private outdoor space. The

■ GRAND JUNCTION – Buyer 1600 Venture Chipeta LLC acquired the 75-unit property at 306, 420 and 445 Chipeta Ave. in Grand building features 4,185 square feet of ground-floor retail, a rooftop terrace, structured parking for residents, and unobstructed views of the Rocky Mountains and downtown Denver.

According to Bratley, the

property's new construction and location in a retail pocket with great walkability proved desirable. The asset went under contract

**Robert Bratley** 

during its construction and closed shortly after the seller received the certificate of occupancy.

At closing, the commercial space was vacant and approxi-

Junction. According to public

records, the buyer purchased the

asset from Chipeta Properties LLC

for \$7.5 million, or \$100,000 per

unit. Chris Knowlton of Pinnacle

Real Estate Advisors represented

Built in 1967, the property

encompasses three buildings

offering a mix of one- and two-

bedroom units. According to

Knowlton, the previous long-

time owner took great care of the

the buyer in the transaction.

mately nine units were preleased, Bratley said. Christina Freyer Walker from Colorado & Co., along with Sam Zaitz and Jeff Feldman of JLL, is handling the property's residential and retail leasing efforts on behalf of the buyers.

The sale marks the first partnership between Strat Ventures and Zeme Capital and the first acquisition for Zeme, founded by Derek Conn.

"This is the first of many transactions for Zeme Capital, and I'm honored to work with such great partners," said Conn. "Our partnership plans to hold the asset for the long term as we believe in the Berkeley neighborhood's continued strength as a magnet for new and existing Coloradans."

property, which was attractive to the buyer. The asset's value-add opportunities also proved desirable, he noted.

The buyer plans to complete interior renovations to the units' kitchens and bathrooms, ultimately increasing rents to market rate.

■ DENVER – The Denver Housing Authority announced

/// stewart

Please see DHA, Page 28

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# Retail

# **Evergreen breaks ground on new project at Nine Mile Corner**

#### by Jenna Walters

ERIE - Evergreen Devco Inc. broke ground on two retail buildings and a medical office building at its mixed-use Nine Mile Corner project in Erie.

Upon completion, the multitenant retail buildings will total 18,000 square feet at the immediate corner of U.S. Highway 287 and Arapahoe Road. They will offer restaurant and retail services space. The 8,000-sf MOB, to be operated by UCHealth, will be constructed nearby at 2970 Arapahoe Road. Evergreen is partnering with general contractor Waner Construction Company



A rendering shows what the new retail buildings will look like at Nine Mile Corner

Inc. and G3 Architecture Inc. to develop the three buildings. Construction is expected to wrap up in the third quarter.

The three buildings are the newest developments at Nine Mile Corner, which totals 26 acres of retail, 12 acres of multifamily and 10 acres of open space. The project, a public-private partnership between Evergreen, the town of Erie and the town of Erie Urban Renewal Authority, is anchored by a 114,000-sf Lowe's Home Improvement and a 103,000-sf King Soopers grocery store and fuel center.

"The commencement of construction of these buildings at Nine Mile Corner is another significant milestone for Evergreen and its partnership with the town of Erie," said Tyler Carlson, managing principal at Evergreen. "The diverse shopping and dining opportunities from Lowes, King Soopers and our other tenants will provide hundreds of jobs and boost new life to the area, which is especially needed during these difficult economic times due to the pandemic."

Heather Wiseman, Evergreen's leasing director, is handling the

leasing efforts for the two retail buildings. She said initial tenant interest in the buildings has been phenomenal.

"We have leases and letters of



intent working on over 85% of the shop space," Wiseman added. "We are very excited about the tenant mix at this project and look forward to announcing

confirmed users in the coming months."

# Billy's Inn to open second location in Denver's Congress Park

#### by Jenna Walters

DENVER - Billy's Inn is opening a second restaurant location in Congress Park at the property that formerly housed Troy Guard's Tag Burger Bar.

City Street Investors, the local development team that revived Billy's Inn in Denver's Berkeley neighborhood, is opening a second location at 1222 Madison St. The restaurant will span approximately 2,500 square feet at a neighborhood strip center occupied by other Denver favorite Blue Pan Pizza.

According to Joe Vostrejs of City Street Investors, the com-

pany owns both the Billy's Inn restaurant business and the Congress Park retail property it will now occupy. When Tag Burger Bar's lease recently Joe Vostrejs

expired

and the restaurant was vacated, City Street Investors thought the location would be the perfect fit for a Billy's Inn concept. To their delight, the surrounding neighborhood agreed.

Over the last few weeks, as renovations have been taking place and Billy's Inn staff have begun training, Vostrejs said, neighbors have been paying a visit to express their anticipation.

"There's been a constant stream of traffic at the front door. The neighbors have been poking their heads in to tell us how excited they are that Billy's Inn is opening here. Everyone seems really excit-

Please see **Billy's**, Page 28



The retail property at 1222 Madison St. has undergone interior renovations to accommodate a new Billy's Inn location.



# <section-header>



5,158 sf inside 795 sf patio overlooking Main St. 440 sf balcony in the rear



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# Retail Choice Market opening Mini-Mart concept at CU Anschutz

#### by Jenna Walters

AURORA – Denver-based Choice Market, along with St. Louis-based Health Hospitality Partners, is bringing a first-of-itskind Mini-Mart concept to the University of Colorado Anschutz Medical Campus.

The partnership is redeveloping a portion of the campus's Research 2 building. Upon completion in the second quarter, the Choiceoccupied space will feature an approximately 400-square-foot Mini-Mart offering various highquality prepared food items, natural groceries and other everyday necessities. Additionally, the location will implement Choice Now, a technology using artificial intelligence and cameras for customer checkout without a cashier.

The space also will feature a 1,600- to 1,800-sf restaurant named Central, a Pan-American kitchen offering a variety of customizable bowls, tacos and burritos, among other options.

According to Mike Fogarty, founder and CEO of Choice, both Mini-Mart and Central are a perfect fit for CU Anschutz because they will provide fast, affordable and nourishing options to health care workers, whose schedules often can be long and unpredictable.

"We couldn't be more excited to announce this partnership with HHP and CU Anschutz," said Fogarty. "At Choice, we firmly believe that food is medicine, and the innovative Mini-Mart format will provide doctors, nurses, students, patients and families with 24/7 access to high-quality and nutritious options. This is truly a game-changer in the health care hospitality sector."

Fogarty said Mini-Mart was designed for nontraditional retail spaces such as hospitals, airports and campuses, and Choice is actively evaluating other fully cashier-less, autonomous offerings. Choice and HHP have plans to expand the concept to other hospitals across the country, though select markets are undisclosed at this time.

#### Other News

■ DENVER – A Colorado-based private investor acquired a newly



A rendering gives an inside look at Choice Market's Mini-Mart coming to CU Anschutz

local investor that was attracted to the property's new construction and credit grocery tenancy. Additionally, the asset's location within the Green Valley Ranch neighborhood proved desirable because of the area's positive growth outlook with significant surrounding development.

Completed last month, the grocery store is surrounded by six retail pad sites, which Evergreen also built within the last year. Additionally, it sits adjacent to Outlook Gateway, a 324-unit apartment community completed by Evergreen in 2020.

■ DENVER – **Restoration Church** acquired the 18,155-sf church property at 1101 S. Washington St. in Denver from seller **Denver Community Church**. The asset traded for \$3.1 million. **Todd Roebken** of **Savills** represented the buyer, while **Kevin McKinnon** and **Craig Paton** of **Transwestern** represented the seller.

According to DCC representative **Jon Gettings**, the organization called Denver's Washington Park neighborhood home for more than 20 years. However, as its parishioner base continued to grow, DCC needed a location that was more central to residents across the city. Therefore, the organization disposed of its Wash Park property and is working with the Transwestern team to find a new location.

"We are pleased that Transwestern will continue to serve DCC in the acquisition of its new location," said McKinnon. "While the search is still underway, we are currently targeting the area between Speer and University Boulevard, which offers excellent proximity to Interstate 25." at 12240 Lioness Way in Parker in a 1031 exchange. Camacho purchased the asset in a sale-leaseback transaction from seller **Streamline Brands**, doing business as **Swim Schools of America LLC.** The property traded for \$3.43 million. **Tom Ethington** of **Blue West Capital** brokered the sale-leaseback on behalf of the seller, which has operated the SafeSplash Swim School at the property for 14 years. It will continue operations under a new 10-year-plus lease.

"Streamline Brands is the leading franchisor of swim school concepts in the U.S.,

with over 200 swim schools in its network and growing. We were able to help it with the sale-leaseback to free up capital from its owned

Tom Ethington real estate to continue external growth," said Ethington.

■ DENVER – Kim Robards Dance Inc. signed a 10,000-sf lease at Chaffee Park Plaza, the 17,800-sf retail center at 1755 W. 48th Ave. in Denver. Connor Donahue and Trent Rice of NAI Shames Makovsky represented the tenant in the transaction, while Bo Pitto at JLL represented the landlord, FG 2002 LLC. The tenant will occupy the property under a seven-year lease.

According to Donahue, Kim Robards Dance Inc. searched for a couple of years before finding

its perfect match in Chaffee weddings and bar mitzvahs.

■ FORT COLLINS – A Denverbased investor in a 1031 exchange purchased the approximately 3,500-sf service station property at 2626 S. Timberline Road in Fort Collins. The buyer acquired the asset from a Colorado-based investment company for \$1.38 million, representing a 4.65% cap rate. **Robert Edwards** and **Zach Wright** of **Blue West Capital** exclusively brokered the transaction.

Built in 2006, the property is fully occupied by Grease Monkey under a corporately guaranteed, long-term ground lease with zero landlord responsibilities and 3% annual rental increases.

According to Wright, the property's credit tenancy was a driver of buyer interest.

Wright said, "1031 investors are paying premiums for well-located single-tenant properties with corporate guarantees and strong rental increases."

"Single-tenant properties located in Colorado with low price points are in high demand and extremely rare," added Edwards. "We received numerous offers and were able to procure the buyer on the first day of marketing."

The property sold at the lowest cap rate ever recorded nationally for a Grease Monkey property, the Blue West team noted.

■ WINDSOR – Freddy's Frozen Custard and Steakburgers opened a new location at the recently constructed, 3,030-sf retail building at 435 E. Main St. in and services here in Colorado for many years. McCauley is fortunate to have earned the opportunity to help Freddy's expand and continue to serve more of the community," said **Leon McCauley**, president and founder of McCauley Constructors.

According to Freddy's representatives, the Windsor location is one of several fast-casual concepts the chain is planning for the Front Range.

■ FEDERAL HEIGHTS – **FG** Land Investments LLC purchased the nearly 3,000-sf freestanding retail building at 9462 Federal Blvd. in Federal Heights from seller **TJ Investments LLC**. The property traded for \$1.03 million. Tom Bevans of Antonoff & Co. Brokerage Inc. represented the seller.

Built in 1979, the building is fully occupied by a cannabis dispensary under a newly executed fiveyear lease. The property hit the market in October.

According to Bevans, several



parties were highly interested in the asset, including the buyer, an experienced owner of cannabis-tenanted properties. The buyer has no plans for changes at the

Tom Bevans

property and will enjoy the stability it provides, noted Bevans.

■ METRO DENVER – Axio Commercial Real Estate assisted with several recently completed retail lease transactions in the Denver metro area.

John Livaditis and Corey Cross of Axio represented landlord Arapahoe Plaza Partners LLC in a 1,112-sf lease to tenant Fajita Petes at 7300 E. Arapahoe Road in Centennial. The tenant, represented by Tyler Bray of Cushman & Wakefield, will occupy its new space under a five-year term, paying \$28 per sf.

The Axio team also represented landlord DU Univ Lofts Acq LLC in a 1,984-sf lease at 2076 S. University Blvd. in Denver. Two Hands America, represented by Matt Kim of Brokers Guild, signed a five-year agreement with the landlord and will pay \$27 per sf. Sit Means Sit leased 1,584 sf of retail space at Meadows Shopping Center at 8876 Maximus Drive in Lone Tree. The tenant signed a three-year agreement with landlord Loup Development, represented by Livaditis and Cross. Zac Blaha of Colliers International represented the tenant. Additionally, the Axio team brokered a lease agreement between landlord Generation Properties lliff LLC and Mary Jane's CBD Dispensary at Shops at Iliff at 18680 E. Iliff Ave. in Aurora. The tenant signed a five-year lease and will pay \$24 per sf. ▲



constructed grocery store property in a 1031 exchange.

**Rustic Partners LLC** traded out of a multifamily asset to purchase the 23,000-square-foot Sprouts Farmers Market at 5670 Tower Road in Denver. According to public records, the buyer acquired the asset from developer **Evergreen Devco Inc.** for \$11.32 million. **Ryan Bowlby, Drew Isacc** 



Additionally, the Transwestern team is marketing DCC's Uptown location at 1595 Pearl St. The 23,579-sf church building is available for sale, along with an 18,920sf parking lot that can be sold with the church or separately.

"The accompanying parking lot is ideal for multifamily development, given the red-hot market right now in Denver," McKinnon added.

to Bowlby, the ■ PARKER – Colorado-based buyer is an investor **Mark Camacho** acquired experienced the 8,739-sf single-tenant property



space.

The tenant was attracted to the space because it required little to no build-out to accommodate a performance venue, seating and practice

The landlord will create restrooms, and update the HVAC and lighting systems before the tenant occupies in spring.

The tenant, a dance company that has operated for decades, plans to host theater performances, practices and camps at the space, along with events such as

Plaza. The pat

The national restaurant chain selected **McCauley Constructors Inc.** to build the new fast-casual restaurant franchise at the Eastpointe Plaza Shopping Center. The property, completed last month, features a drive-thru. The location will serve Freddy's signature menu items, including cooked-toorder "steakburgers," hot dogs, shoestring fries and frozen custard that is freshly churned on-site.

"We are humbled and proud to have been selected as part of the Freddy's Frozen Custard and Steakburgers team to build its new facilities. It is always a pleasure to partner with clients who are so community focused. Freddy's has been delivering quality food

Ryan Bowlby

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# **Senior Housing**



A rendering shows what The Reserve at Lone Tree will look like upon completion.

# New senior housing planned for RidgeGate in Lone Tree

#### by Jenna Walters

LONE TREE – A new luxury senior housing development is coming to the 3,500-acre Ridge-Gate master planned community in Lone Tree.

Experience Senior Living Development, a NexCoreowned company, will build The Reserve at Lone Tree, a twobuilding senior housing com-

munity at RidgeGate. Upon its completion, the property will consist of a nine-story building with 124 independent living units ranging in size up to 1,650 square feet. Another five-story building will offer 60 assisted living and 24 memory care units ranging from 430 to 1,100 sf.

Residents will have access to a variety of on-site amenities, including multiple interactive dining venues, a makerspace, an indoor saltwater pool with a spa, a fitness center, dog run, pickleball court, salon, coffee shop, and a rooftop bar and restaurant. Additionally, upon city approval, the property will feature a large communal courtyard with a built-in amphitheater, art sculptures, a greenhouse, sports court and views of the Happy Canyon Creek open space.

"The Reserve at Lone Tree will be developed in ESLD's innovative signature brand, The Reserve, which will break the mold of traditional senior housing communities, allowing residents, families and team members to experience luxury living together," said ESLD President Phill Barklow. "Our project vision ensures that, instead of being forced to leave the lives they are accustomed to behind, our residents will continue that active lifestyle in a great community where they and their families will enjoy exciting environments to gather, eat, drink, live and play."

With construction set to begin in the fourth quarter, the developer anticipates a 2024 grand opening of The Reserve at Lone Tree.



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# NAIOP

# Students kick off 20th Rocky Mountain Real Estate Challenge

#### by Jenna Walters

COLORADO SPRINGS Land Title Guarantee Co. and NAIOP Colorado, the Commercial Real Estate Development Association, have kicked off their annual Rocky Mountain Real Estate Challenge.

This year marks the 20th anniversary of the challenge, a 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 2022 challenge is collectively sponsored by Urban Frontier, the Colorado

Springs Airport and Flywheel Capital.

"For the 10th year in a row, we are thrilled to again be the major presenting sponsor for the Rocky Mountain Real Estate Challenge. The uniqueness of this event is that it marries students with industry leaders against a real-world backdrop to both challenge, educate and inspire everyone involved," said John E. Freyer Jr., president of Land Title Guarantee Co. "Further, it is exciting to have the challenge focus on an area of Colorado, as it has in years past, that provides ample opportunity for both problemsolving and delivering solu-

tions within local communities."

The focus of this year's competition is a project site at Peak Innovation Park, a 900-acre master development in Colorado Springs catering to office, industrial, retail, entertainment, recreation and hospitality uses. The competing students will need to explore creative development and financing options to transform a 25-acre parcel into a place where visitors and residents can work, play and have an abundance of dining and entertainment options.

This year's site is located at the entrance to the Colorado Springs Airport, southeast of

the intersection of Milton Proby Parkway and Peak Innovation Parkway. It is the first year that the challenge site is located in Colorado Springs.

"The NAIOP Real Estate Challenge will highlight the development in southeast Colorado Springs by the Colorado Springs Airport and our business park, Peak Innovation Park," said Troy Stover, assistant director of aviation business and administration for the city of Colorado Springs. "The Colorado Springs Airport and Urban Frontier have worked diligently to ensure Peak Innovation Park remains on the forefront of growth for our city.

BKEP ———

age capacity is operational and

currently leased by an existing

Blueknight investment-grade

refining customer. Other ten-

ants at the site include Ameri-

Gas, Suncor, Colorado Egg,

Prince Minerals and Colorado

Following closing, Blueknight

representatives said the investor

plans to expand the current uti-

lization of the asphalt terminal

and other industrial services at

■ LITTLETON – T&D Shaf-

fer Property LLC acquired the

6,392-sf flex building at 8201

Shaffer Parkway in Littleton

from seller CMC Properties

LLC. The 2006-built asset traded

for \$1.7 million. Doug Viseur

and Nic Carter of CBRE repre-

sented the buyer in the trans-

action, while **Mike Haley** and

John Becker of Fuller Real

Situated within the Ken Caryl

Business Center, adjacent to

the Deer Creek golf course, the

property garnered significant

interest due to its location, the

The asset ultimately sold to a

mechanical engineering compa-

Fuller team noted.

**Estate** represented the seller.

Fuel Manufacturers.

the site.

Continued from Page 10

Because of that, we are honored to sponsor this competition."

Following the challenge kickoff last month, students have four months to work with industry professionals and project sponsor representatives to create a feasible, integrated development plan that promotes the best and most sustainable use of the site. On May 3 at the Sheraton Denver Downtown Hotel, the students will present their recommendations to the project sponsor team and an audience of real estate professionals for a chance to win scholarships and the ultimate award, the NAIOP Cup.

## RiNo-

#### Continued from Page 1

future of work environments, including emphasizing the user experience, access to the outdoors, health and wellness, and flexibility. We set out to create an authentic experience that connected with the neighborhood in a historical context while integrating top-

tier modern amenities," Sean Perlmutter said. "Additionally, Paradigm River North is the most centrally located and walkable mixed-use office building in the amenity-rich RiNo Art District, which has become one of the most vibrant urban neighborhoods in the country."

The anticipated quality of

the property and location already have attracted a variety of tenants, Sean Perlmutter added. Jamie Gard and Jeff Castleton of Newmark are handling the leasing efforts.

The team plans to break ground on the project in the coming months, with completion anticipated in early 2024.

# Billy's -

#### Continued from Page 18

ed to have a new neighborhood gathering place," said Vostrejs. "What shocked me was how many people are familiar with the Billy's Inn located off of Lowell Boulevard."

"Billy's Inn in Berkeley has been a much-loved neighborhood institution for decades, and we've long wanted to find just the right place for a second location," Vostrejs added. "With its affordable menu of seafoodforward, made-from-scratch Mexican and American favorites, killer margaritas, huge selection of tequilas, and casual, friendly vibe, we think it will be a very welcome addition to the neighborhood."

Billy's Inn Congress Park will offer the same Baja-style menu as the Berkeley neighborhood location, featuring fish tacos; burritos; enchiladas; large fresh salads; tortas; and sandwiches. Additionally, the new restaurant will offer more than 100 agave spirits and tequilas, along with 12 beers on tap, including a rotating selection of Colorado craft brews.

The new location will open this month following the completion of cosmetic improvements. According to Vostrejs, City Street Investors put several hundred thousand dollars into upgrades that will enhance the space and bring Billy's Inn to life. 🔺

## DHA -

Continued from Page 16

residents in their daily lives, demand for affordable housing options in Denver. In addition and assisting our youth to find to D3, the organization will concareer and educational paths to tinue the Sun Valley revitalizasuccess are key initiatives that tion through its Choice Neighwill contribute to the success of borhoods initiative. It plans to our city," said David Nisivocadd more than 900 new housing cia, executive director of DHA. options to the area and work to "While building new units and ensure all residents have access offering services to our residents to healthy food, education and are mainstays for our organizaemployment opportunities. tion, we can't stop there. Think-"We realize the priorities set ing ahead and innovating to the forth for the year are extensive, future means we ensure that but we also know how imporwe address the needs of our tant providing access to more communities through access to affordable housing options, staples like food and employmaintaining our current housing stock to a level we all would ment through an equitable lens - the key to helping move Denbe proud to live in, increasing our partnership to assist our ver forward."

Tubs of Colorado leased 9,447 sf of warehouse and distribution space at Denver Core Industrial, the approximately 41,000-sf building at 5100 Fox St. in Denver. The tenant signed a five-year lease with landlord Burlington Investments LLC. Brandon Gouker and Brian Costello with Madison Commercial Properties represented the tenant, while Matt Keyer-

ticular buyer will hold onto this

land as a portfolio addition for

future development of light-

industrial warehouse or flex

space," Smith said in a prepared

■ DENVER – Wellis Hot

statement.

the landlord. "We were thrilled to assist Wellis Hot Tubs of Colorado with its entry into the Denver market. Given its central location, this space will work perfectly to serve as the hub for three eventual retail showrooms throughout the Denver metro area," Gouker commented on the transaction.

leber and T.J. Smith with Col-

liers International represented

■ COLORADO SPRINGS Cohen Veterans Network Inc. signed a 4,555-sf lease at

plans to deliver a significant amount of affordable housing units to the city this year.

Through the DHA Delivers for Denver (D3) housing initiative, the organization plans to add 1,300 units across 11 projects, including the 110-unit apartment building under construction at 655 N. Broadway and the 53-unit project at 3220 Shoshone St. The multifamily properties will be built with \$62.5 million in gap bond funding.

According to DHA representatives, the D3 initiative is a direct response to the growing ny that will occupy a portion of it while collecting income from an in-place tenant that occupies the balance.

CENTENNIAL – SMA Corp. acquired three vacant parcels totaling 4.06 acres at 6229, 6209 and 6276 S. Troy Circle in Centennial. According to public records, the buyer purchased the land, situated within Southfield Business Park, from seller AlloSource for \$950,000. Jessica Smith of Madison Commercial Properties represented the buyer in the transaction.

"Industrial development in Centennial continues to hold strong, both with owner-users and investors alike. This par1915 Aerotech Drive, Unit 112, in Colorado Springs. Jared May of CBRE represented the



Aaron Horn

mercial Port-

#### folio LLC.

The new lease brings the 38,000-sf building to 87% occupancy. Cohen Veterans Network will move into its space in roughly six weeks, after the landlord completes build-out.▲

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# Law & Accounting

override or invalidate" other pro-

# Colorado's statutory cap on construction project retainage

alter

pri-

the

n the fall, as the leaves started L to change colors and the days were getting noticeably shorter, a law regulating the amount of retainage on private construction contracts quietly went into effect. Colorado's Legislature passed HB21-1167, codified at Colo. Rev. Stat. § 38-46-101 et seq., which took effect Sept. 7. Under the act, retainage on private projects is now capped at 5% of the price of the work completed, subject to certain exceptions.

**Background.** Generally, "retainage" means the withholding of a certain sum of money - usually a percentage of the contract price – from a contractor as assurance that the work will be satisfactorily completed and that all subcontractors will be paid (thereby limiting the potential for mechanics liens).

In 2011, Colorado placed a 5% statutory cap on retainage for public works projects, but there was no such limit on retainage for private projects. Industry standard retainage for private projects is between 5% and 10%, often reducing with the attainment of certain milestones (e.g., completion of 50% of the project). However, prior to the act, private parties were free to negotiate retain-

age. Five percent cap now applies to private projects. The act applies to contracts to "con-



**David Plantz** or

tract meets Attorney, Otten exceeds Johnson Robinson Neff + Ragonetti PC \$150,000 (with some exceptions, noted below). The act generally prohibits any property owner, contractor or subcontractor from withholding as retainage on a private project more than 5% of the price of the work completed under the applicable contract, subcontract or supply agreement (e.g., purchase order). If a prime contract is subject to the act, subcontracts and supply agreements related to the prime contract automatically fall under the provisions of the act, regardless of the value of the work under such subcontracts or supply agreements. The act is not retroactive and applies

effective date. Property owners may be concerned that the act predominantly benefits contractors and material suppliers to the detriment of owners, but the Legislature was careful to clarify that this reduction in retainage does not "change,

to contracts entered into after its

visions in contracts which may provide protections similar to retainage for the property owner (with respect to contractors) or contractors (with respect to subcontractors or material providers). To that end, the act provides a nonexclusive list of contractual provisions, which are not affected by the act, including: satisfactory performance of the work before payment is due; deduction from payments for back-charges or other amounts authorized under the agreement; or conditions which must be satisfied before payment is due (including "payif-paid" or "pay-when-paid" clauses). Further, the act requires that lien waivers be provided by payees for amounts actually received (if required by the agreement). The act also clarifies that making partial payments does not act as an acceptance or approval of any portion of the work, nor a waiver of defects in the work. Thus, even with retainage significantly reduced, several protections can be put in place with respect to issues retainage is intended to address.

**Exceptions.** The act provides for the following exceptions from the 5% retainage cap, and does not apply when:

• The price of the work completed under a prime contract is less than \$150,000; provided, as

mentioned above, if the act applies to the prime contract it also automatically applies to subcontracts and supply agreements to such prime contract regardless of the price of the work under such subcontracts or supply agreements;

 The contract pertains to a public works project (i.e., the construction contract is entered into with the state, a county, city, city and county, town, district or any political subdivision thereof); or

• A single contract governs the building of either one single-family dwelling, or one multifamily dwelling of less than five dwelling units.

**Practical considerations.** On its face, the act appears to be a windfall for contractors, subcontractors and material suppliers by essentially reducing by half the amount of funds that can be withheld as retainage, thereby allowing contractors to be paid more of their fees sooner, and subject to fewer conditions (often retainage is withheld until completion of the overall project, as touched upon below). That may be the case in many instances. However, a large proportion of private projects are financed, and construction lender issues may undercut this apparent windfall – particularly as the amount financed increases.

Construction lenders typically require specific conditions be met prior to a borrower releasing retainage to contractors, so as to ensure sufficient retainage remains in place to incentivize timely completion, quality workmanship and the payment of subcontractors and material providers. Such conditions often include the issuance of a certificate of occupancy, executed final lien waivers from payees and reports from architects and/or inspectors. However, often a construction lender will agree to release a portion of the retainage prior to completion of the project (e.g., to subcontractors whose work is completed relatively early in the construction schedule). As a consequence of the act, construction lenders have less retainage to underwrite and may be less willing to agree to the early release of retainage. As a result, some contractors who could have been paid prior to completion of the project may find themselves waiting longer to be paid in full.

Prudent developers should consult with counsel, the construction lender and the general contractor prior to executing a construction contract, so as to ensure the developer does not commit to release retainage in violation of the provisions of the construction loan documents.

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# Finance

# JLL secures \$24.9M loan for Englewood MF development

#### by Jenna Walters

ENGLEWOOD – JLL Capital Markets secured a \$24.9 million construction loan for a luxury multifamily development in Englewood.

A JLL Capital Markets Debt Advisory team led by Leon McBroom and Kevin Barron worked on behalf of borrower and developer Alpine Investments to secure the 30-month, floating-rate nonrecourse loan. A national bank provided the funds, which will be used to build a 119-unit mid-rise apartment complex at 1375 E. Hampden Ave.

Upon completion in spring 2023, the property will reach six stories, offering units with stainless steel appliances and in-unit washers and dryers. The apartment complex also will feature a six-story parking garage with electric car charging stations, a state-of-the-art fitness center, and an indoor/ outdoor rooftop lounge and patio.

"Once built, Alpine's project will be one of the most soughtafter apartment communities in the area, providing great access to some of Englewood's key employers, like Swedish Medical Center and Craig Hospital," McBroom said. "It is also proximate to some of the stron-



Alpine Investments will build a 119-unit apartment complex with funds secured by JLL.

gest income demographics in the Denver metro area with its proximity to Cherry Hills. We had tremendous lender interest in this opportunity."

#### Other News

■ DENVER – **Lument** provided a \$5.9 million loan for the development of Lynwood Senior Apartments, a 62-unit affordable senior housing prop-

erty in Denver. The 30-month taxable forward commitment **Fannie Mae** affordable loan features a low, fixed interest rate, 15-year term and 35-year amortization. Lument Director **Tim Hoppin** originated the funds.

"The Fannie Mae forward commitment proved to be an ideal solution for the borrower in this situation, as it protects them from interest rate volatility by locking in a low interest rate and other key provisions prior to construction closing," Hoppin said in a prepared statement. "The customized loan structure closed in a timely manner and allows the sponsor to proceed with the construction of this much-needed affordable housing community for seniors in the Denver area."

Upon completion in 2023, Lynwood Senior Apartments will offer a mix of one- and two-bedroom units for renters 55 and older. Of the units, 14 will be reserved for those earning 30% of area median income, 12 will be for those earning 40% AMI, 21 will be for those earning 50% AMI, and 15 will be for those earning 60% AMI.

In addition to Lument's loan closing, the borrower will fund the project with a loan from a national bank and equity from the syndication of low-income housing tax credits.

■ MONTROSE – **PlattPointe Capital** arranged a \$2.5 million acquisition loan for a Class B industrial asset in Montrose.

PlattPointe Capital worked on behalf of an undisclosed sponsor to secure the 12-month nonrecourse loan. The sponsor will use the funds to purchase a 278,400-square-foot industrial property. Subsequently, the sponsor will activate the 42,000 sf of cold and dry storage space at the building. It will lease the balance of the facility to third-party operators. While PlattPointe representatives declined to release the property's address, they said it's the largest freezer space between Denver and Salt Lake City. ▲

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# Property Management News Adams 12 district recognized nationally for recycling program

Adams 12 Five Star Schools in Thornton was recognized for preventing waste and boosting recycling in 2020 by the U.S. Environmental Protection Agency's WasteWise awards. The school district was recognized as the School/School District Partner of the Year for 2020. The EPA just announced the 2020 and 2021 winners.

The school district, which serves some 36,000 students, identified and focused on inschool recycling effort in 2019. The sustainability team identified a strong desire to collect food waste in school cafeterias for composting. After receiving several grants through the local nonprofit Green Up Our Schools and conducting waste audits at all seven schools, Adams 12 determined that over 60% of school waste could be diverted to commercial composting.

Initiating a contract with a new waste hauler that provides actual weights for all three municipal waste streams – landfill (trash), comingled recycling (paper, aluminum and plastics), and compost (organics recycling including food and yard waste) – was crucial to focusing efforts, according to the EPA award announcement. This data helped Adams 12 determine locations with higher-than-expected waste-tolandfill production and educate staff on recycling potential. The weights also clarified the impact collecting organics from cafeterias could have on a facility's waste diversion rate. It was determined that a typical elementary school may have a less than 16% waste diversion rate prior to composting; however, that value can jump to over 30% or 40% once composting begins.

Adams 12 also added access to hard-to-recycle streams such as alkaline batteries, printer cartridges and toner, electronics, light bulbs and bulk metals. The district grew its cafeteria composting program from five schools at the start of the 2018-2019 school year to nine schools at the end of the 2019-2020 school year. The districtwide diversion rate increased from 17.8% in 2018 to 21.3% in 2019. The district also reduced its total municipal and hardto-recycle waste streams from 2,960.4 tons in 2018 to 2,701.6 tons in 2019. This reflects a nearly 15% reduction in total waste going to the landfill, a 7% increase in recycling tonnage and nearly doubling of compost tonnage.

"Getting our schools started

on cafeteria composting and recycling is an all-hands-ondeck endeavor," said Shannon Oliver, manager of energy and sustainability for Adams 12. "Having an in-school champion like a principal, motivated student, or parent group has been crucial for the students of Adams 12 Five Star schools to learn and grow in this space. 2019 was the district's second full school year of cafeteria composting, and the operational and educational lessons learned will allow us to continue growing these efforts!"

The award winners for 2020 and 2021 prevented and diverted close to 408,000 tons of waste that would otherwise be disposed of in land-fills or incinerators, contributing to climate change. Instead, they saved over \$22.5 million in avoided landfill costs and prevented emissions that contribute to climate change and other environmental impacts, according to the EPA.

#### Other News

■ Denver joined the White House National Building Performance Standards Coalition as cities across the nation commit to improving building efficiency for better climate, health and economic outcomes.

"Denver recently adopted our Energize Denver ordinance, taking a monumental step in the direction of rapidly reducing our greenhouse gas emissions," said Denver Mayor Michael Hancock. "Cities across the nation must pursue bold yet practical policies and actions in order to advance climate action and deliver long-lasting benefits for residents. We're well on our way to getting our buildings across the net zero finish line, and we hope to serve as a model here in Denver for our partner cities joining the coalition."

Local and state governments joining the coalition commit to increasing community and local stakeholder engagement to co-create building performance standards and complementary policies and programs. Denver's Energize Denver Task Force, which helped the city develop the Energize Denver ordinance, is an example of this active stakeholder engagement at work in co-creating solutions.

"We are eager for the opportunity to support city and state leaders representing the vanguard of innovative climate

Please see News, Page 37

#### Who's News

Tiffany Stanley joined BMC as managing director, head of



property management. In her new role, she will oversee BMC's property management platform, creating a scalable structure through operational discipline, technology and top-tier talent that can accommodate the growth of another 20,000 units over the next five years.

Stanley brings over 26 years of experience in the property management industry to BMC, including managing more than 30,000 units over the course of her career. Previously, she was executive vice president with Steadfast

Apartment REIT, overseeing all aspects of property operations, including revenue management, procurement and capital facilities operations.


# **Property Management** Information technology infrastructure management tips

here has never been a **I** more critical time to consider your information technology infrastructure, how to manage it properly, and how to have modern cyber security wrapped all around it. With the entire world more connected each day, this brings more opportunities for business growth but also threats to your business. Whether you are a small business or a large one, your data's integrity and technology uptime is always of the utmost importance. A managed service provider may be the solution you need to manage it for you so you can foucs on your business.

A managed service provider, or MSP, is an IT company that replaces or works alongside your traditional employed IT team. In almost all cases this can be a more cost-effective approach to managing your technology. Such providers



Rich Crockett fee. **Business success** manager, ContactPC can handle a

vast majority of the management for your workstations and servers remotely. Cost wise, rather than paying for a qualified IT professional to have on staff, you get an entire team of experts at your disposal with no labor burden, sick time or vacations to consider.

They

When looking for an MSP it is important to ask what sort of remote monitoring capabilities they have, the strength of their network management tools and team, the strength of their

cyber security services, other available managed services, what their trouble ticket turnaround time is, and what sort of policies and procedures they have in place. All of this can help create a long-lasting winwin partnership. Having trust in your IT service provider is of the utmost importance. The provider is a critical component to your business's success. IT is a relationship business as much as any other industry.

You may not think about policies or procedures when it comes to managing IT. However, it is a critical part of managing your technology on an ongoing basis. For example, you should consider how often and when regularly scheduled maintenance visits are set up as well as if there is a reboot or shutdown policy in place. It is important to consider employee onboarding and offboarding policies as well as

being familiar with the devices on your system – everything from naming to the mixture of PCs and Macs as well as possible bring-your-own-device arrangements. An MSP with strong policies and systems in place should bring a comfort to you as a business owner. You should never have any doubt that your MSP knows what it's doing and is following a standard set of policies to ensure your success.

Another common question from business owners is how to evaluate the work to ensure you're really get what you pay for? As a part of your agreement with an MSP, you should receive a management report on a regular cadence. The report should show, at a minimum, a list of your assets, their health status, as well as any threats that may have been mitigated. These reports will provide a deliverable, so you

know your MSP is providing what we all want in our business partners: value.

Do you already have an IT staff? If so, you may consider having an MSP work with your team on a co-managed basis. This kind of arrangement, if set up properly, can take the burden of some of the more mundane or recurring tasks off the plate of your IT staff so they may concentrate on the bigger picture for your business' continued growth. The best example of this is having an MSP handle all your managed services needs, such as threat protection, Microsoft 365 services or a business class cloud file share service such as Egnyte.

Whether your business is a startup or a large business, having confidence in your IT infrastructure is critical for efficient operation and growth.  $\blacktriangle$ 

richard@contactpc.com

# News-

### Continued from Page 36

policy and joining this National Building Performance Standards Coalition," said Mark

Chambers, senior director for Building Emissions and Community Resilience at the White House Council on Environmental Quality. "Members of this groundbreaking coalition will help drive new jobs to make existing buildings across the country more efficient, affordable, healthier

and resilient, and will deliver equitable benefits across their iurisdictions."

As a member of the National BPS Coalition, Denver will be

able to leverage technical support from federal agencies including the Department of Energy and the Environmental Protection Agency.

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# **Construction, Design & Engineering**



Kephart designed The Atrium at Austin Bluffs.

# **Taylor Kohrs completes Atrium at Austin Bluffs senior housing in Colorado Springs**

Taylor Kohrs, a Coloradobased general contractor for nearly 40 years, recently completed construction of a 54-unit, senior affordable housing complex in Colorado Springs: The Atrium at Austin Bluffs. The 49,000-squarefoot facility consists of a mix of one- and two-bedroom units in a three-story building with integrated amenity spaces and parking.

The project, which was designed by Kephart for Greccio Housing, includes community rooms, fitness center, resident resource services area, a wellness center and an outdoor patio overlooking Pikes Peak.

"Atrium at Austin Bluffs is a building born of its place," said Josh Robinson, a lead Kephart project designer. "To allow the building to fit into its context, we incorporated red brick and gabeling into the design, but also took inspiration from the language



The project offers a safe, affordable home.

of the Old West and the structures of the town that existed on the site decades before."

"The Taylor Kohrs team enjoyed building a strong, safe, comfortable and affordable home for seniors in the Colorado Springs community," said Taylor Kohrs Project Manager Dan Letellier. The building, which serves seniors age 62 and older, is wood-framed over post-tensioned concrete slab on grade. "Our goal was to create a place of dignity, clarity and simplicity," Robinson

said. "To do so, we broke the L-shape of the structure down into two buildings.

"We wanted to celebrate each individual unit as a home and did so through the incorporation of two large windows flanking the Juliette balconies."

From the exterior, each unit is clearly identifiable and presents as its own home front. From the interior, the space reads as though the whole wall is windows. The building is also oriented both to maximize the views from the amenity zones and to create safety and privacy through positioning the main entrance toward the auto court. 🔺

# **GH** Phipps continues renovating the Denver Central Library

GH Phipps is underway with the renovation of the Denver Central Library. The \$40 million, 54,000-square-foot project includes a two-story event space, renovation of the pavilion entrance space, a new children's library and six floors of new bathrooms with a state-othe-art sanitary waste system.

"It's an honor and pleasure to be part of the team working on this important renovation of one of the jewels of Denver's Civic Center," said Nathan Foley of GH Phipps. "The Denver Central Library is one of the most remarkable civic buildings in the nation, and of our time."

The project is scheduled for completion at the end of spring



The children's library features a curved wall.

2023. The architect for the project is Studiotrope Design collective.



The exterior features include masonry and stucco wall accents and a standing seam metal roof.

# **Howell Construction completes Ent Credit Union in Thornton**

Howell Construction completed the new, 5,000-square-foot Ent Credit Union branch in Thornton. Established in 1957, Ent has expanded to 14 counties along Colorado's Front Range and has more than 380,000 members. Howell has been Ent's building partner for multiple new sites in the Denver metro area.

The new facility provides 10 offices designed for customer interaction with credit union staff, six teller stations and a three-lane drive-thru. The exterior features include masonry and stucco wall accents and a standing seam metal roof.

"We thoroughly enjoyed working with Ent and Keys + Lauer Architects on the Thornton branch and look forward to continuing our work together," said Jeremy Kellogg, project manager for Howell Construction.

# GTC breaks ground on \$40M BEST Grant school project for Baca County

GTC kicked off a project that will transform the Springfield School District.

The town of Springfield is located in Baca County, the southeasternmost county in Colorado, and its school district is the largest in Baca, serving more than 300 students.

In 2020 Springfield School District was awarded a \$40 million BEST Grant from the state of Colorado. Working with the district, Diversified Consulting Solutions and TreanorHL Architects, GTC's project includes demo of

most of the old buildings and construction of 63,000 square feet of additions to a preexisting building, including a two-story classroom wing, a new gymnasium complex and an addition to the current administration space. Work also includes 19,000 sf of renovations, which in total will consolidate the district into a single, new pre-K-through-12 building. The project will be phased over 24 months to allow the campus to remain operational throughout construction.  $\blacktriangle$ 



The project includes construction of 63,000 square feet of additions to an existing building.

# **Construction, Design & Engineering**

# Catering to champagne taste on beer budget: The Pad opens in Silverthorne

The Pad, a boutique hotel with hostel-style rooms and a highend mountain modern design, opened its doors in the heart of Silverthorne along the banks of the Blue River.

As the first newly constructed boutique hostel in the Rocky Mountains, The Pad incorporated 18 upcycled shipping containers into its environmentally friendly construction and design. The Pad is one of the country's first lodging properties to be constructed using upcycled shipping containers and is on track to become the first Colorado-based lodging company to attain B Corporation certification.

"We're using upcycled shipping containers and passive solar orientation, in addition to a design that will create a welcoming space for both locals and visitors, all with a foundation of being a mission-based company that's focused on doing the right thing for our employees, our guests, our community and our environment," said Lynne Baer, part of the husband-wife duo that owns The Pad. "We are thrilled to welcome our first guests to The Pad and have them feel right at



The Pad is a new social lodging concept with hostel-style dorm rooms, micro rooms, traditional hotel rooms and private suites that offers attainable and inclusive luxury.

### home here."

Opening with 36 rooms and 101 beds, The Pad is a new social lodging concept with hostel-style dorm rooms, micro rooms, traditional hotel rooms and private suites that blends sustainability with comfort

and offers attainable and inclusive luxury. The Pad is within walking distance of the heart of Silverthorne's new downtown.

Guests are treated to high-end amenities, such as community lounges, a rooftop bar and hot

tub, an on-site restaurant, coworking space, a communal kitchen, custom artwork from local artists, a lobby bar and designer finishes from award-winning firm BraytonHughes.

The Pad has 3,000 sf of indoor/

outdoor event space on its third floor with a rooftop deck.

"We want The Pad to be a home base and a launching pad for both visitors and locals to create new adventures and shared experiences," Baer said. ▲



Wash Fox car wash in Commerce City

# **GE Johnson celebrates safety** milestone at St. Francis Medical

GE Johnson last month celebrated over 300 days of zero injuries on the St. Francis Medical Center expansion and renovation project site. GE Johnson is the general contractor for the project and credits this safety milestone to the commitment of everyone on site to the safety culture.

The project uses the hazard recognition program, a selfdirected safety initiative that gives every person on the job site a voice to positively influence the safety culture. QR codes are placed throughout the job site and everyone on site is given a QR code sticker to place on their hardhat at the project safety orientation. Upon scanning the QR code, workers are directed to a digital haz rec platform where they can communicate a positive or negative safety observation on site. All haz rec forms, positive and corrective, are reviewed at the daily morning stretch and flex.

Since the start of the last construction phase on this project, the project team members have produced more than 1,000 haz rec cards.

The St. Francis Medical Center project team is working to complete the core and shell for the hospital's new loading dock while also building out the interiors of the fifth- and sixth-floor expansion. The loading dock will be both horizontal and vertical and provide a receiving area, administrative space, conference room, and support service for the fifth- and sixthfloor addition. The expansion will provide 30 medical surgical rooms, 30 intensive care units for the hospital, and a helipad. The project is set to complete

# Kahn Construction builds environmentally sustainable car washes in metro Denver

Kahn Construction, a Colorado-based general contractor, completed work on a second Wash Fox car wash in Commerce City. The project included the installation of a state-of-the-art water reclamation system to reuse 80% of the water, as well as to remove contaminants that come from cars. Wash Fox car washes also incorporate 180 Namaste Solar panels producing more than 100,000 kilowatt hours of solar energy per year and motors with energy-preserving variable frequency drives. Kahn Construction completed the first Wash Fox car wash in Thornton in 2020. "A lot of consideration for the environment goes into the design, which far exceeds the

promise made to customers for a clean car," said Scott Gregory, senior project manager, Kahn Construction.

"We brought Kahn Construction into our Thornton location to fix site elevations and other general buildingrelated quality issues," said John Honney, owner of Wash Fox. "The Kahn team stepped in and resolved all the issues in Thornton and finished our project in Commerce City with efficiency and skill. I look forward to working with them as our general contractor on the upcoming Wash Fox car washes."▲

this spring.

"This milestone is a testament to our safety culture and commitment to an injury-free work environment," said Joe Weimerskirch, GE Johnson safety director.



GE Johnson celebrated over 300 days of zero injuries on the St. Francis Medical Center project site.

# **Construction, Design & Engineering** Industry challenges: Construction costs, labor shortages

• onstruction always has been an industry whose success has been measured in terms of quality, time and budget. Being able to consistently deliver across all three of these metrics requires maintaining a strong workforce and close trade partnerships, navigating the supply chain, and managing fluctuations in material costs. While none of these issues are new to the industry, the past two years have introduced a different level of complexity that has required us to adapt to changing realities and expectation-setting - not only for ourselves but also for our clients.

Like other markets around the country, the past few years have put unprecedented strain on Denver's construction industry. Aside from the obvious challenges of maintaining a safe and healthy work environment in a pandemic, there have been additional obstacles, including countless interruptions to manufacturing, shipping and distribution of core materials, leading to cost increases and timing delays. Couple these issues with a labor shortage, and the challenges compound. While there are no overnight solutions, there are many steps that can be taken to bolster Colorado's



Dan Mickelberry challenges. Chief estimator, According to Mortenson Denver

Mortenson's Construction Cost Index, construction costs increased by 2.9% nationally and 4.5% in Denver between second-quarter and third-quarter 2021. Year over year, costs increased 19.2% nationally and 20.8% in Denver. Building construction employment in the Denver metro region totaled 18,900 in September 2021. This is 6% higher than September 2020 and on par with pre-pandemic levels. Even with pre-pandemic levels, market volatility continues as trade partners work through supply chain and labor availability challenges. The rate of increase is trending lower, but still substantially above historical levels and remains variable. This variability is driven by multiple factors including project type, time to market and geography.

**Shifting demand.** The

pandemic has shifted the type of development happening in Denver and many other markets. Hospitality, traditionally a mainstay for the construction industry, has seen a significant decline in new projects. While this sector is likely to rebound well post-pandemic - once business travel has picked back up – it likely will remain stagnant for the next two years.

is

On the other hand, there is more focus on sectors like life sciences, pharmaceuticals and health care facilities – both inpatient and outpatient – which is fueling the need for more skilled labor. Distribution centers also are in demand as companies need larger facilities to accommodate the transportation of goods directly to consumers, who shopped online at record rates during the pandemic. Denver, in particular, is an attractive market for distribution because of its central location and access to major roadways and railways. Right now, industrial real estate is the hottest sector in Colorado.

**Labor shortages.** As an industry, we've faced inflationary headwinds and supply chain challenges before. Those factors largely are out of our control. The one area where we are experiencing an unprece-

dented, persistent challenge as an industry is the labor workforce. The availability of labor, and particularly skilled trade labor, has placed added strain on project budgets and timelines.

Expanding and building out a sustainable workforce pipeline is crucial to ensure the longterm success of the construction industry. Currently, 32.5% of construction workers are over 50 years old and, according to National Center for Construction Education and Research, approximately 29% of the workforce will retire by 2026. Nationwide, experts forecast a 1 million-person shortage in the construction industry by 2023. Right now, only 12% of those working in construction are under 24, representing a threat, but also an opportunity to recruit and train a new generation that more closely reflects the communities we serve. A major part of that effort will be expanding the workforce pool to include more people who may not have considered construction a viable career.

A recent Chartered Institute of Building report noted that women make up just 12.3% of the U.S. construction workforce, and recent estimates of the proportion of Black, Asian and minority ethnic individuals in the construction workforce have varied from around 5% to 7%, dropping to 1% or fewer among senior industry roles. The untapped potential in the overall workforce is there; the onus is now on our industry to demonstrate that there are meaningful careers to be built here. Mortenson and many of our fellow builders actively are working toward this end, but it's hard to overstate the importance of expanding these efforts and increasing the visibility of the work that has been done to make this industry a more welcoming place to historically underrepresented audiences.

Despite challenges, Denver is well positioned in its current recovery efforts. By September last year, our gross domestic product had rebounded to prepandemic levels. The pipeline of construction demand likely will remain strong, especially as new infrastructure dollars flow in. The key for projects in the short-term will be expert planning and coordination. In the long-term, there must be a stronger labor pipeline to support demand if Denver is to remain on our positive development trajectory.

dan.mickelberry@mortenson.com



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Select Building Services www.sbg-commercial.com	•	•	•	•	•	•		٠	•	•			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	<b>Laura Swank</b> Iswank@abeldesigngroup.com
Acquilano www.acquilano.com	•	•			٠		•	•		Tenant Improvement	Drew Marlow drew@acquilano.com
Anderson Hallas Architects www.andarch.com	•	•			٠		•			Adaptive Reuse	Wells Squier wellssquier@andarch.com
CannonDesign www.cannondesign.com	•	•		•	٠	•	•			K-12, Higher Education, Engineering	Tim Barr tbarr@cannondesign.com
Carvell Architects www.carvellarchitects.com	•	•		•	٠	•	•	•	•	Student, Affordable, & Market Rate Housing and Higher Education	Christopher Carvell chris@carvellarchitects.com
Craine Architecture http:www.crainearch.com		•			٠	•	•		•		Dan Craine, AIA NCARB dan@crainearch.com
CSHQA www.cshqa.com	•	•			•	•	•	•		Modular	Jesse Goldman, AIA, LEEP AP, NCARE Jesse.goldman@cshqa.com
Davis Partnership Architects www.davispartnership.com	•	•	•	•	٠	•	•	•	•	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
<b>Galloway</b> www.gallowayus.com	•	•	•		•	•	•	•	•		Kristoffer Kenton, AIA, NCARB kristofferkenton@gallowayus.com
Gensler www.gensler.com	•	•		•	٠	•	•	•			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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	Flex/Office	Hospitality	Industrial	Medical Office/ Health Care	Mixed-Use	Multifamily	Office	Retail	Senior Housing	Other	Contact
ARCHITECTS											
HB&A Architecture & Planning Woman-Owned Small Business (WOSB) www.hbaa.com	•		•		•	•	•	•	•	Sensitive Information Facilities	Andrea Barker andrea.barker@hbaa.com
HKS www.hksinc.com		•		•	•		•	•		Mission Critical, Sports, Education, Higher Ed	Mackenzie McHale mmchale@hksinc.com
hord coplan macht www.hcm2.com				•	•	•			•		Adele Willson AIA, LEED AP, ALEP awillson@hcm2.com
IA Interior Architects www.interiorarchitects.com	•	•		•			•	•		Tenant Improvement	Kindell Williams, LEED AP BD + C k.williams@interiorarchitects.com
Intergroup Architects www.igarch.com	•		•	•	•	•	•	•		Muncipal, Site Planning, Tenant Improvement	Linda Svege, CPSM lsvege@igarch.com
<b>KEPHART community ::</b> <b>planning :: architecture</b> www.kephart.com					•	•			•		<b>Jamie Goldman</b> jamieg@kephart.com
KTGY www.ktgy.com		•		•	•	•	•	•	•	Architecture, Branding, Interiors, Planning	Nathan Sciarra nsciarra@ktgy.com
LAI Design Group www.laidesigngroup.com	•	•	•	•	•	•	•	•	•	Land Planning, Entitlements, Landscape Architecture	Kenneth Puncerelli kpuncerelli@LAIdesigngroup.com
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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	•	•	٠	•	•	•	•		•	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	<b>Kitty Yuen</b> 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

# CDE Directory: Engineers + Interior Design Our Readers are Your Prospects If your firm would like to participate in this directory, please contact Lori Golightly at Igolightly@crej.com or 303-623-1148 x 102

	Civil/ Site Design	Construction Material Testing	Electrical	Environmental	Geologic	Geotechnical	Mechanical	Structural	Surveying/ GPS		tudies and portation	Water Resources	Other	Contact
ENGINEERS														
68West, Inc. www.68west.com	•											•		A. J. Zabbia Jr., PE, CCE zabbia@68west.com
A.G. Wassenaar, Inc. www.agwco.com.				•		•								Tom Hastings hastingst@agwco.com
BranchPattern www.Branchpattern.com			•			•						•		Miles Dake miles.d@branchpattern.com
CTL Thompson www.ctlt.com		•		•	•	•		•						Shawn Fitzhugh sfitzhugh@ctlthompson.com
DMA Engineering https://www.dma-eng.com/							•						Energy	Steven Forrester stevenf@dma-eng.com
ECS Southwest , LLP www.ecslimited.com		•		•	٠	٠								Jason Dowdy JDowdy@ecslimited.com
Enayat Schneider Smith Engineering, Inc. www.essdenver.com	•							•						<b>Halima Enayat</b> 720-519-3940
EPS Group, Inc. www.epsgroupinc.com	•								•		•	•		Scott Elliot Scott.Elliot@epsgroupinc.com
Felsburg Holt & Ullevig www.fhueng.com											•			Christopher Fasching chris.fasching@fhueng.com
Galloway www.gallowayus.com	•		•				•	•	•		•	•		Carl Schmidtlein, P.E., LEED AP carlschmidtlein@gallowayUS.com
George & Associates Consulting Engineers https://gaceng.net/	•													Richard Noakes Rnoakes@gaceng.net
Ground Engineering Consultants www.groundeng.com		•		•		•								Tom Buelt tomb@groundeng.com
HRGreen www.hrgreen.com	•										•	•	Fiber & Broadband, Storm water	<b>Greg Panza</b> gpanza@hrgreen.com
IMEG www.imegcorp.com	•		•										Architectural Lighting	Craig Watts craig.a.watts@imegcorp.com
Jordan & Skala Engineers http://www.jordanskala.com			•				•	•					Plumbing, Sustainability	Matt Marvel mmarvel@jordanskala.com
Kimley-Horn and Associates, Inc. www.kimley-horn.com			•	•			٠	•			•	•	Landscape Architecture, Parking, Transportation, Telecommunications	Randall Phelps randall.phelps@kimley-horn.com
Kumar & Associates, Inc. www.kumarusa.com		•		•	٠	•								<b>Jim Noll, P.E.</b> kadenver@kumarusa.com
Manhard Consulting www.manhard.com	•								•		•	•	Surveying	<b>Dan Madison</b> dmadison@manhard.com
Martin/Martin Consulting Engineers www.martinmartin.com	•							•	•		•	•	Investigative/Forensic and Construction Engineering	<b>Linda Kelly</b> Ikelly@martinmartin.com
Matrix Design Group www.matrixdesigngroup.com	•							•			•	•		Patrick Chelin PE patrick_chelin@matrixdesigngroup.com
MDP Engineering Group, P.C. www.mdpeg.com			•			•							Plumbing	Angela Blue ablue@mdpeg.com
ME Engineers, Inc. www.me-engineers.com			•			٠							Architectural and sports lighting, technology	Angela Innes angela.innes@me-engineers.com
Olsson www.olssonassociates.com	•	•	•	•		•	•	•	•		•	•	Telecommunications, Power Delivery, Data Centers	Edie Adams eadams@olssonassociates.com
PCD Engineering (MEP) www.pcdengineering.com			•			٠							Commissioning, Energy Modeling, Utility Rebates	Peter D'Antonio peter@pcdengineering.com
Redland www.redland.com	•											•	Planning, L.A. Const. Mgmt.	Mike Pietschmann mpietschmann@redland.com
RockSol Consulting Group, Inc. www.rocksol.com		•				٠								Crystal O'Neal oneal@rocksol.com
SynEnergy LLC www. synenergyllc.com			•				٠						Plumbing, Sustainable Design, Energy Modeling & MWBE Certified	Mina McCullom mina.mccullom@SynEnergyLLC.com
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The Vertex Companies, Inc. www.vertexeng.com	•							•						Sam McGlamery smcglamery@vertexeng.com
	Financial Services	Hospitality	Industrial/ Flex	Medical Office Health Care		ly Office, Corpora				staurant/ F&B	Retail	Senior Housing	Other	Contact
INTERIOR DESIGN														
Abel Design Group www.abeldesigngroup.com	•	•	•			•	•			•	•			Laura Swank Iswank@abeldesigngroup.com
ACQUILANO www.acquilano.com	•	•	•	•		•	•			•	•			Drew Marlow drew@acquilano.com
Anderson Mason Dale www.amdarchitects.com			٠	•	•	•	•		•		•	•	Education	<b>Gillian Johnson</b> gjohnson@amdarchitects.com
Davis Partnership Architects www.davispartnership.com	•	•	•	•	•	•	•			•	•	•		<b>Kyle Hoogewind</b> Kyle.Hoogewind@davispartnership.co
Design Studio Blue www.designstudio-blue.com	•			•		•	•			•		•		Rebecca Brennan, RID   CID   CHID wl EDAC   IIDA   LEED AP rebecca@designstudio-blue.com

# CDE Directory: Interior Design(cont.)

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	Financial Services	Hospitality	Industrial/ Flex	Medical Office/ Health Care	Multifamily	Office/ Corporate	Office/ Law	Office/ Tech	Restaurant/ F&B	Retail	Senior Housing	Other	Contact
INTERIOR DESIGN													
DLR Group www.dlrgroup.com						•							Angela Castleton acastleton@dlrgroup.com
Elsy Studios www.elsystudios.com				•	•	•	•	•		•		Government, Residential	Lynn Coit, ASID lynn@elsystudios.com
<b>Gensler</b> www.gensler.com	•	•	•	•	•	•	•	•	•	٠		Repositioning/ Landlord Services	Megan Espinosa megan_espinosa@gensler.com
Grey Wolf Architecture www.greywolfstudio.com			•			•				•			Kenneth W. Harshman, AIA kharshman@greywolfstudio.com
IA Interior Architects www.interiorarchitectects.com	•	•	•	•		•	•	•	•	•		Graphic Design, Lighting Design Services Repositioning Landlord Services, Govt.	Kindell Williams k.williams@interiorarchitects.com
Jean Sebben Associates www.jeansebbenassociates.com	•	•		•	•	•	•	•			•	Museums, Government, Education, Historic Renovation	Jean Sebben, ASID, LEED AP ID+C, AIA, NCIDQ007856 jsainteriors@qwestoffice.net
Kestrel Design Group www.kestrelarch.com	•	•	•	•		•	•	•	•	٠		Adaptive Reuse, Higher Education, Aerospace, SCIF	Richard Moore rmoore@kestreldg.com
KIEDING www.kieding.com	•		•	•		•	•	•					Tia Jenkins tjenkins@kieding.com
Kimberly Timmons Interiors www.ktinteriors.net/		•							•			Interior Merchandising, High-End Residential	Kimberly Timmons-Beutner kimberlyt@ktinteriors.net
MOA Architecture www.moaarch.com	•	•	•	•		•	•	•	•	•	•		Taylor Coe tcoe@moaarch.com
OZ Architecture www.ozarch.com		•			•	•		•	•	•	•		Cayti Stein cstein@ozarch.com
Planning Solutions www.tenantplanningsolutions.com						•							Beth O'Neill beth@planningsolutions.org
RATIO www.ratiodesign.com	•				•	•	٠	•				Higher Education, Historic Preservation, Aerospace, Government	
Senger Design Group www.sengerdesigngroup.com		•	•	•	•	•	•	•	•	•	•	Affordable Housing, Government, Military, Religious	Cindy Senger csenger@sengerdesigngroup.com
Shears Adkins Rockmore Architects www.sararch.com		•		•	•	•	•	•	•	•	•		Brittany Walker www.sararch.com
Stantec www.rnldesign.com	•	•	•		•	•	•	•		•	•		Mundi Wahlberg mundi.wahlberg@stantec.com
Studio 10 Interior Design www.studio10interiordesign.com		•			•	•	•	•	•	•	•	Higher Education, Historic Preservation	Kristen Terjesen Kristen@studio10interiordesign.com
<b>TRIO</b> www.Triodesign.com		•			•	•	•	•	•		•	Model Homes, Clubhouses	Carrie Firmine cfirmine@triodesign.com
Venture Architecture www.venturearchitecture.com	•		•		•	•	•	•	•				Megan Mahaffey megan@venturearchitecture.com

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# Land Development RESOURCE DIRECTORY Colorado REAL ESTATE IOURNAL

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## **Capstone Companies**

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## JLL

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### **JW Companies** John Winsted

Transwestern Craig Paton 303-952-5596

craig.paton@transwestern.com www.transwestern.net

# **BROWNFIELDS REDEVELOPMENT**

**Colorado Brownfields Partnership** www.coloradobrownfields.org

# **RE | Solutions**

Patricia A. Gage, CRE 303-854-9807 patty@resolutionsdev.com www.resolutionsdev.com

# **Real Estate Recovery Capital**

Dwight Stenseth 303-517-8632 dstenseth@rercapital.com www.rercapital.com

# **CONSTRUCTION COSTS**

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

**Rider Levett Bucknall** Peter Knowles 720-904-1480 peter.knowles@us.rlb.com www.rlb.com

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### **DUE DILIGENCE / ENTITLEMENT & PERMITTING**

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# HRGreen

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**Service First Permits** Andrew Fairbairn 720-498-7111 andrew@s1permits.com www.s1permits.com

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**Fiore & Sons** Kathleen Huttmann-Williams 303-429-8893 khuttmann@fioreandsons.com www.fioreandsons.com

### **LENDER (LAND)** Montegra Capital Resources, LTD Bob Amter, President 303-37704181 ext. 316 bob@montegra.com

www.montegra.com

# **MARKET STUDIES / ECONOMIC** AND DEMOGRAPHIC RESEARCH

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# Wember Inc.

Paul Wember 720-318-3746 pwember@wemberinc.com www.wemberinc.com

# **PLANNING/LAND ARCHITECTURE**

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### **David A Clinger & Associates**

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## **DTJ Design**

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## LAI Design Group

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## **Norris Design**

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# SALES, MARKETING, AND **MANAGEMENT CONSULTATION**

North Star Synergies. Inc. S. Robert August 303-500-3400 robert@northstarsynergies.com www.northstarsynergies.com

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

### **Marcus & Millichap**

**Reid Phillips** 303-328-2051 reid.phillips@marcusmillichap.com Laura Burnham 303-328-2010 Laura.Burnham@marcusmillichap.com www.marcusmillichap.com

### **Newmark Multifamily**

Chris Cowan 303-260-4419 chris.cowan@ngkf.com www.ngkf.com

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

Landmark Environmental, Inc. Susan Sears 720-360-1504 ssears@landmarkenviro.com www.landmarkenvironmental.com/

## **MINERAL & WATER RIGHTS** RESEARCH

### **Rocky Mountain Land Services** James Turman 310-988-0010 jturman@rockymountainland.org www.rockymountainland.org

# **OWNER'S REP / PROJECT** MANAGEMENT

# **DAE Group**

Daniel Ezra 720-208-9040 dezra@daegroupllc.com www.daegroupllc.com Logan Pierson 720-357-4981 Lpierson@daegroupllc.com

### SURETY BONDS **Evergreen Surety** Tom Patton 303-530-0249 tpatton@evergreensurety.com www.evergreensurety.com

### WATER RESOURCES Somach Simmons & Dunn Ramsey Kropf 916-469-3905 rkropf@somachlaw.com www.somachlaw.com

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

# Who's News

**CBRE** promoted **Dann Burke** and Pete Kelly, CCIM, SIOR to senior vice president.

Burke, who is in CBRE's Denoffice,

ver specializes in Dann Burke

health carerelated real estate transactions and medical office properties across the Denver metro area and the

Front Range.

He has more than two decades of experience in health care-specific development, design and construction, leasing, and sales services. Burke was named a top 2021 Healthcare Influencer by GlobeSt.

Kelly is based in CBRE's Fort



and focuses on office and land transactions in Northern Colorado, including investment sales, leasing and occupier representation. In 2019, Kelly

Wiley is with

CBRE capital

markets team,

specializing in

office property

metro Denver.

focus is office

across

has

real

primary

sales

Her

Pete Kelly

was named the Northern Colorado Commercial Association of Realtors' Top Investment Producer.

Monica Wiley, LEED AP, was promoted to vice president.



investments Monica Wiley

and owneruser building sales up to and including \$25 million, mainly targeted toward private capital groups and investors.  $\blacktriangle$ 

Ryan Floyd joined Fuller Real **Estate** as senior vice president.



eral years with

annexation, exactions analysis, zoning and rezoning, subdivision, site planning, development agreements, and infrastructure Allison P. Altaras

financing to mechanisms. As part of her passion for land stewardship, Altaras also works with farmers, ranchers and private landowners on conservation easements and other issues unique to rural land, including the relationship between public lands and privately owned property.

design

Altaras received her Juris Doctor degree from the University of Denver's Sturm College of Law. She holds a Bachelor of Arts from Tulane University.

Foster's practice focuses on real

estate finance, representing borrowers and lenders in connection with multifamily, office, industrial, retail hospiand tality assets. Cassandra Foster Her expertise

includes construction financing, note purchases, syndicated facilities, mezzanine financing and real estate aspects of corporate acquisitions. She has broad experience with real estate acquisitions and dispositions of both raw and developed property.

Foster received her Juris Doctor degree from the University of North Carolina School of Law and her Bachelor of Arts degree from Cornell University.

Joy Spatz, AIA, NCIDQ, LEED BD+C, joined MOA Architecture as director of interiors, leading the firm's diverse Interiors team

and With portfolio

wide spectrum of workplace projects for the firm, drawing on experience working with several Fortune 500 companies to shape their workplaces. She joins MOA as the firm seeks to grow its capabilities to deliver design for a broader range of workspace environments, from offices to laboratories.

civic, resort, residential and recreation sectors, including new amenities at Glenwood Hot Springs Resort that enhance the visitor experience while honoring its history and setting.  $\blacktriangle$ 

Tim Johnson joined GH Phipps as regional director for Northern Colorado.

Johnson has more than 16 years of experi-

ence in the construction industry, managing more than \$330 million worth of construction projects for a variety of indus-

tries, includ-Tim Johnson ing education, health care, office, industrial,

entertainment and multifamily projects. He holds a Class A Contractors License and is a certified Construction Risk Insurance Specialist.

Tiffany Kenyon was promoted to executive vice president and general counsel for National Storage Affiliates Trust.

Prior to her promotion, Kenyon

served as the firm's senior vice president and senior legal officer. She joined NSA in 2018 after previous positions with Mark-West Energy

Tiffany Kenyon

Partners and working in private practice with Greenberg Traurig LLP as a shareholder. She received her Juris Doctor degree from the University of Colorado Boulder, where she graduated Order of the Coif, and received her bachelor's degree in business administration from the University of North Carolina at Chapel Hill, where she graduated Phi Beta Kappa.

Also, Melissa Cameron was named NSA's senior vice president of customer acquisitions. Cameron joined the firm in

2018 as vice president of marketing. She has over 20 years of experience in digital market-



civil engineering for land development public infrastructure projects. He attended Colorado State University and holds a Bache-

Justin Simpson

lor of Science in civil engineering and water resources.  $\blacktriangle$ 

Stinson LLP promoted Jonah Brotman to partner. Brotman is a real estate and

public finance attorney who advises inves-

tors, developers and community development entities finances on nationwide. He collaborates with and represents project teams to struc-

Jonah Brotman

ture, negotiate and close complex transactions. He has knowledge of new markets tax credits, historic rehabilitation tax credits, renewable energy tax credits and opportunity funds.

Outside the firm, Brotman is a member of the Think 360 Arts for Learning board of directors. He earned his Master of Laws from New York University Law School and his Juris Doctor degree from Washington University in St. Louis School of Law.

Atlas Real Estate promoted Erika Ojeda-Louvier to director of global workforce.

Before joining Atlas in 2018,

she served in

various leader-

ship capacities

tions. Although

Louvier will be

responsible for

the ongoing

national

interna-

Ojeda-

for and tional organizabased in Denver,

Erika Ojeda-Louvier

development and expansion of Atlas' Mexico-based team. Her goal is to ensure that Atlas' global workforce is an integrated part of the U.S. team.

She holds a Bachelor of Science in mass communication from Universidad Intercontinenmetro Denver area. His experience includes sourcing, capitalization and groundbreaking of the multiphased Central Park Station for High Street Residential, the multifamily subsidiary of TCC. Hagevik also has assisted in closing, equity/debt placement and commencing construction of The Residences and The Shops at Olde Town Station in Arvada. 🔺

Rodney Milton joined Urban Land Institute Colorado as executive director. Den-



ver native is a city planner specializing in community development and retention, transit-oriented development and equitable city change.

The

Rodney Milton

Milton will lead one of the largest of 52 District Councils of the global ULI, a Washington, D.C.based nonprofit think tank with 45,000 members.

In his role as assistant director for the city of Atlanta, he helped advance innovative approaches to place-keeping and place-making and cultivated strong relationships with the development community through thoughtful policy and strategic decision making. Milton then joined the Atlanta BeltLine Inc. as a senior housing policy and development manager.

Recently Milton joined the city of Aurora as its manager of community development. There he was charged with the stewardship of federal funds and the implementation of the city's recently adopted housing strategy.

Milton holds two master's degrees from Florida State University and a Bachelor of Science in history from Florida A&M University.

Perkins&Will's Denver studio appointed a new managing director, Ernest Joyner, and operations director, Jeff Cherme-**I**y, to lead the Denver practice.



ship transitions come at a time of growth for the Denver studio, which has been expanding into new markets, including corporate, mixed-

The leader-



workplace business development.

over three decades of experience and a national of



since,

Ryan Floyd

another smaller company, and a lifetime of direct investment and multifamily commercial real estate experience. He specializes is multifamily properties.  $\blacktriangle$ 

Otten Johnson Robinson Neff + Ragonetti PC promoted Allison P. Altaras, JD, and Cassandra Foster, JD, to shareholder.

Altaras represents landowners, developers and business clients of all sizes in urban, infill and raw land development matincluding purchase and ters. sale transactions and land use development approvals. and Her land use work spans the entire life cycle of a project, from

DHM Design promoted Jennifer DiCuollo to principal.



ing, including roles as the

senior director Melissa Cameron of digital mar-

keting at Extra Space Storage, where she led the digital marketing and customer experience teams. Cameron holds a Bachelor of Commerce degree with a concentration in marketing from Carleton University in Ottawa, Canada.

Core Consultants promoted Justin Simpson, PE, to project manager. With this promotion, he will lead a team of land development civil engineers with an emphasis on multifamily and commercial projects.

Simpson has eight years of

tal, Mexico City, and a Master of Business Administration from Regis University.

Trammell Crow Co. promoted Erik Hagevik to principal. He previously served as senior vice president in the Denver business unit.

With 26 years of real estate experience in Denver, Hagevik



proj-



use commercial, health care and science/technology. Its legacy in sports, entertainment and recreation – the studio was known as Sink Combs Dethlefs until a merger with Perkins&Will in 2017 - ensures clients in every sector benefit from design that supports holistic health and well-being.▲

Mike Carey joined Taylor Kohrs as marketing and busi-

Please see Who's News, Page 50

# Who's News

### Continued from Page 49

ness development associate. He previously worked in marketing and sales roles for technology companies in Colorado and Missouri.

Carey is responsible for con-



necting with customers and other project stakeholders to understand their needs, and communicate how Taylor Kohrs can support those needs. He also

oversees requests for quote and proposal responses, coordinates company events and generates content for social media.

Carey earned a Bachelor of Arts in economics from Gettysburg College.

### Jeff Destache joined Impact Commercial Real Estate as broker associate

While in Omaha and Colo-

rado, he has

owned several

successful busi-

nesses, allowing

him to bring a

unique busi-

ness owner's

perspective to

his commercial

existing stra-

tegic partner-

ships between

broad spectrum

of stakeholders

including estab-

lished business-

neurs, develop-

district's

entrepre-



real estate craft. Jeff Destache

He is a certified emergency medical technician and recently decided to change careers to join the commercial real estate community.

RiNo Art District promoted Alye Sharp to deputy director. She will work to lead new and

the

es,



Alye Sharp

ers and visitors alike. Leading the organization's outreach and engagement efforts at the city and state level, Sharp also will help to oversee RiNo's programs and organizational strategy ensuring each collaboration honors its historic neighborhoods. Sharp brings extensive experience in the nonprofit arts sector, having worked with the Art District on Santa Fe, Centro Inc. and ArtWorks Cincinnati prior to joining RiNo in 2014. Sharp holds a Bachelor of Science in business administration from the University of Florida and Master of Public Administration from the University of Colorado. John Deffenbaugh, AIA, was promoted to senior director of strategy and projects. He will continue to oversee key initiatives for the district with a focus on accessibly, equity and sustainability. He also will assume administration of both RiNo's Business Improve-



public infrastructure improvements in the five historic neighborhoods that encompass the district. Drawing on more than 18 years of experience leading complex architectural, urban and creative design initiatives in the U.S. and U.K., Deffenbaugh also will lead the development of the second phase of RiNo ArtPark, a new creative hub for innovation, education, small business and community in the Five Points neighborhood.

Deffenbaugh holds a Bachelor of Science and Bachelor of Architecture from the University of Dundee, a Master of Science from Heriot-Watt University and Master of Business Administration from Colorado State University. 🔺

Kairoi Residential promoted Elizabeth Meyers to director of client services.

Meyers has more than 12 years of leadership experience in the multifamily industry, with exper-

tise in social outreach, marketing, relationship building and property operations.

vided management services for more than **Elizabeth Meyers** 20 clients in

nine states and is well-versed in lease ups, value add, repositioning, and all classes of asset type. Her background in design and understanding of residents' needs has solidified her work as a preconstruction consultant on luxury ground-up developments, as well as spearheading thousands of unit renovations and many other capital improvement projects. In the past, she worked with leading companies such as Lincoln Property Co. and Aspen Square Management

Meyers holds a Bachelor of Arts

tor of acquisitions in the housing group at Nuveen Real Estate, responsible for sourcing and clos-

ing equity investments across the firm's various capital sources. Prior to Nuveen, Mesner spent seven years at Invesco Real Estate, most recently as a portfolio manager on the Invesco U.S. Income Fund and previously three years in the transactions group. Before joining Invesco, he held real estate positions with Pacific Western Bank, Strategic Investment Group and JLL.

Mesner has a Master of Business Administration specializing in real estate from the University of Wisconsin-Madison and Bachelor of Business Administration in finance from James Madison University.

Julian Felch joined BMC as vice president of asset management where he

> oversee will management of the company's workforce housing portfolio and execute the value-add business plans of interior and exterior renova-

tions to upgrade Class B and C properties as well as implement new analytics to maximize revenue, reduce expenses and achieve operational outperformance for all properties.

Julian Felch

Felch began his real estate career managing a multifamily construction project on West 30th Street in Manhattan and subsequently held several senior operations roles with prominent owner/operators in New York City, spanning multifamily, industrial and commercial portfolios as well as alternative assets such as self-storage and parking. Most notably, Felch spent five years on the management team at the 80-acre, 11,200-unit Stuyvesant Town/Peter Cooper Village rental community in Manhattan, first with Rose Associates and then with CWCapital/Compass-Rock. He was centrally involved in repositioning the property for its subsequent \$5.3 billion sale in 2016.

Felch has a Bachelor of Arts from Bates College and MBA from Harvard Business School.

Lastly, Nick Martin joined BMC

cal role in the formation of the ioint venture between U.S. General Services Administration and Morgan Stanley. Prior to joining Yugo, Martin spent 10 years in real estate, public accounting, business valuation and financial reporting which he achieved while serving in multiple roles and being a key member of two publicly traded financial reporting teams, CoreSite and Natural Grocers.

Martin holds a Bachelor of Arts in economics from the University of Wisconsin-Oshkosh and master's degrees in finance and economics from the University of Colorado.

Mark W. Yoder joined Moye White LLP as a partner in the firm's business and real estate sections, where he'll focus on a variety of corporate and real estate matters.

For more than two decades, Yoder has provided legal representation to business entities and individuals on a full range of

corporate, real estate, business and other commercial matters. In the role of outside general legal counsel, he also acts as an adviser to decision-mak-Mark W. Yoder

ers on the full range of legal and strategic issues

facing businesses. Previously, Yoder worked at a national law firm as well as various local law firms. Yoder also served on active duty in the U.S. Army for four years as a Russian linguist.

Yoder earned his law degree from William & Mary Law School, where he was the recipient of the Charles L. Phillips Memorial Scholarship and a member of the William & Mary Law Review. He received two undergraduate degrees - communication and theater and English writing program - from the University of Colorado Denver.

D.A. Davidson welcomed two vice presidents to its special district group. Tim Morzel and Andrew Wheeler will support the increase in demand for special district financing solutions

execute their vision of building sustainable communities.  $\blacktriangle$ 

Design Workshop promoted Becky Zimmermann to CEO and chair of the board of directors. She has served as president of the firm



for the past four years, as well as from 2006-2012, most recently overseeing its transition to a 100% employee-owned company in 2020 and spearheading one of the

Zimmermann

largest periods of growth in the firm's history.

Zimmermann started in the Aspen office more than 30 years ago and has held numerous leadership positions at Design Workshop. She has devoted her career to solving complex issues in the areas of community planning, resorts and tourism, market and economics, and development strategy.

**Robb Berg** was promoted to president. Since joining the



integral member of the firm leading projects including San Diego Riverwalk redevel-Robb Berg opment, Cherry Creek West and the city of Ogden Downtown Master Plan,

to name a few. He is respected for his understanding of development strategies and complex architectural systems that result in built landscapes incorporating art, science and craftmanship.  $\blacktriangle$ 

Prime West Development promoted Tim Schlichting to president. He will work directly with the leadership team to enhance



its vision, goals, objectives, strategies and market focus. Schlichting has been in the real estate industry for nearly 25 years, most recently serving as

**Tim Schlichting** 

Prime West's



degree in both communications and psychology from the University of Montana.▲

Josh Mesner joined BMC as a senior vice president of asset management where he will oversee asset management of the firm's commercial assets, Class A multifamily and new developments while implementing an institu-



as the vice president of accounting and corporate finance. He is responsible for the company's accounting, reporting, financial planning and analysis functions. Previously, Martin was vice president of accounting and finance at Yugo, a student housing management company with nearly \$2 billion in assets under management, where he was responsible for

**Nick Martin** 



across the Intermountain West, particularly in Colorado, Utah and Idaho. The collective expertise and depth of market knowledge Morzel and Wheeler

bring will further enhance the team's ability to tailor the firm's services to its partners throughout the entirety of the transaction and

Andrew Wheeler process

Tim Morzel

chief development officer since joining the firm in 2019. While his new role as president expands his strategy and leadership responsibilities, he will continue to focus on sourcing development opportunities, formulating the vision and investment strategy, managing underwriting and financial modeling, directing project entitlements and community relations, and forming the optimal capital stack with the firm's equity investors and lenders.

Schlichting earned his Master of Business Administration from Stanford University and his Master of Science from the University of California at Berkeley. He earned his bachelor's degree from the University of Illinois.  $\blacktriangle$ 

# SALES | Warranty Deeds (Jan. 21 - Feb. 3)



Jouree. Divi	LD Information Services						
County	Seller	Property Address	City	Purchaser	Sale Price	Date Re- corded	County Property Desc
AD	DBSI BUCKLEY 120TH UNITS LLC			ONE BUCKLEY LLC	\$3,100,000.00	1/21/22	
AD	76 COMMERCE CENTER 4 LLC			I 76 CC BLDG FOUR LLC	\$49,900,000.00	1/21/22	Commercial
AD	76 COMMERCE CENTER 5 LLC			I 76 CC BLDG FIVE LLC	\$35,350,000.00	1/21/22	Commercial
AD	76 COMMERCE CENTER LLC			I 76 COMMERCE CENTER JV LLC	\$3,200,000.00	1/21/22	
AD	AVR DENVER LLC	17901 E 81ST AVE	COMMERCE CITY	DUKE LLC	\$2,250,000.00	1/21/22	Commercial
AD	MEGA PIE LLC	15150 E 104TH AVE	COMMERCE CITY	FIP MASTER FUNDING I LLC	\$2,308,600.00	1/21/22	Commercial
AD	AREGAI MEHARENA TEKLEZGHI	680 E 84TH AVE	THORNTON	ZTLLC	\$2,400,000.00	1/27/22	Commercial
AD	HASTINGS FAMILY HOLDINGS LLC			SNL IOV BOSTON OWNER	\$10,525,500.00	1/27/22	Commercial - Vacant
AD	EXCELL IRMA II LLC	1750 E 112TH AVE	NORTHGLENN	K K BHATTI LLC	\$2,350,000.00	1/26/22	Commercial
AR	DC FUND LLC	MULT PROP		WEBBER CORONA TOWN- HOMES LLC	\$6,650,000.00	1/13/22	
AR	MELBOURNE PROPERTIES LLC	790 DAYTON ST	AURORA	BMD DAYTON LLC	\$3,700,000.00	1/13/22	APT Multi-Units (9+)
AR	BOND GENERAL CONTRACTORS INC	5760 S MAPLE CT	GREENWOOD VILLAGE	BMK RE HOLDINGS LLC	\$2,250,000.00	1/18/22	Vacant Residential PUD Lots
AR	AM PROPERTIES INVEST LLC	MULT PROP		733 DEKALB REALTY LLC	\$7,680,000.00	1/27/22	Condo Stacked 1-3 Floors
AR	MEGA PIE LLC	25750 E ARAPAHOE RD	AURORA	FIP MASTER FUNDING I LLC	\$2,608,500.00	1/24/22	Restaurants
AR	EASTERN HILLS LLC			NL PARKLANDS V4 LAND CO LLC	\$20,000,000.00	1/4/22	Dry Farm Class IIC
AR	COOPER ALPERT 3 LLP			NL PARKLANDS V4 LAND C0 LLC	\$20,000,000.00	1/4/22	
AR	15504 EAST ARIZONA AVENUE PART- NERS LLC	15504 E ARIZONA AVE	AURORA	15504 E ARIZONA LP	\$6,000,000.00	1/20/22	APT Multi-Units (9+)
AR	MERLE L HANLON LLLP			MEADOWS STRASBURG	\$4,300,000.00	1/24/22	Dry Farm Class IIID
AR	SCHMIDT FAMILY FARMS LLC			ESTATES STRASBURG LLC	\$3,100,000.00	1/27/22	Dry Farm Class IIA
AR	ELKHORN INVEST CO			MEDICI BONSAI LLC	\$3,550,000.00	1/24/22	All Other Agricultural (Ag Business)
AR	CENTURA HEALTH CORP	8140 S HOLLY ST	CENTENNIAL	LEGACY CHAPEL INC	\$4,800,000.00	1/24/22	Offices
AR	EAST GEDDES 2004 LLC	6900 S PEORIA ST	CENTENNIAL	6900 S PEORIA LLC	\$18,000,000.00	1/27/22	Warehouse/Storage
AR	SAGABO IND 92 LLC	92 S HAVANA ST	AURORA	TILZER HOLDING LLC	\$2,375,000.00	1/24/22	Car Services
AR	TILZER HOLDING LLC	92 S HAVANA ST	AURORA	SCF RC FUNDING III LLC	\$2,607,500.00	1/24/22	Car Services
AR	KATHLEEN A & GREGORY S PALINCKX	3110 CHERRYRIDGE RD	CHERRY HILLS VILLA	CHERRYRIDGE 3110 PROPERTIES LLC	\$2,800,200.00	1/27/22	Single Family Residential
AR	SOGNARE SOUTH PEARL LANDCO LLC	MULT PROP		MREG PEARL LLC	\$3,325,000.00	1/26/22	Single Family Residential
BD	CRESTONE INTERESTS LP	1530 ATWOOD ST	LONGMONT	AMERSHAM PARTNERS	\$2,519,400.00	1/18/22	DUP/TRIPLEXES-LAND
BD	11TH LLC	MULT PROP		1109 KIMBARK LLC	\$2,100,000.00	1/10/22	SPEC.PURPOSE-LAND
BD	ANGLUND ENTERPRISES LLC			DIETZLER RANCH CATTLE CO LLC	\$2,500,000.00	1/12/22	1 AC TO L/T 5 AC
BD	PETER VAN VEEN	2942 4TH ST	BOULDER	BRIAN JOHN WIRTZ LIVING TRUST	\$2,430,000.00	1/19/22	SINGLE FAM.RESLAND
BD	LUIGI BERNARDI COLO RESIDENCE TRUST	563 ARAPAHOE AVE	BOULDER	GLADYS BALBOA REVO- CABLE TRUST	\$3,952,000.00	1/12/22	SINGLE FAM.RESLAND
BD	ROSEMARIE ZAHN TRUST			0E0 2 LLC	\$3,500,000.00	1/20/22	SINGLE FAM.RESLAND
DS	HELEN E & LARRY J TURNBAUGH	4974 LAMBERT RANCH TRL	SEDALIA	HOLDEN LIVING TRUST	\$2,600,000.00	1/24/22	Residential
DS	WESTEN TRUST	759 INTERNATIONAL ISLE DR	CASTLE ROCK	SIMPRO LLLP	\$3,450,000.00	1/20/22	Residential
DS	LOIRE PROPERTIES LLC	1083 COUNTRY CLUB ESTATES DR	CASTLE ROCK	CLEARWATER CAPITAL HOLDINGS LLC	\$5,000,000.00	1/20/22	Vacant Land
DS	HT CANYONS SOUTH DEVL LP	1	1	LENNAR COLO LLC	\$4,562,500.00	1/26/22	1
DS	BETTS LAKE LLC	8625 EAGLE MOON WAY	PARKER	SANDRA H RACZ REVO- CABLE TRUST	\$2,127,200.00	1/24/22	Vacant Land
	1	1	1		1		

DS	BRIAN & BECKY MCGREW	11063 SHEFFIELD CT	PARKER	PAUL M GLORIA R LOTITO FAMILY TRUST	\$2,268,400.00	1/24/22	Residential
DS	DFC STERLING RANCH LLC			DFH MANDARIN LLC	\$2,080,000.00	1/27/22	
DV	CLARKSON COURT LLC	188 S CLARKSON ST	DENVER	CR BOISE PORTFOLIO LLC	\$7,700,000.00	1/19/22	MULTI-UNITS (9+)
DV	THOMAS W COLEMAN	1610 LITTLE RAVEN ST UNIT PH6	DENVER	KEPHD	\$4,100,000.00	1/19/22	CONDOMINIUMS



# **SALES I Warranty Deeds** (Jan. 21 - Feb. 3) More than \$2 Million - Covers Adams, Arapahoe, Boulder, Broomfield, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo and Weld counties

Source: SKLD Information Services



DV     C       DV     P       DV     F       DV     C       DV <th>Seller         CLAUS WAGNER         DANIEL E &amp; LESLIE K FINEMAN         EVERGREEN 56TH TOWER RETAIL LLC         2560 WELTON APT LLC         COLO 198 E H KRF LLC         THOMAS J &amp; J MARK HANNEN         ALPINE TENNYSON LAND LLC         1920 MMC LLC         YAICHIRO AIZAWA         PARAMOUNT LAND LLC         FREG RACE COURT ASSOC LLC         CORONA ENVOY LLC         SHOPS NORTHFIELD ASSOC LLC         GATEWAY HOSPITALITY LLC         DRAKE MOTOR PARTNERS DENVER         LLC         YAICHIRO AIZAWA         1919 BLAKE STREET LLC         1800 LARIMER LLC         JP WALNUT STREET LLC</th> <th>Property Address1792 WYNKOOP ST APT505330 MONROE ST330 MONROE STMULT PROP850 DEXTER ST1320 GARFIELD STMULT PROP9N CORONA STMULT PROP59 N CORONA STMULT PROP59 N CORONA STMULT PROP18120 W TUFTS AVE1878 VINE ST1202 N LOGAN ST1800 LARIMER ST</th> <th>City   DENVER   DENVER</th> <th>PurchaserTRUST NO 6400001005KAREN MILLER RYAN 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\$2,760,000.00         \$2,760,000.00         \$2,7611,500.00         \$9,931,000.00         \$4,200,000.00         \$3,400,000.00</th> <th>Date Recorder           1/27/22           1/25/22           1/18/22           1/25/22           1/25/22           1/25/22           1/25/22           1/27/22           1/27/22           1/27/22           1/27/22           1/28/22           1/25/22           1/19/22           1/19/22           1/28/22           1/24/22           1/18/22           1/18/22           1/28/22</th> <th>ICounty Property DescCONDOMINIUMSCONDOMINIUMSSINGLE FAMILY RESIDENCECOMMERCIAL CONDOMINI- UMSUMULTI-UNITS (9+)OFFICESSPECIAL PURPOSEMULTI-UNITS (9+)WAREHOUSEMANUFACTURINGMULTI-UNITS (9+)MERCHANDISINGLODGINGSPECIAL PURPOSEMULTI-UNITS (9+)MERCHANDISINGLODGINGSPECIAL PURPOSEMULTI-UNITS (9+)MULTI-UNITS (9+)MULTI-UNITS (9+)MULTI-UNITS (9+)MULTI-UNITS (9+)</th>	Seller         CLAUS WAGNER         DANIEL E & LESLIE K FINEMAN         EVERGREEN 56TH TOWER RETAIL LLC         2560 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DENVER GATEWAY HOTEL 1 DELAWARE LLCBC CARLOTZ LLC1188 BELLAIRE PARTNERS LLCMARSHMALLOW LOGAN GARFIELD LLCBC FARLOTZ LLCBC FARLOTZ LLCMARSHMALLOW LOGAN GARFIELD LLCBC FARLOTZ LLCKARSHMALLOW LOGAN GARFIELD LLCMARSHMALLOW LOGAN GARFIELD LLCFR BLLC	Sale Price         \$3,400,000.00         \$2,395,000.00         \$11,325,000.00         \$66,200,000.00         \$2,459,800.00         \$2,459,800.00         \$2,459,800.00         \$2,459,800.00         \$2,459,800.00         \$2,459,800.00         \$2,459,800.00         \$2,459,800.00         \$2,459,800.00         \$2,760,000.00         \$2,760,000.00         \$2,760,000.00         \$2,760,000.00         \$2,760,000.00         \$2,760,000.00         \$2,760,000.00         \$2,760,000.00         \$2,760,000.00         \$2,760,000.00         \$2,7611,500.00         \$9,931,000.00         \$4,200,000.00         \$3,400,000.00	Date Recorder           1/27/22           1/25/22           1/18/22           1/25/22           1/25/22           1/25/22           1/25/22           1/27/22           1/27/22           1/27/22           1/27/22           1/28/22           1/25/22           1/19/22           1/19/22           1/28/22           1/24/22           1/18/22           1/18/22           1/28/22	ICounty Property DescCONDOMINIUMSCONDOMINIUMSSINGLE FAMILY RESIDENCECOMMERCIAL CONDOMINI- UMSUMULTI-UNITS (9+)OFFICESSPECIAL PURPOSEMULTI-UNITS (9+)WAREHOUSEMANUFACTURINGMULTI-UNITS (9+)MERCHANDISINGLODGINGSPECIAL PURPOSEMULTI-UNITS (9+)MERCHANDISINGLODGINGSPECIAL PURPOSEMULTI-UNITS (9+)MULTI-UNITS (9+)MULTI-UNITS (9+)MULTI-UNITS (9+)MULTI-UNITS (9+)
DV     P       DV     E       DV     C       DV     C       DV     TI       DV     A       DV     A       DV     P       DV     FI       DV     C       DV     FI       DV     C       DV     FI       DV     C       DV     C       DV     S       DV     D       DV     D       DV     D       DV     1	DANIEL E & LESLIE K FINEMAN EVERGREEN 56TH TOWER RETAIL LLC 2560 WELTON APT LLC COLO 198 E H KRF LLC THOMAS J & J MARK HANNEN ALPINE TENNYSON LAND LLC 1920 MMC LLC YAICHIRO AIZAWA PARAMOUNT LAND LLC FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	505 330 MONROE ST MULT PROP 850 DEXTER ST 1320 GARFIELD ST MULT PROP MULT PROP 59 N CORONA ST MULT PROP 59 N CORONA ST MULT PROP 18120 W TUFTS AVE 1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER	KAREN MILLER RYAN TRUST         RUSTIC PARTNERS LLC         CR LYDIAN LLC         LOKAL COMMUNITIES LLC         ASPEN TERRACE LLC         39 TENNYSON OWNER LLC         DENVER 1920 MARKET LLC         MARSHMALLOW LOGAN GARFIELD LLC         13TH HOLDINGS LLC         ADREX DIVERSIFIED 1 DST         KLW REAL ESTATE 6 LLC         SCP NORTHFIELD LLC         BC CARLOTZ LLC         BC CARLOTZ LLC         MARSHMALLOW LOGAN GARFIELD LLC	\$2,395,000.00 \$11,325,000.00 \$66,200,000.00 \$2,459,800.00 \$2,459,800.00 \$20,400,000.00 \$20,400,000.00 \$22,760,000.00 \$4,650,000.00 \$2,580,000.00 \$2,580,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/25/22         1/18/22         1/28/22         1/25/22         1/20/22         1/27/22         1/27/22         1/27/22         1/28/22         1/28/22         1/19/22         1/19/22         1/28/22         1/19/22         1/28/22         1/19/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22	SINGLE FAMILY RESIDENCE COMMERCIAL CONDOMINI- UMS MULTI-UNITS (9+) OFFICES SPECIAL PURPOSE MULTI-UNITS (9+) WAREHOUSE MANUFACTURING MULTI-UNITS (9+) MERCHANDISING LODGING SPECIAL PURPOSE MULTI-UNITS (9+)
DV         E           DV         2:           DV         C           DV         TI           DV         A           DV         1!           DV         P/           DV         FI           DV         C           DV         P/           DV         FI           DV         C           DV         C           DV         C           DV         C           DV         S           DV         D           DV         D           DV         11	EVERGREEN 56TH TOWER RETAIL LLC 2560 WELTON APT LLC COLO 198 E H KRF LLC THOMAS J & J MARK HANNEN ALPINE TENNYSON LAND LLC 1920 MMC LLC YAICHIRO AIZAWA PARAMOUNT LAND LLC FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	MULT PROP 850 DEXTER ST 1320 GARFIELD ST 1320 GARFIELD ST MULT PROP 59 N CORONA ST MULT PROP 59 N CORONA ST MULT PROP 59 N CORONA ST 1202 N LOGAN ST 1202 N LOGAN ST 1800 LARIMER ST	Image: Constraint of the second se	TRUSTRUSTIC PARTNERS LLCCR LYDIAN LLCLOKAL COMMUNITIES LLCASPEN TERRACE LLC39 TENNYSON OWNER LLCDENVER 1920 MARKETLLCMARSHMALLOW LOGANGARFIELD LLC13TH HOLDINGS LLCADREX DIVERSIFIED I DSTKLW REAL ESTATE 6 LLCSCP NORTHFIELD LLCWDW DENVER GATEWAYHOTEL I DELAWARE LLCBC CARLOTZ LLC1188 BELLAIRE PARTNERSLLCMARSHMALLOW LOGANGARFIELD LLC	\$11,325,000.00 \$66,200,000.00 \$2,459,800.00 \$3,500,000.00 \$20,400,000.00 \$12,050,000.00 \$2,760,000.00 \$39,250,000.00 \$39,250,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/18/22         1/28/22         1/25/22         1/20/22         1/27/22         1/27/22         1/27/22         1/27/22         1/27/22         1/27/22         1/27/22         1/28/22         1/19/22         1/19/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22	COMMERCIAL CONDOMINI- UMS         MULTI-UNITS (9+)         OFFICES         SPECIAL PURPOSE         MULTI-UNITS (9+)         WAREHOUSE         MANUFACTURING         MULTI-UNITS (9+)         MERCHANDISING         LODGING         SPECIAL PURPOSE         MULTI-UNITS (9+)
DV         2:           DV         C           DV         TI           DV         A           DV         A           DV         A           DV         P           DV         P           DV         C           DV         P           DV         C           DV         S           DV         D           DV         1:           DV         1:           DV         1:           DV         1:           DV         1:           DV         1:           DV         JI	2560 WELTON APT LLC COLO 198 E H KRF LLC THOMAS J & J MARK HANNEN ALPINE TENNYSON LAND LLC 1920 MMC LLC YAICHIRO AIZAWA PARAMOUNT LAND LLC FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	850 DEXTER ST  1320 GARFIELD ST  1320 GARFIELD ST  MULT PROP  59 N CORONA ST  MULT PROP  8120 W TUFTS AVE  1878 VINE ST  1202 N LOGAN ST  1800 LARIMER ST	DENVER DENVER DENVER DENVER DENVER DENVER	RUSTIC PARTNERS LLC         RUSTIC PARTNERS LLC         CR LYDIAN LLC         LOKAL COMMUNITIES LLC         ASPEN TERRACE LLC         39 TENNYSON OWNER LLC         DENVER 1920 MARKET         LLC         MARSHMALLOW LOGAN         GARFIELD LLC         13TH HOLDINGS LLC         ADREX DIVERSIFIED I DST         KLW REAL ESTATE 6 LLC         SCP NORTHFIELD LLC         WDW DENVER GATEWAY         HOTEL I DELAWARE LLC         BC CARLOTZ LLC         1188 BELLAIRE PARTNERS         LLC         MARSHMALLOW LOGAN         GARFIELD LLC	\$66,200,000.00 \$2,459,800.00 \$3,500,000.00 \$20,400,000.00 \$12,050,000.00 \$2,760,000.00 \$4,650,000.00 \$39,250,000.00 \$2,580,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/28/22         1/25/22         1/20/22         1/27/22         1/27/22         1/27/22         1/28/22         1/28/22         1/19/22         1/19/22         1/28/22         1/19/22         1/28/22         1/28/22         1/19/22         1/28/22         1/28/22         1/28/22         1/20/22         1/18/22	UMS         MULTI-UNITS (9+)         OFFICES         SPECIAL PURPOSE         MULTI-UNITS (9+)         WAREHOUSE         MANUFACTURING         MULTI-UNITS (9+)         MERCHANDISING         LODGING         SPECIAL PURPOSE         MULTI-UNITS (9+)
DV         2:           DV         C           DV         TI           DV         A           DV         A           DV         A           DV         P           DV         P           DV         C           DV         P           DV         C           DV         C           DV         G           DV         C           DV         D           DV         D           DV         D           DV         1:           DV         1:           DV         1:           DV         1:           DV         1:           DV         1:           DV         JI	2560 WELTON APT LLC COLO 198 E H KRF LLC THOMAS J & J MARK HANNEN ALPINE TENNYSON LAND LLC 1920 MMC LLC YAICHIRO AIZAWA PARAMOUNT LAND LLC FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	850 DEXTER ST  1320 GARFIELD ST  1320 GARFIELD ST  MULT PROP  59 N CORONA ST  MULT PROP  8120 W TUFTS AVE  1878 VINE ST  1202 N LOGAN ST  1800 LARIMER ST	DENVER DENVER DENVER DENVER DENVER DENVER	CR LYDIAN LLC LOKAL COMMUNITIES LLC ASPEN TERRACE LLC 39 TENNYSON OWNER LLC DENVER 1920 MARKET LLC MARSHMALLOW LOGAN GARFIELD LLC 13TH HOLDINGS LLC ADREX DIVERSIFIED I DST KLW REAL ESTATE 6 LLC SCP NORTHFIELD LLC WDW DENVER GATEWAY HOTEL I DELAWARE LLC BC CARLOTZ LLC 1188 BELLAIRE PARTNERS LLC MARSHMALLOW LOGAN GARFIELD LLC	\$66,200,000.00 \$2,459,800.00 \$3,500,000.00 \$20,400,000.00 \$12,050,000.00 \$2,760,000.00 \$4,650,000.00 \$39,250,000.00 \$2,580,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/28/22         1/25/22         1/20/22         1/27/22         1/27/22         1/27/22         1/28/22         1/28/22         1/19/22         1/19/22         1/28/22         1/19/22         1/28/22         1/28/22         1/19/22         1/28/22         1/28/22         1/28/22         1/20/22         1/18/22	UMS         MULTI-UNITS (9+)         OFFICES         SPECIAL PURPOSE         MULTI-UNITS (9+)         WAREHOUSE         MANUFACTURING         MULTI-UNITS (9+)         MERCHANDISING         LODGING         SPECIAL PURPOSE         MULTI-UNITS (9+)
DV         C           DV         TI           DV         A           DV         19           DV         97           DV         97           DV         6           DV         6           DV         0           DV         6           DV         0           DV         11           DV         0           DV         11	COLO 198 E H KRF LLC THOMAS J & J MARK HANNEN ALPINE TENNYSON LAND LLC 1920 MMC LLC YAICHIRO AIZAWA PARAMOUNT LAND LLC FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	850 DEXTER ST  1320 GARFIELD ST  1320 GARFIELD ST  MULT PROP  59 N CORONA ST  MULT PROP  8120 W TUFTS AVE  1878 VINE ST  1202 N LOGAN ST  1800 LARIMER ST	DENVER DENVER DENVER DENVER DENVER DENVER	LOKAL COMMUNITIES LLC ASPEN TERRACE LLC 39 TENNYSON OWNER LLC DENVER 1920 MARKET LLC MARSHMALLOW LOGAN GARFIELD LLC 13TH HOLDINGS LLC ADREX DIVERSIFIED I DST KLW REAL ESTATE 6 LLC SCP NORTHFIELD LLC WDW DENVER GATEWAY HOTEL I DELAWARE LLC BC CARLOTZ LLC 1188 BELLAIRE PARTNERS LLC MARSHMALLOW LOGAN GARFIELD LLC	\$3,500,000.00 \$20,400,000.00 <b>\$12,050,000.00</b> \$2,760,000.00 \$4,650,000.00 \$39,250,000.00 \$2,580,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/25/22         1/20/22         1/27/22         1/27/22         1/27/22         1/28/22         1/25/22         1/19/22         1/19/22         1/28/22         1/28/22         1/19/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22	UMS         MULTI-UNITS (9+)         OFFICES         SPECIAL PURPOSE         MULTI-UNITS (9+)         WAREHOUSE         MANUFACTURING         MULTI-UNITS (9+)         MERCHANDISING         LODGING         SPECIAL PURPOSE         MULTI-UNITS (9+)
DV         TI           DV         A           DV         19           DV         P/           DV         P/           DV         P/           DV         C           DV         C           DV         G           DV         D           DV         D           DV         13           DV         19	THOMAS J & J MARK HANNEN ALPINE TENNYSON LAND LLC 1920 MMC LLC YAICHIRO AIZAWA PARAMOUNT LAND LLC FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	850 DEXTER ST  1320 GARFIELD ST  1320 GARFIELD ST  MULT PROP  59 N CORONA ST  MULT PROP  8120 W TUFTS AVE  1878 VINE ST  1202 N LOGAN ST  1800 LARIMER ST	DENVER DENVER DENVER DENVER DENVER DENVER	ASPEN TERRACE LLC         39 TENNYSON OWNER LLC         DENVER 1920 MARKET         LLC         MARSHMALLOW LOGAN         GARFIELD LLC         13TH HOLDINGS LLC         ADREX DIVERSIFIED I DST         KLW REAL ESTATE 6 LLC         SCP NORTHFIELD LLC         WDW DENVER GATEWAY         HOTEL I DELAWARE LLC         BC CARLOTZ LLC         1188 BELLAIRE PARTNERS         LLC         MARSHMALLOW LOGAN         GARFIELD LLC	\$3,500,000.00 \$20,400,000.00 <b>\$12,050,000.00</b> \$2,760,000.00 \$4,650,000.00 \$39,250,000.00 \$2,580,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/20/22         1/27/22         1/27/22         1/27/22         1/28/22         1/25/22         1/19/22         1/19/22         1/28/22         1/19/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22	OFFICES         SPECIAL PURPOSE         MULTI-UNITS (9+)         WAREHOUSE         MANUFACTURING         MULTI-UNITS (9+)         MERCHANDISING         LODGING         SPECIAL PURPOSE         MULTI-UNITS (9+)
DV         A           DV         19           DV         97           DV         97           DV         6           DV         6           DV         6           DV         11           DV         7           DV         6           DV         11	ALPINE TENNYSON LAND LLC  1920 MMC LLC  YAICHIRO AIZAWA PARAMOUNT LAND LLC FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	1320 GARFIELD ST MULT PROP 59 N CORONA ST MULT PROP 8120 W TUFTS AVE 1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER DENVER DENVER DENVER DENVER DENVER	39 TENNYSON OWNER LLC         DENVER 1920 MARKET         LLC         MARSHMALLOW LOGAN         GARFIELD LLC         13TH HOLDINGS LLC         ADREX DIVERSIFIED I DST         KLW REAL ESTATE 6 LLC         SCP NORTHFIELD LLC         WDW DENVER GATEWAY         HOTEL I DELAWARE LLC         BC CARLOTZ LLC         1188 BELLAIRE PARTNERS         LLC         MARSHMALLOW LOGAN         GARFIELD LLC	\$20,400,000.00 \$12,050,000.00 \$2,760,000.00 \$4,650,000.00 \$39,250,000.00 \$2,580,000.00 \$2,580,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/27/22         1/27/22         1/28/22         1/25/22         1/19/22         1/19/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22         1/28/22	OFFICES         SPECIAL PURPOSE         MULTI-UNITS (9+)         WAREHOUSE         MANUFACTURING         MULTI-UNITS (9+)         MERCHANDISING         LODGING         SPECIAL PURPOSE         MULTI-UNITS (9+)
DV         1           DV         Y           DV         P           DV         FI           DV         C           DV         S           DV         G           DV         D           DV         D           DV         1	1920 MMC LLC YAICHIRO AIZAWA PARAMOUNT LAND LLC FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	MULT PROP MULT PROP 59 N CORONA ST MULT PROP 8120 W TUFTS AVE 1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER DENVER DENVER DENVER DENVER	DENVER 1920 MARKET         LLC         MARSHMALLOW LOGAN         GARFIELD LLC         13TH HOLDINGS LLC         ADREX DIVERSIFIED I DST         KLW REAL ESTATE 6 LLC         SCP NORTHFIELD LLC         WDW DENVER GATEWAY         HOTEL I DELAWARE LLC         BC CARLOTZ LLC         1188 BELLAIRE PARTNERS         LLC         MARSHMALLOW LOGAN         GARFIELD LLC	\$12,050,000.00 \$2,760,000.00 \$4,650,000.00 \$39,250,000.00 \$2,580,000.00 \$66,000,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/27/22           1/28/22           1/25/22           1/19/22           1/19/22           1/28/22           1/19/22           1/28/22           1/24/22           1/20/22           1/18/22	SPECIAL PURPOSE         MULTI-UNITS (9+)         WAREHOUSE         MANUFACTURING         MULTI-UNITS (9+)         MERCHANDISING         LODGING         SPECIAL PURPOSE         MULTI-UNITS (9+)
DV         Y/           DV         P/           DV         FI           DV         C           DV         C           DV         S           DV         G           DV         D           DV         D           DV         D           DV         11	YAICHIRO AIZAWA PARAMOUNT LAND LLC FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	MULT PROP MULT PROP 59 N CORONA ST MULT PROP 8120 W TUFTS AVE 1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER DENVER DENVER DENVER DENVER	LLC         MARSHMALLOW LOGAN         GARFIELD LLC         13TH HOLDINGS LLC         ADREX DIVERSIFIED I DST         KLW REAL ESTATE 6 LLC         SCP NORTHFIELD LLC         WDW DENVER GATEWAY         HOTEL I DELAWARE LLC         BC CARLOTZ LLC         1188 BELLAIRE PARTNERS         LLC         MARSHMALLOW LOGAN         GARFIELD LLC	\$2,760,000.00 \$4,650,000.00 \$39,250,000.00 \$2,580,000.00 \$66,000,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/28/22         1/25/22         1/19/22         1/19/22         1/19/22         1/28/22         1/24/22         1/20/22         1/18/22	MULTI-UNITS (9+) WAREHOUSE MANUFACTURING MULTI-UNITS (9+) MERCHANDISING LODGING SPECIAL PURPOSE MULTI-UNITS (9+)
DV         P/           DV         FI           DV         C           DV         S           DV         G           DV         D           DV         D           DV         11	PARAMOUNT LAND LLC FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	MULT PROP MULT PROP 59 N CORONA ST MULT PROP 8120 W TUFTS AVE 1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER DENVER DENVER DENVER DENVER	GARFIELD LLC         13TH HOLDINGS LLC         ADREX DIVERSIFIED I DST         KLW REAL ESTATE 6 LLC         SCP NORTHFIELD LLC         WDW DENVER GATEWAY         HOTEL I DELAWARE LLC         BC CARLOTZ LLC         1188 BELLAIRE PARTNERS         LLC         MARSHMALLOW LOGAN         GARFIELD LLC	\$4,650,000.00 \$39,250,000.00 \$2,580,000.00 \$66,000,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/25/22         1/19/22         1/19/22         1/19/22         1/28/22         1/24/22         1/20/22         1/18/22	WAREHOUSE         MANUFACTURING         MULTI-UNITS (9+)         MERCHANDISING         LODGING         SPECIAL PURPOSE         MULTI-UNITS (9+)
DV         FI           DV         C           DV         S           DV         G           DV         D           DV         D           DV         D           DV         14	FREG RACE COURT ASSOC LLC CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	MULT PROP 59 N CORONA ST MULT PROP 8120 W TUFTS AVE 1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER DENVER DENVER	ADREX DIVERSIFIED I DST KLW REAL ESTATE 6 LLC SCP NORTHFIELD LLC WDW DENVER GATEWAY HOTEL I DELAWARE LLC BC CARLOTZ LLC 1188 BELLAIRE PARTNERS LLC MARSHMALLOW LOGAN GARFIELD LLC	\$39,250,000.00 \$2,580,000.00 \$66,000,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/19/22         1/19/22         1/28/22         1/24/22         1/20/22         1/18/22	MANUFACTURING MULTI-UNITS (9+) MERCHANDISING LODGING SPECIAL PURPOSE MULTI-UNITS (9+)
DV         C           DV         S           DV         G           DV         D           DV         D           DV         11	CORONA ENVOY LLC SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	59 N CORONA ST MULT PROP 8120 W TUFTS AVE 1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER DENVER DENVER	KLW REAL ESTATE 6 LLC         SCP NORTHFIELD LLC         WDW DENVER GATEWAY         HOTEL I DELAWARE LLC         BC CARLOTZ LLC         1188 BELLAIRE PARTNERS         LLC         MARSHMALLOW LOGAN         GARFIELD LLC	\$2,580,000.00 \$66,000,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/19/22         1/28/22         1/24/22         1/20/22         1/18/22	MULTI-UNITS (9+) MERCHANDISING LODGING SPECIAL PURPOSE MULTI-UNITS (9+)
DV         S           DV         G           DV         D           DV         D           DV         12           DV         14	SHOPS NORTHFIELD ASSOC LLC GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	MULT PROP 8120 W TUFTS AVE 1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER DENVER DENVER	SCP NORTHFIELD LLC WDW DENVER GATEWAY HOTEL I DELAWARE LLC BC CARLOTZ LLC 1188 BELLAIRE PARTNERS LLC MARSHMALLOW LOGAN GARFIELD LLC	\$66,000,000.00 \$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/28/22         1/24/22         1/20/22         1/18/22	MERCHANDISING LODGING SPECIAL PURPOSE MULTI-UNITS (9+)
DV         G.           DV         D           DV         11	GATEWAY HOSPITALITY LLC DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	8120 W TUFTS AVE 1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER DENVER	WDW DENVER GATEWAY HOTEL I DELAWARE LLC BC CARLOTZ LLC 1188 BELLAIRE PARTNERS LLC MARSHMALLOW LOGAN GARFIELD LLC	\$27,611,500.00 \$9,931,000.00 \$4,200,000.00	1/24/22         1/20/22         1/18/22	LODGING SPECIAL PURPOSE MULTI-UNITS (9+)
DV D LL DV 13 DV 14 DV 14 DV 14 DV 14 DV 14 DV 14	DRAKE MOTOR PARTNERS DENVER LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER DENVER	HOTEL I DELAWARE LLC BC CARLOTZ LLC 1188 BELLAIRE PARTNERS LLC MARSHMALLOW LOGAN GARFIELD LLC	\$9,931,000.00 \$4,200,000.00	1/20/22 1/18/22	SPECIAL PURPOSE MULTI-UNITS (9+)
LI DV 1: DV Y/ DV 1: DV 1: DV 1: DV JI	LLC 1878 VINE LLC YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	1878 VINE ST 1202 N LOGAN ST 1800 LARIMER ST	DENVER DENVER	1188 BELLAIRE PARTNERS LLC MARSHMALLOW LOGAN GARFIELD LLC	\$4,200,000.00	1/18/22	MULTI-UNITS (9+)
DV Y/ DV 19 DV 19 DV 19 DV 19 DV 19	YAICHIRO AIZAWA 1919 BLAKE STREET LLC 1800 LARIMER LLC	1202 N LOGAN ST 1800 LARIMER ST	DENVER	LLC MARSHMALLOW LOGAN GARFIELD LLC			
DV 1: DV 1: DV JI	1919 BLAKE STREET LLC 1800 LARIMER LLC	1800 LARIMER ST		GARFIELD LLC	\$3,400,000.00	1/28/22	MULTI-LINITS (Q+)
DV 14 DV JI	1800 LARIMER LLC		DENVER		Į	1	
DV 14 DV JI	1800 LARIMER LLC		DENVER	I N N LLU	\$2,500,000.00	1/19/22	SPECIAL PURPOSE
	JP WALNUT STREET LLC			BCSP LARIMER PROPERTY	\$291,000,000.00	1/19/22	OFFICES
DV H		3400 WALNUT ST	DENVER	3400 WALNUT STREET OWNER LLC	\$13,500,000.00	1/27/22	
I	HUB DEVL LLC			XSC DENVER 40 INVEST	\$6,825,000.00	1/31/22	
DV S	SHOPS NORTHFIELD ASSOC LLC	MULT PROP		SCP NORTHFIELD LOT LLC	\$5,000,000.00	1/28/22	MERCHANDISING
	MEGA PIE LLC			FIP MASTER FUNDING I	\$2,668,500.00	1/21/22	SPECIAL PURPOSE
				LLC			
	WILLOW SPRINGS RANCH LLC	VL		AVH LOT HOLDINGS LLC	\$3,030,300.00	1/19/22	
	SR LAND LLC DYANAMIC SCIENCES INC			CHALLENGER COLO LLC TRIUMPH CAPITAL GROUP	\$3,000,000.00 \$4,200,000.00	1/24/22 1/26/22	
				LLC			
	ACV WATKINS PORTFOLIO II LLC ZIA PROPERTIES	350 N UNION BLVD 8330 RAZORBACK RD	COLORADO SPRINGS COLORADO SPRINGS	WALSPRINGS LLC COBBLESTONE DENVER	\$7,869,900.00 \$2,350,000.00	1/21/22	MERCHANDISING SPECIAL PURPOSE
EL 4	4920 NORTHPARK LOOP LLC	4920 NORTHPARK LOOP	COLORADO SPRINGS	PROPCO LLC 4920 NORTHPARK LOOP	\$3,000,000.00	1/18/22	WAREHOUSE/STORAGE
	5445 MARK DABLING LLC	5445 MARK DABLING	COLO SPGS	2 LLC GRAVEN DABLING LLC	\$2,120,700.00	1/27/22	OFFICES
		BLVD					
	DENLAKE LLC			135 VIA MARINA LLC	\$5,825,000.00	1/26/22	Vacant Land
JF C	CHP WADSWORTH MEDICAL LLC			AWW ESTES MOB OWNER	\$6,750,000.00	1/26/22	Special Purpose
JF K	KAM PROPERTY 1 LLC	7211 SHERIDAN BLVD	WESTMINSTER	7211 SHERIDAN LLC	\$2,610,000.00	1/26/22	Merchandising
	J KAHN CUSTOM HOMES INC	15240 DINOSAUR RIDGE RD	MORRISON	SUZANNE MURPHY TRUST	\$2,993,300.00	1/18/22	Vacant Land
JF 5	5340 5350 W 3RD PLACE LLC	MULT PROP		LATIGO INVEST LLC	\$2,175,000.00	1/31/22	Multi-Units (9+)
	MVG KIPLING RIDGE LLC	3795 KIPLING ST	WHEAT RIDGE	EAST GEDDES 2004 LLC	\$13,100,000.00	1/31/22	Special Purpose
	EDELWEISS APT VI LLC	998 S MILLER WAY	LAKEWOOD	EDELWEISS APT VII LLC	\$15,735,000.00	1/18/22	Multi-Units (9+)
	ACSC LLC	MULT PROP		LAFAYETTE SOUTH SHERI- DAN RETAIL LLC	\$12,000,000.00	1/20/22	Merchandising
JF R	RONALD G JR & GRASIELA CASH	6200 W BOWLES AVE	LITTLETON	AMERIVEST LLC	\$2,000,000.00	1/19/22	Single Family Residential
	FRONT RANGE INVEST HOLDINGS LLC			TRALON HOMES LLC	\$2,490,000.00	1/25/22	Residential
	DFC TIMBERLINE LLC			DFH MANDARIN LLC	\$2,738,000.00	1/18/22	Agricultural
	SC LAND LLC	MULT PROP		1409 LLC	\$2,250,000.00	1/27/22	
	CENTERRA PROPERTIES WEST LLC			CENTERRA EAST DEVL INC	\$23,194,600.00	1/28/22	
	BERTHOUD HOMES LLC			LGI HOMES COLO LLC	\$8,412,300.00	1/18/22	Residential
	BERRIL LLC	2025 N COLLEGE AVE	FT COLLINS	LGC POUDRE VALLEY LLC	\$44,000,000.00	1/14/22	Mobile Home
	SNOWDANCE I	157 W ELKHORN AVE	ESTES PARK	JWC ELEVATIONS LLC	\$2,200,000.00	1/28/22	Commercial
	STEVEN L FOSSEL			COLO SPGS CITY	\$2,850,000.00	1/4/22	IND LAND CONT/SERVICE
	SPRADLEY FAMILY LLC			DRAWE HOLDINGS LLC	\$9,260,000.00	1/5/22	VACANT LOT - COMMERCIA
	1409 LLC	1915 28TH ST	GREELEY	BAR ETT GREELEY TOWN- HOMES LLC	\$7,600,000.00	1/17/22	Residential
WE W	WINFIELD SOLUTIONS LLC			AF REAL ESTATE HOLD- INGS LLC	\$4,318,100.00	1/26/22	Commercial
WE P	PRAIRIE SONG DEVL LLC			BRIDGEWATER HOMES	\$2,537,500.00	1/28/22	

# MORTGAGES | Trust Deeds (Jan. 21 - Feb. 3)



County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	<b>County Property Desc</b>
AD	1/21/22	MITCHELL BROS HOLDINGS LLC	6915 BROADWAY	DENVER	BRIGHTON BK	\$3,988,702.00	Commercial
AD	1/19/22	DEXTER STREET SIX LLC			FIRST SYMETRA NATL LIFE INS CO NEW YORK	\$2,550,000.00	
AD	1/21/22	ONE BUCKLEY LLC			STEPHEN A GROVE	\$3,600,000.00	
AD	1/19/22	ELBERT SFR LLC	MULT PROP		FIRSTBANK	\$7,500,000.00	Residential
AD	1/26/22	SNL IOV E 22ND AVE OWNER LLC	18000 E 22ND AVE	AURORA	CIBC BK USA	\$145,000,000.00	
AD	1/27/22	ZTLLC	680 E 84TH AVE	THORNTON	PACIFIC CITY BK	\$2,374,000.00	Commercial
AD	1/25/22	STONE CASTLE CORP	83 E 120TH AVE	THORNTON	SBA	\$2,000,000.00	
AD	1/21/22	FIP MASTER FUNDING I LLC	15150 E 104TH AVE	COMMERCE CITY	CITIBANK	\$800,000,000.00	Commercial
AD	1/26/22	CARLSON STORAGE THORN- TON LLC	12251 N WASHING- TON ST	THORNTON	GREAT WESTERN BK	\$10,268,000.00	Commercial
AD	1/14/22	BRIGHTON SFR DST	2103 PEREGRINE DR	BRIGHTON	BERKADIA COMMER- CIAL MTG LLC	\$30,510,000.00	
AD	1/20/22	MAJESTIC COMMERCENTER BLDG 16 LLC	19600 E 32ND PKWY	AURORA	SUN LIFE ASSURANCE CO CANADA	\$35,560,000.00	
AD	1/20/22	MAJESTIC COMMERCENTER BLDG 16 LLC	19600 E 32ND PKWY	AURORA	SUN LIFE HEALTH INS	\$3,000,000.00	
AR	1/18/22	SUNRISE PARTNERS LP			INTEGRITY BK TRUST	\$2,171,550.00	
AR	1/27/22	733 DEKALB REALTY LLC	MULT PROP		DWIGHT MTG TRUST	\$6,912,000.00	Condo Stacked 1-3 Floors
AR	1/26/22	LITTLETON CHURCH CHRIST	6495 S COLORADO BLVD	CENTENNIAL	FIRSTBANK	\$2,957,040.36	
AR	1/28/22	SKITZO EASTER LLC	9767 E EASTER AVE	CENTENNIAL	INDEPENDENT BK	\$3,500,000.00	Warehouse/Storage
AR	1/21/22	STONEHOUSE2 LLC	2 RANDOM RD	CHERRY HILLS VILLA	JPMORGAN CHASE BK	\$5,000,000.00	Single Family Residential Acre-
AR	1/21/22	MMT COLO REAL ESTATE LLC	4925 S SANTA FE DR UNIT B-3	LITTLETON	BREMER BK	\$2,400,000.00	Commercial Condos
AR	1/13/22	HIGHLINE COMMUNITY CHURCH	6160 S WABASH WAY	GREENWOOD VILLAGE	SBA	\$2,000,000.00	Warehouse/Storage
AR	1/4/22	NL PARKLANDS V4 LAND CO			NCP EASTERN HILLS	\$52,000,000.00	
AR	1/24/22	MOOSH INC	2991 S TEJON ST	ENGLEWOOD	USA	\$2,000,000.00	Warehouse/Storage
AR	1/21/22	OLYMPUS BORROWER 1 LLC	MULT PROP		GOLDMAN SACHS MTG CO	\$467,170,000.00	Vacant Residential PUD Lots
AR	1/18/22	2008 CHRISTIAN KATRIN MEZGER REVOCABLE TRUST	5118 S ALTON WAY	GREENWOOD VILLAGE	UNITED WHOLESALE MTG LLC	\$2,228,300.00	Single Family Residential
AR	1/24/22	MEDICI BONSAI LLC	3750 S FEDERAL BLVD	ENGLEWOOD	IMPACT DEVL FUND	\$2,214,940.00	All Other Agricultural (Ag Busi- ness)
AR	1/18/22	3200 SHERMAN PROPERTIES	MULT PROP		ALPINE BK	\$2,350,000.00	
AR	1/24/22	MEADOWS STRASBURG LLC			AM AGCREDIT	\$3,010,000.00	Dry Farm Class IIB
AR	1/26/22	MAX FISHER TRUST	1		AM AGCREDIT	\$2,060,000.00	
AR	1/27/22	ESTATES STRASBURG LLC		İ	AM AGCREDIT	\$2,015,000.00	Dry Farm Class IIA
AR	1/24/22	MEDICI BONSAI LLC			ENTERPRISE COMMU- NITY LOAN FUND INC	\$2,085,060.00	All Other Agricultural (Ag Business)
AR	1/25/22	HAPPY HOUND PROPERTY LLC	4603 S DENICE DR	CHERRY HILLS VILLA	GOLDMAN SACHS BK USA	\$5,820,000.00	Single Family Residential Acre-
AR	1/24/22	LEGACY CHAPEL INC	8140 S HOLLY ST	CENTENNIAL	FIRST BK OWASSO	\$3,340,300.00	Offices
AR	1/20/22	15504 E ARIZONA LP	15504 E ARIZONA AVE	AURORA	MCREIF SUBREIT LLC	\$4,768,500.00	APT Multi-Units (9+)
AR	1/19/22	ELBERT SFR LLC	MULT PROP	ĺ	FIRSTBANK	\$7,500,000.00	Single Family Residential
AR	1/11/22	PRINCE STREET FLATS LLC	5664 S PRINCE ST	LITTLETON	BOKF	\$2,650,000.00	Merchandising (all Retail)
AR	1/14/22	ALPINE ENGLEWOOD OPPOR- TUNITY BUSINESS LLC	MULT PROP		PACIFIC WESTERN BK	\$24,897,000.00	Single Family Residential
AR	1/21/22	KERMAN INVEST LLC	MULT PROP	İ	ACADEMY BK	\$2,000,000.00	
AR	1/24/22	PARKER ROAD CAMPUS LLC			Minnesota Life ins Co	\$32,500,000.00	Offices
BD	1/10/22	DIETZLER RANCH CATTLE CO	15350 N 115TH ST	LONGMONT	FARMERS BK	\$3,525,000.00	
BD	1/19/22	VAIL LIZARD 2500 LLC	2500 ARAPAHOE AVE	BOULDER	WILLIAM W REYNOLDS	\$3,500,000.00	MERCHANDISING-LAND
BD	1/18/22	321 14TH PLACE LLC	321 14TH PL	LONGMONT	BK LEUMI USA	\$12,300,000.00	MULTI-UNITS(9 +)-LAND



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County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
BD	1/13/22	ITI BLDG PARTNERS LLC	1475 S FORDHAM ST	LONGMONT	FIRST NATL BK OMAHA	\$5,200,000.00	MANUFCTNG/PROCESNG-LAND
BD	1/10/22	BCSP PEARL EAST PROPERTY	MULT PROP		AREEIF LENDER C LLC	\$161,550,000.00	OFFICES-LAND
BD	1/20/22	LLC 0E0 2 LLC			ROSEMARIE ZAHN	\$3,250,000.00	MANUFCTNG/PROCESNG-LAND
BD	1/18/22	Loren Kristen Bendele	933 KALMIA AVE	BOULDER	TRUST JPMORGAN CHASE BK	\$2,625,000.00	SINGLE FAM.RESLAND
		FAMILY TRUST					
BD BD	1/10/22	TEBO PEARL LLC DIETZLER RANCH CATTLE CO	1140 PEARL ST	BOULDER	INDEPENDENT BK FARMERS BK	\$4,600,000.00 \$3,525,000.00	OFFICES-LAND
		LLC					
BD	1/10/22	DIETZLER RANCH CATTLE CO	15200 N 115TH ST	LONGMONT	FARMERS BK	\$3,525,000.00	
BR	1/27/22	RED BROOM LLC			GENWORTH LIFE AN- NUITY INS CO	\$3,035,000.00	WAREHOUSE/STORAGE-IMPS.
DS	1/27/22	LOS DOS POTRILLOS PARKER LLC	19340 COTTONWOOD DR	PARKER	FIRSTBANK	\$5,816,584.01	Commercial
DS	1/20/22	CLEARWATER CAPITAL HOLD- INGS LLC	1083 COUNTRY CLUB ESTATES DR	CASTLE ROCK	WAYPOINT BK	\$3,000,000.00	Vacant Land
DS	1/27/22	SHP V PARKER LLC			BMO HARRIS BK	\$384,600,000.00	Commercial
DS	1/14/22	ICONIC ESTATES LLC	321 PLAYERS CLUB DR	CASTLE ROCK	BOKF	\$3,250,000.00	Vacant Land
DS	1/27/22	LOS DOS POTRILLOS HIGH- LANDS RANCH LLC	35 SPRINGER DR	HIGHLANDS RANCH	FIRSTBANK	\$5,816,584.01	Commercial
DS	1/27/22	PARKER STROH LLC			AM NATL BK TRUST	\$7,120,000.00	
DS	1/20/22	DRH INC	1764 MESA RIDGE LN	CASTLE ROCK	PLATINUM BK	\$2,550,000.00	Residential
DS	1/26/22	RG CONCORD CENTER LLC	8672 CONCORD CEN- TER DR	ENGLEWOOD	ZIONS BANCORPORA- TION	\$2,200,000.00	Industrial
DS	1/19/22	ELBERT SFR LLC	MULT PROP		FIRSTBANK	\$7,500,000.00	Residential
DS	1/20/22	CHAMELEON INVEST LLC	4807 N INDUSTRIAL Wy	CASTLE ROCK	CITYWIDE BK	\$2,900,000.00	Commercial
DS	1/24/22	HOLDEN LIVING TRUST	4974 LAMBERT RANCH TRL	SEDALIA	NOVA FIN INVEST Corp	\$2,080,000.00	Residential
DV	1/20/22	ASPEN TERRACE LLC	850 DEXTER ST	DENVER	FIRSTBANK	\$2,450,000.00	MULTI-UNITS (9+)
DV	1/28/22	MARSHMALLOW LOGAN GARFIELD LLC			GREYSTONE SERVIC- ING CO LLC	\$3,640,000.00	MULTI-UNITS (9+)
DV	1/21/22	KERMAN INVEST LLC	3722 W COLFAX AVE	DENVER	ACADEMY BK	\$2,000,000.00	
DV	1/19/22	CR BOISE PORTFOLIO LLC	188 S CLARKSON ST	DENVER	JPMORGAN CHASE BK	\$3,700,000.00	MULTI-UNITS (9+)
DV	1/31/22	HOOKER JV LLC	MULT PROP		FIRSTBANK	\$3,872,000.00	COUNTY EXEMPT COMMERCIAL
DV	1/31/22	ECLT METRO WEST LLC	927 S YATES ST	DENVER	DENVER CNTY	\$3,000,000.00	SINGLE FAMILY RESIDENCE
DV	1/24/22	DANIEL G WELCH MARIE D WELCH REVOCABLE TRUST	1133 14TH ST UNIT 4200	DENVER	BK AM	\$6,000,000.00	CONDOMINIUMS
DV	1/31/22	ECLT METRO EAST LLC	1130 ROSEMARY ST	DENVER	DENVER CNTY	\$3,000,000.00	SINGLE FAMILY RESIDENCE
DV	1/31/22	ECLT GVR COMMONS LLC	5810 ARGONNE ST UNIT A	DENVER	DENVER CNTY	\$3,000,000.00	SINGLE FAMILY RESIDENCE
DV	1/18/22	RUSTIC PARTNERS LLC			NBKC BK	\$5,900,000.00	
DV	1/18/22	REENA JABAMONI DECLARA- TION TRUST	MULT PROP		FIRST AM ST BK	\$2,400,000.00	SINGLE FAMILY RESIDENCE
DV	1/21/22	JBN ALBION LLC	MULT PROP		FIRSTIER BK	\$10,448,226.00	
DV	1/25/22	OZ PROPERTY 1 LLC	1703 JULIAN ST	DENVER	HERRING BK	\$2,500,000.00	SINGLE FAMILY RESIDENCE
DV	1/28/22	CR LYDIAN LLC	MULT PROP		USAA LIFE INS CO	\$39,000,000.00	COMMERCIAL CONDOMINIUMS
DV	1/31/22	ECLT NORTH DENVER COM- MONS LLC	1470 S QUEBEC WAY APT 163	DENVER	DENVER CNTY	\$3,000,000.00	
DV	1/24/22	WDW DENVER GATEWAY HOTEL I DELAWARE LLC	16191 E 40TH AVE	DENVER	CENTRAL TRUST BK	\$17,750,000.00	OFFICES
DV	1/20/22	BC CARLOTZ LLC	8120 W TUFTS AVE	DENVER	KS STATEBANK	\$6,783,000.00	SPECIAL PURPOSE
DV DV	1/18/22	1678 PARIS LLC CH ALTA SPRINGS COMMUNI-	1878 VINE ST 9888 E VASSAR DR	DENVER DENVER	JPMORGAN CHASE BK CBRE MULTIFAMILY	\$2,350,000.00 \$10,365,000.00	MULTI-UNITS (9+) MULTI-UNITS (9+)
		TIES LLC			CAPITAL INC		
DV	1/18/22	OAKTER INVEST LLC	6600 E HAMPDEN AVE	DENVER	BK WEST	\$2,250,000.00	
DV	1/31/22	ECLT XENIA COMMONS LLC	1119 XENIA ST	DENVER	DENVER CNTY	\$3,000,000.00	
DV DV	1/31/22	ECLT XENIA COMMONS LLC	1123 XENIA ST 1121 XENIA ST	DENVER DENVER	DENVER CNTY DENVER CNTY	\$3,000,000.00 \$3,000,000.00	SINGLE FAMILY RESIDENCE
DV	1/27/22	39 TENNYSON OWNER LLC			FIRSTBANK	\$14,720,000.00	OFFICES
DV	1/18/22	ENR DENVER INVEST LLC	MULT PROP		CMTG LENDER 79 LLC	\$170,000,000.00	MULTI-UNITS (9+)
DV	1/20/22	2605 18TH LLC	2605 18TH ST	DENVER	CITY NATL BK	\$3,944,000.00	SINGLE FAMILY RESIDENCE
DV	1/19/22	ELBERT SFR LLC	MULT PROP	1	FIRSTBANK	\$7,500,000.00	SINGLE FAMILY RESIDENCE
DV	1/31/22	HUMBOLDT RESIDENTIAL LLC			CBRE MULTIFAMILY CAPITAL INC	\$7,076,000.00	
DV	1/19/22	BCSP LARIMER PROPERTY LLC	1800 LARIMER ST	DENVER	BCSP 8 INVEST LP	\$172,000,000.00	OFFICES
DV	1/19/22	FB 1937 MARKET STREET	MULT PROP		KEYBANK	\$75,000,000.00	MERCHANDISING
				1			



# MORTGAGES | Trust Deeds (Jan. 21 - Feb. 3)



Source: SKLI	O Information Servic	1	r	1	r		
County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
EL	1/28/22	TOMAHAWK DEVL LLC	MULT PROP		CONSTR LOAN SER- VICES II LLC	\$6,600,000.00	CODE 100 AT PRESENT WORTH
EL	1/18/22	VANTAGE HOMES CORP			INDEPENDENT BK	\$20,000,000.00	CODE 100 AT PRESENT WORTH
EL	1/18/22	VANTAGE HOMES CORP			INDEPENDENT BK	\$20,000,000.00	
EL	1/31/22	BPVR CO LLC	5070 CENTENNIAL BLVD	COLO SPGS	PREFERRED LENDING PARTNERS	\$2,583,000.00	WAREHOUSE/STORAGE
EL	1/20/22	BPVR CO LLC	5070 CENTENNIAL BLVD	COLO SPGS	WELLS FARGO BK	\$2,515,975.00	WAREHOUSE/STORAGE
EL	1/21/22	WALSPRINGS LLC	350 N UNION BLVD	COLORADO SPRINGS	ACCESS BK	\$5,902,428.00	MERCHANDISING
EL	1/27/22	STILBERT EGSON PROPERTIES			LIVE OAK BK CO	\$5,000,000.00	
EL	1/25/22	ASPEN VIEW HOMES LLC			REGIONS BK	\$30,000,000.00	
EL	1/19/22	AVH LOT HOLDINGS LLC			VERITEX COMMUNITY BK	\$30,000,000.00	
EL	1/18/22	4920 NORTHPARK LOOP 2 LLC	4920 NORTHPARK LOOP	COLORADO SPRINGS	4920 NORTHPARK LOOP LLC	\$2,983,000.00	WAREHOUSE/STORAGE
EL	1/19/22	PARK LAFAYETTE LLC	1840 AIRPORT RD	COLO SPGS	FARMERS MERCHANTS BK	\$6,000,000.00	VACANT COMMERCIAL LOTS
EL	1/27/22	CAMPBELL HOMES LLC	1465 CAPTIVA BEACH LN	MONUMENT	EASTERN COLO BK	\$3,500,000.00	
EL	1/24/22	FINISH LINE AUTO SALES LLC	155 N ACADEMY BLVD	COLO SPGS	SBA	\$2,000,000.00	SPECIAL PURPOSE
EL	1/26/22	TLC SPRINGS OWNER LLC			COULTON CREEK CAPITAL LLC	\$2,935,000.00	
EL	1/27/22	JDCOM COLO REALTY AUSTIN- BLUFFS LLC	3505 AUSTIN BLUFFS PKWY	COLO SPGS	UNITED TEXAS CREDIT UNION	\$3,650,000.00	
JF	1/24/22	150 CAPITAL DRIVE LLC			GENWORTH LIFE INS	\$16,000,000.00	
JF	1/27/22	LOS DOS POTRILLOS LLC	10125 W SAN JUAN WAY	LITTLETON	FIRSTBANK	\$5,816,584.01	Merchandising
JF	1/27/22	510 ARAPAHOE LLC	510 ARAPAHOE ST	GOLDEN	FIRSTBANK	\$2,576,773.00	
JF	1/18/22	MCDONALD REAL ESTATE COLFAX LLC	MULT PROP		KEYBANK	\$49,500,000.00	Vacant Land
JF	1/18/22	LD ACQUISITION CO 20 LLC			PROSPERITY BK	\$330,000,000.00	
JF	1/19/22	ELBERT SFR LLC	MULT PROP		FIRSTBANK	\$7,500,000.00	Single Family Residential
JF	1/26/22	WHEAT RIDGE SELF STORAGE	4901 MARSHALL ST	WHEAT RIDGE	GREAT WESTERN BK	\$10,268,000.00	Warehouse/Storage
JF	1/20/22	LAFAYETTE SOUTH SHERIDAN RETAIL LLC	MULT PROP		CANVAS CREDIT UNION	\$8,472,000.00	Merchandising
JF	1/25/22	BELMAR HH OWNER LLC			FIRSTBANK	\$15,000,000.00	Mixed Assessment
JF	1/19/22	BASSETT LEGACY TRUST	15331 DINOSAUR RIDGE RD	MORRISON	FORTIS PRIVATE BK	\$2,156,250.00	Vacant Land
JF	1/24/22	J KAHN CUSTOM HOMES INC	5204 CREATION ROCK	MORRISON	BK WEST	\$2,190,000.00	
JF	1/27/22	GOLDEN VIEW CLASSICAL ACADEMY BLDG CORP	MULT PROP		UMB BK	\$11,535,000.00	Private Schools Non-Residential
JF	1/26/22	AWW ESTES MOB OWNER LLC			CAPITAL ONE	\$150,000,000.00	Special Purpose
JF	1/26/22	135 VIA MARINA LLC			CREDIT UNION 1	\$3,600,000.00	Merchandising
LR	1/21/22	CT LLC	3597 DRAFT HORSE CT	LOVELAND	CITYWIDE BK	\$3,920,000.00	
LR	1/24/22	L KECHTER TWG LLLP			FIRSTBANK	\$18,574,375.00	
LR	1/20/22	SUITE1 LLC	1635 FOXTRAIL DR # D1D4	LOVELAND	WAYPOINT BK	\$2,600,000.00	Commercial
LR	1/27/22	SUMMIT ENTERTAINMENT	4455 FAIRGROUNDS AVE	WINDSOR	SBA	\$2,000,000.00	Commercial
LR	1/25/22	NORTHFIELD HOMES LLC	MULT PROP		FLAGSTAR BK	\$17,000,000.00	Residential
LR	1/21/22	WUTANGFOREVERLLC	3505 DRAFT HORSE CT	LOVELAND	CITYWIDE BK	\$3,920,000.00	Commercial
LR	1/14/22	SEVEN LAKES MSL LLC	1990 PIKES PEAK DR	LOVELAND	PROTECTIVE LIFE INS CO	\$6,800,000.00	
PB	1/4/22	MAIN ELECTRIC LTD	701 E 12TH ST	PUEBLO	LEGACY BK	\$3,109,023.98	VACANT LOT - INDUSTRIAL
PB	1/4/22	MAIN ELECTRIC LTD	1206 N ERIE AVE	PUEBLO	LEGACY BK	\$3,109,023.98	IND LAND MANU/PROCESSING
PB	1/4/22	MAIN ELECTRIC LTD	511 E 12TH ST	PUEBLO	LEGACY BK	\$3,109,023.98	SING FAM RES LAND
PB	1/4/22	MAIN ELECTRIC LTD	607 E 12TH ST	PUEBLO	LEGACY BK	\$3,109,023.98	COMM LAND/SPEC PURPOSE
PB	1/5/22	DRAWE HOLDINGS LLC	2828 W US HIGHWAY 50	PUEBLO	AMERICREDIT FIN SERVICES INC	\$8,334,000.00	COMM LAND/SPEC PURPOSE
PB	1/4/22	MAIN ELECTRIC LTD	1115 N ERIE AVE	PUEBLO	LEGACY BK	\$3,109,023.98	IND LAND CONT/SERVICE
WE	1/17/22	BAR ETT GREELEY TOWN- HOMES LLC	MULT PROP		PGIM REAL ESTATE AGENCY FINANCING LLC	\$4,150,000.00	Residential
WE	1/26/22	AF REAL ESTATE HOLDINGS	4333 STATE HIGHWAY 66	MEAD	INDEPENDENT BK	\$4,179,248.00	Commercial
WE	1/28/22	BRIDGEWATER HOMES LLC	VL		FMS BK	\$3,552,500.00	
WE	1/25/22	BLACK LABEL VENTURES LLC	422 MAIN ST	WINDSOR	STOCKMENS BK	\$3,500,000.00	Commercial
WE	1/28/22	BRIDGEWATER HOMES LLC	VL		PRAIRIE SONG DEVL	\$2,537,500.00	
					LLC		

# 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



To reserve ad space, please contact Lori Golightly at 303-623-1148 ext. 102 or Igolightly@crej.com For editorial content, please contact Michelle Askeland at 303-623-1148 ext. 104 or maskeland@crej.com



# 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 ٠ crej.com and will be linked to your company website
- Your logo will appear in the printed ٠ conference program as well as in the PowerPoint at the event
- 10'x10' booth space at the event; power included ٠
- Mailing list of all attendees ٠
- 4 complimentary admissions to the event • (value of \$90 each)

## GOLD EXHIBITOR \$2,000

### 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
- 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)

- 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)

To Reserve Your Exhibitor/Sponsor Package, or for questions please call Lori Golightly at 303-623-1148 ext. 102 or e-mail lgolightly@crej.com