

COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

MAY 18-31, 2022

FEATURED



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Drawbridge Realty buys \$100M office asset

by Jenna Walters

ENGLEWOOD – A California-based real estate investment company acquired a trophy asset in Englewood.

Drawbridge Realty purchased The Arrow Building at Dry Creek Station, the 223,177-square-foot office property at 9151 E. Panorama Circle, from seller **BentallGreenOak**. According to public records, the building traded for \$106 million, or approximately \$475 per sf. **Tim Richey, Charley Will, Chad Flynn and Jenny Knowlton** of CBRE Capital Markets brokered the transaction on behalf of the seller.



Jenny Knowlton

Built in 2017, the LEED certified building features a continuous glass line, 9-foot ceilings, efficient column-free rectangular floor plates and a



The Arrow Building at Dry Creek Station recently traded hands.

5.3:1,000 parking ratio. Additionally, its location at Panorama Corporate Center puts it within walking distance of the Dry Creek light-rail platform and various restaurant and retail amenities. The property is fully occupied by Arrow

Electronics under a lease with 10 years remaining.

According to Knowlton, the property's credit tenant was a driver of buyer interest after the asset hit the market in mid-January. She noted that single-tenant buildings with in-place, long-term tenancy, especially

those built within the last five years, are hard to find in today's market.

Drawbridge Realty adds the asset to a portfolio of similar Class A office buildings across eight states. The buyer could not be reached for comment on the deal. ▲

Urban Villages begins historic hotel project

by Jenna Walters

DENVER – A national real estate developer is bringing a new, first-of-its-kind hospitality offering to Denver.

Urban Villages recently broke ground on Populus, a 265-room hotel located near 14th Street and West Colfax Avenue. The estimated \$100 million development will serve as the first carbon-positive hotel in the United States, meaning it will have net-zero greenhouse gas emissions, and additional positive contributions will be made to the environment in line with the project.

Upon completion, Populus will rise 13 stories, offering various modern guest suites, event space, and a rooftop restaurant and bar with unobstructed mountain and city views. The public rooftop terrace also will feature an expansive garden with regional vegetation.

According to Urban Villages, the project will be carbon positive due to its sustainable design and construction features. The use of low-carbon concrete mixes, high-recycled content materials and fewer finish materials will minimize



A rendering shows what Populus will look like upon completion.

the project's carbon footprint in the development stages.

Additionally, the developer made an initial commitment to plant trees representing more than 5,000 acres of forest, offsetting a carbon footprint equivalent to nearly 500,000 gallons of gas.

"To truly impact our earth, carbon-neutral developments

are no longer enough. Populus will be entirely carbon positive starting with its construction and continuing through to its ongoing operations while acting as a vibrant social center for locals and visitors," said **Grant McCargo**, of Urban Villages. "Not only will Populus be the country's first carbon-posit-

ive hotel, but it also will be a stunning architectural landmark by Studio Gang that will forever alter Denver's skyline and contribute to the architectural legacy of the entire Mountain West."

The new hotel, designed by architecture firm **Studio Gang**, is scheduled to open in late 2023. ▲

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Office

Joint venture partnership buys Class A office asset in Golden

by Jenna Walters

GOLDEN – A joint venture partnership recently acquired a Class A office asset in Golden.

CentrePoint Properties and **Dunton Commercial LLC** acquired Sixth Avenue West, the 124,010-square-foot office building at 350 Indiana St., for \$20.9 million. **Patrick Devereaux**, **James Brady**, **Campbell Davis** and **Charley Will** of **CBRE** brokered the transaction on behalf of the seller, listed in public records as **Sixth Avenue West LLC**. Essex Financial Group arranged an \$18.62 million loan through a national insurance company for the acquisition.

Rising eight stories, Sixth Avenue West features a 100-plus-person conference center with an attached catering kitchen, a fitness center with locker rooms and showers, a bike storage/



CentrePoint Properties and Dunton Commercial expand holdings with Golden office buy.

repair facility, café, outdoor patio, covered parking and electric car charging stations. At closing, the property was 75% leased to tenants including New West Physi-

cians, Eye Academy of America, Tetra Tech, Canyon Title, Edward Jones, The Boppy Co. and First American Title Co.

Over the last five years, the sell-

er completed approximately \$2 million worth of renovations at the 1984-built property. The seller updated the lobby and common areas, fully renovated the restrooms, upgraded the building systems and added new amenities.

“Sixth Avenue West’s amenities are best of class for west Denver, a supply constrained submarket with virtually no land for future office development and a deep executive housing base. Due to its Class A design and upgrades, the building’s historical occupancy has outperformed its competitive set,” commented Devereaux.

The property’s position with-



Patrick Devereaux

in the west Denver submarket contributed to tremendous buyer interest, Devereaux added. He said the property ultimately received 10 offers before selling.

CentrePoint Properties and Dunton Commercial plan to lease up the building’s remaining vacancy, taking advantage of increased medical tenants looking to occupy more traditional office buildings in the submarket.

“We are excited to partner with Dunton Commercial on this unique opportunity,” said **Tucker Manion** of CentrePoint Properties. “This asset boasts a Golden address where we can optimize the existing office presence while simultaneously adding value through a medical conversion. The property fits the road map for future investments, as we believe there will be continued migration to the west submarkets.” ▲

Evermore Partners acquires, leases Boulder office building

by Jenna Walters

BOULDER – A Denver-based commercial real estate investment firm acquired a Boulder office building in a sale-leaseback transaction.

Evermore Partners purchased the 22,240-square-foot office building at 6840 Winchester Circle from occupier **Meati**



Seth Wolkov

Foods, which simultaneously leased the entire building back under a 15-year term. The off-market transaction was handled directly, with

no outside brokers involved.

According to Evermore founder and CEO **Seth Wolkov**, one of the firm’s strategies is partnering with growing companies to solve their real estate needs through build-to-suits or leaseback agreements, so the

Please see **Evermore**, Page 43



Meati Foods will continue to fully occupy 6840 Winchester Circle following its recent sale.

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Office

RES Global leases last McGregor Square office space

by Jenna Walters

DENVER – **McGregor Square**, the 655,000-square-foot mixed-use development adjacent to Coors Field, completed the lease-up of its office space.

RES Global, the world’s largest independent renewable energy company, recently leased the last remaining available office space at McGregor Square. The tenant will occupy the development’s entire fourth floor and a portion of the third, totaling 43,000 sf. **Alex Hammerstein** and **Leah Weaver** of **Raise Brokerage Firm** brokered the 10-year lease transaction.

“We are pleased to announce that McGregor Square has been selected as the new location of our North Americas headquarters,” commented **John Rohde**, CEO of RES in the Americas. “This new space will offer our employees a unique and collaborative work environment, help diversify our hiring and talent pool, offer great public transportation options and set the foundation from which we will continue to grow.”

The lease brings McGregor Square’s 208,335 sf of office space to full occupancy. RES Global joins eight other office tenants, including Exclusive Resorts, Cologix and The True Life Cos., which signed lease agreements within the last six months.



RES Global will occupy 43,000 sf of office space at McGregor Square.

Jordan Deifik, director of leasing at McGregor Square, noted that despite challenges to both the office and retail markets caused by the COVID-19 pandemic, McGregor Square has successfully attracted credit national and regional tenants in part due to its groundbreaking, exceptional design and amenities.

Completed last year, McGregor Square features office, retail, restaurant, hospitality and residential space. Additionally, a 17,000-sf outdoor plaza at the center of the development acts as a community gathering space for concerts, movies, festivals and game day celebrations.

Other News

■ DENVER – Local 1031

exchange buyer **Dallas Hartford LLC** acquired the 127,551-square-foot office building at 2170 S. Parker Road in Denver. The buyer purchased the property for \$8.5 million in a sale-leaseback transaction with seller **Aorn Inc.**, which simultaneously signed a 40,000-sf lease agreement. **Eric Gold** of **Sheldon-Gold Realty Inc.** represented the buyer in the off-market transaction, while **Eric Nesbitt** of **The Nesbitt Commercial Group** represented the seller.



The office building at 2170 S. Parker Road in Denver recently traded hands.

Built in 1985 and renovated in recent years, the property features covered parking and unobstructed mountain views. The four-story building is approximately 45% leased to a mix of tenants.

According to Gold, the buyer will make minor cosmetic improvements at the property and lease the remaining vacancy. Mary Jo Cummings of Sheldon-Gold Realty Inc. is working on behalf of the buyer to lease a 16,000-sf suite.

■ BOULDER – Local investment and management company **Tepuy Properties** purchased the 7,094-sf office building at 3050 Broadway in Boulder from **Attache International Marketing Inc.** The asset traded for \$2.6 million. Tepuy acquired it via a 506(c) raise, joined by 27 investors from the United States, Latin America and Europe. **Eric Rutherford** with **WK Real Estate** represented the buyer in the transaction, while **Chris Jensen** with **Vista Commercial Advisors** represented the seller.

Built in 1981, the property sits roughly a mile north of Boulder’s

historic Pearl Street Mall and offers 20 on-site parking spaces in a covered garage. At closing, the building was vacant, but Tepuy anticipates leasing the building to a single user or multiple tenants in the near future.

According to **Brandi Prochazka**, Tepuy’s property manager, the buyer will complete \$700,000 worth of renovations at the property, including replacing the roof, installing new HVAC equipment, restoring a deteriorated patio and re-siding the building. Additional cosmetic upgrades will include bathroom remodels, new lighting fixtures and improvements to the second-floor kitchenette.

Tepuy purchased and significantly refurbished a similar asset in Broomfield last year. Prochazka said that while the firm traditionally acquires more turnkey properties, it’s excited by the potential of another building that requires a lot of upfront costs but will be profitable down the road.

■ DENVER – **Altus Properties**, a real estate investment firm based in St. Louis, is expanding its operations to Denver, opening a new office adjacent to Union Station.

The firm is operating out of the WeWork space at the Tri-

Please see **Altus**, Page 22

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(ISSN 1060-4383) Vol. 31 No. 10

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Life Sciences / Industrial

Partnership to develop life sciences campus in Broomfield

by Jenna Walters
BROOMFIELD – Broomfield soon will be home to a new life sciences campus, a product type that is in high demand.
Lincoln Property Co. and real estate investment company **FCP** are planning Colorado Research Exchange, or Core, the 450,000-square-foot campus at 235 Interlocken Blvd. The partnership is teaming with architect **HKS Architects** to design the project.
Upon completion, Core will comprise four buildings, three of which will be tenant buildings ranging from approximately

110,000 to 200,000 sf. The tenant buildings will have floor plates ranging from 25,000 to 40,000 sf, ceiling heights from 14 to 18 feet and various loading capabilities. Additionally, tenants will have access to surface and covered parking, and outdoor common space with Flatirons views. The fourth building will be a 15,960-sf amenity center featuring a fitness center, locker rooms, bike storage, a tenant lounge, outdoor terrace, state-of-the-art conference/training facility and a food market.
According to Lincoln Property Co. representatives, the development was bolstered by increasing demand for life sciences space



A rendering shows what Core will look like upon completion.

along the U.S. 36 corridor. Lincoln Property Co. research shows the current demand for life sciences space in the area has reached more than 1.4 million sf and con-

tinues to grow.

Scott Caldwell, senior vice president of Lincoln Property Co., noted that Core will provide much-needed life sciences space

upfront – something not widely available in the current market.
“Our purpose-built campus will include tenant spaces designed specifically to accommodate lab/life sciences or tech uses,” said Caldwell. “Companies won’t need to rehabilitate or convert old office or industrial space; these facilities will be on the cutting edge of critical environments for a broad range of uses.”
CBRE’s Chris Phenicie, Erik Abrahamson and Blake Harris will be handling the leasing efforts at the project, which is set to break ground this fall and be completed in early 2024. ▲

Brennan Investment Group planning Thornton industrial park

by Jenna Walters
THORNTON – A private real estate investment firm that acquires, develops and operates industrial facilities throughout the United States is planning a three-building park north of Denver.
Brennan Investment Group acquired a 24-acre site at the southwest corner of East 128th Avenue and Washington Street in Thornton, where it will develop Innovate 25, a 300,000-square-foot park offering light-industrial space. **Dominic DiOrio** of **Stream**



Brennan Investment Group's Innovate 25 industrial park is currently in the planning stages.

Realty Partners represented Brennan in the land acquisition, while **Kittie Hook** of **Newmark** represented the undisclosed seller.

According to Brennan representatives, the Class A development was bolstered by increased tenant demand for industrial product in

the north Denver submarket.
“Our allocation of capital to industrial development follows the secular trends of technology-induced demand. We’ve witnessed that through e-commerce driving distribution absorption and, increasingly, from robotics pushing manufacturing space demand,” said **Scott McKibben**, Brennan’s chief investment officer. “We capitalize on these trends by selecting great in-fill sites, building only state-of-the-art buildings and staffing our regions with local market experts.”

“The demographic strength of Denver has accelerated tenant demand driven by job growth, household formations and the in-migration of people,” added **Brian Roach**, managing principal of Brennan’s Mountain West region. “Tenant demand continues to exceed the supply of space, pushing asking rents 8.1% higher versus rents one year ago.”
Stream Realty Partners will handle leasing at the development, which is expected to break ground this year and be completed in 2023. ▲



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- Building 1 Size: 64,545 SF
- Available SF: 21,515 - 64,545 SF
- Spec Office: 3,087 SF
- Clearance: 28'
- Dock High Doors: 18
- Drive-In Doors: 1 - 13'x14 (2nd possible)
- Trailer Stalls: 8
- Auto Stalls: 59
- Column Spacing: 50' x 52' w/ 60' speed bay

SITE FEATURES:

- Site Size: 20 AC
- Zoning: I-1
- Water: 10" line
- ESFR: K-17 heads (upgrade to K-23 possible)
- Power: 3-phase, 2,500A, 480V



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10 mins



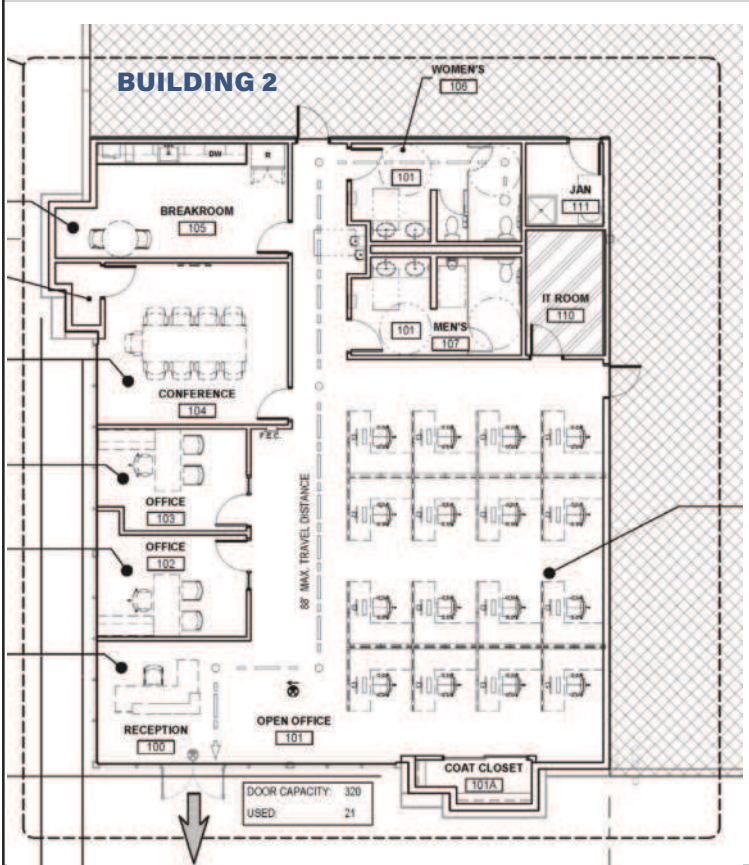
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Denver

20 mins

DIA

15 mins



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BUILDING 2
10818 E 108th Ave.
121,063 SF FOR LEASE

PROPERTY FEATURES:

- Building 2 Size: 121,063 SF
- Available SF: 36,318 - 121,063 SF
- Spec Office: 3,108 SF
- Clearance: 32'
- Dock High Doors: 29
- Drive-In Doors: 1 - 13'x14 (2nd possible)
- Trailer Stalls: 20
- Auto Stalls: 105
- Column Spacing: 60' x 52' w/ 60' speed bay

SITE FEATURES:

- Site Size: 20 AC
- Zoning: I-1
- Water: 10" line
- ESFR: K-17 heads (upgrade to K-23 possible)
- Power: 3-phase, 2,500A, 480V



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Industrial

Global music company underway on vinyl pressing plant

by Jenna Walters

DENVER – A global music company is developing its first audiophile-grade vinyl pressing plant in Denver’s River North neighborhood.

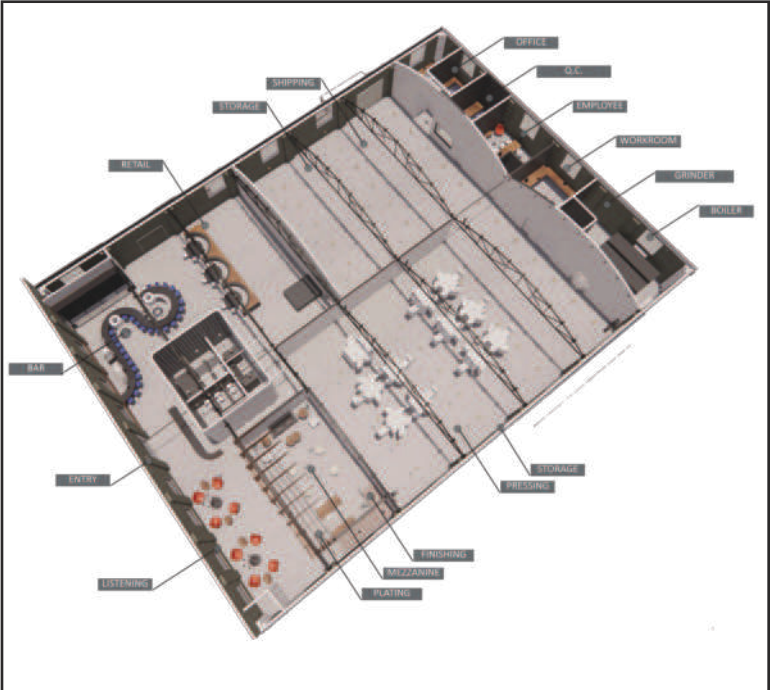
Vinyl Me, Please will redevelop the flex property at 4201 Brighton Blvd. into a 14,000-square-foot pressing plant and public gathering place. VMP recently signed a long-term lease with landlord **Westfield** to take over the 1940s building that currently is in core-and-shell condition. **Andrew Blaustein** and **Josh Pons** of **Newmark** brokered the transaction.

Upon completion, VMP’s new plant will feature a vinyl records manufacturing factory led by record-maker Gary Salstrom. The property will offer a bar serving coffee and pastries by day and wine by night. Additionally, facility tours will allow music fans to see firsthand how records are made. VMP is collaborating with architect **LivStudio** and general contractor **Jordy Construction** to create the facility.

According to VMP’s chief financial officer, **Adam Block**,



Adam Block



LivStudio is designing VMP’s new pressing plant in River North.

the RiNo site was selected for the company’s first pressing plant in part because of its adjacency to the Mission Ballroom concert venue. Block envisions the facility not only will be a destination for the public but also for artists performing across the street, who could host pre- and post-show events at the plant.

Block foresees the surrounding area becoming a hub for music culture within the next decade, with VMP contributing to the

up-and-coming scene by creating transcendent, tangible experiences within music.

With construction underway, the facility is set for completion by year-end, opening to the public in early 2023. According to Block, the estimated project costs are in the mid-seven-figure range, double what a standard pressing plant typically costs. He said VMP is investing the extra capital to create a world-class, long-lasting experience for Den-

verites and visitors alike.

Other News

■ **BOULDER** – Biotechnology company **Enveda Biosciences** is converting a portion of its leased space at Flatiron Park in Boulder to a new 60,000-square-foot drug discovery and development facility.

Upon completion, Enveda’s redeveloped space at 5700 Flatiron Parkway will expand the tenant’s capability to build a high-resolution chemical map of the natural world and identify new high-potential drug leads from it. The facility will house nuclear magnetic resonance machines, a metabolomics laboratory, a bioassay screening and automation laboratory, a synthetic chemistry laboratory and library space.

Enveda is working with architect **DLR Group** and general contractor **Howell Construction** on the multimillion-dollar project, expected to be completed in early 2023. **BioMed Realty** is the property landlord. Last month, BioMed Realty acquired the 1 million-sf Flatiron Park campus for nearly \$600 million, with plans to reposition a portion of its office space to laboratory space.

■ **LOUISVILLE** – **CentrePoint Properties** acquired the 43,770-sf industrial building at 385 S. Pierce Ave. in Louisville from **Tepuy Properties**. The asset traded for \$8.75 million. **Cody Stambaugh** of **Pinnacle Real Estate Advisors** represented the buyer in the off-market transaction, while **Jamie Pletcher** of **Gibbons-White** represented the seller. Additionally, **Cooper Williams** of **Essex Financial Group** secured a \$5.9 million acquisition loan for the deal.

Built in 1988, the single-story building can accommodate light-industrial, manufacturing, distribution, and research and development users. The building features a minimum 16-foot clear height throughout. Each suite includes roll-up door access and a mix of office and warehouse space, with approximately 70% of the overall square footage functioning as warehouse and distribution space and 30% used for office and administrative needs. Three of the five suites include a dock-high door and the other two feature drive-in access at grade.

According to CentrePoint, the property is fully occupied by tenants including HVAC equip-

Please see **CentrePoint**, Page 30



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Multifamily

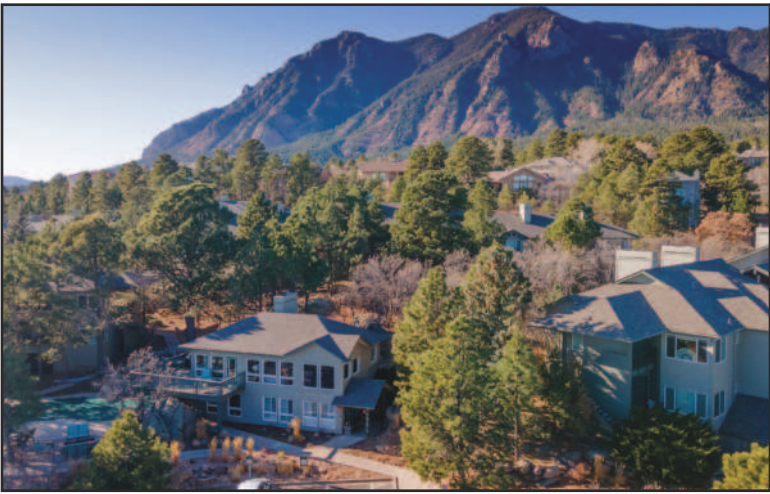
Griffis Blessing sells Springs MF in record-breaking sale

by Jenna Walters

COLORADO SPRINGS – A Colorado Springs apartment community recently traded hands in a record-breaking sale.

Griffis Blessing sold The Pines at Broadmoor Bluffs, the 108-unit townhome-style property at 5 Watch Hill Drive, to an undisclosed buyer. **Kevin McKenna, Saul Levy, Mackenzie Walker** and **Jessica Graham** with **CBRE Capital Markets** brokered the transaction on behalf of the seller.

According to Griffis Blessing, the property traded for \$49 million, or \$453,704 per unit. McKenna said the sale represents a



The Pines at Broadmoor Bluffs is under new ownership.

record-setting price per unit for a multifamily property in the Colorado Springs market. Built in 1987, The Pines at Broadmoor Bluffs encompasses 26 buildings offering two- and three-bedroom apartments averaging 1,100 square feet.

Community amenities include a clubhouse, swimming pool and sundeck. Griffis Blessing recently completed more than \$2.8 million worth of capital improvements at the property, including renovating a third of the units and replacing the roofs, windows and exterior paint.

According to McKenna, the property garnered strong interest from a variety of buyers, including institutional investors and private family offices. The asset received



Kevin McKenna

20 offers before selling. McKenna attributed the interest to the property's large unit size, unique to the market, and its location in a desirable Colorado Springs residential area with excellent surrounding demographics.

He added, "The multifamily market in Colorado Springs has proved to be exceptionally resilient throughout the COVID-19 pandemic in part due to the area's recession-resistant industries, high quality of life and relatively low cost of living."

The buyer plans to add value at The Pines at Broadmoor Bluffs through continued unit renovations, McKenna noted.▲

Continental Realty Group sells Westminster apartments

by Jenna Walters

WESTMINSTER – A Westminster apartment community recently traded hands after undergoing extensive renovations by the seller.

Continental Realty Group sold Canyon Reserve at the Ranch, the 256-unit multifamily property at 2890 W. 116th Place. According to public

records, **CH Realty X/MF Denver Canyon Owner LLC** purchased the garden-style asset for \$93.5 million, or \$365,234 per unit. **Pamela Koster** and **Jordan Robbins** of **JLL** brokered the transaction on behalf of the seller.

Spanning 13.38 acres, Canyon Reserve at the Ranch encompasses 16 buildings

offering one- and two-bedroom units ranging from 744 to 1,034 square feet. Community amenities include two clubhouses, a resort-style pool, state-of-the-art fitness center, private dog park and a business center.

Following its acquisition of the property in 2017, Continental Realty Group completed \$2

million worth of renovations at the property. Upgrades were made to the leasing center, fitness center, pool, landscaping and exterior paint. Additionally, a portion of the units was renovated to include new vinyl plank flooring, lighting, appliances, resurfaced countertops, cabinet faces, bedroom carpet, and hardware and fixtures.

The improvements, coupled with the property's location in one of Denver's top-performing submarkets, created a strong appeal to prospective buyers, **Robert Ireland** of Continental Realty Group noted. He said the asset garnered significant interest, ultimately receiving more than 20 offers before selling. ▲

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Multifamily

Ideal Capital Group adds Denver apts. to growing portfolio

by Jenna Walters

DENVER – A California-based private real estate investment firm acquired a Denver apartment building following a competitive marketing process.

Ideal Capital Group purchased Moto Apartments, the 64-unit property at 820 Sherman St. The buyer acquired the mid-rise asset from an undisclosed seller for \$30 million, or \$468,750 per unit. **Nick Steele, John Laratta, Tyler King** and **Nate Moyer** of **Berkadia Denver** brokered the transaction on behalf of the seller.

Moto Apartments offers one-bedroom residences with in-unit washers and dryers, walk-in closets, dishwashers and hardwood floors. Community amenities at the property include a roof terrace, courtyard, picnic area and a swimming pool.

According to Steele, the asset hit the market in December and garnered national attention from a variety of buyers, including high-net-worth individuals and middle-market investors. He attributed the strong interest to the property’s overall quality and location in the heart of one of the



Moto Apartments recently sold for \$30 million.

most desirable apartment markets in the county.

The deal ultimately proved advantageous for both parties, King noted.

“The seller, recognizing a great opportunity to reposition its holdings, was able to take advantage of the red-hot investment sales market,” said King. “The buyer is thrilled to enter Denver with a prime core asset and an opportunity to add value.”

Ideal Capital Group adds the asset to a portfolio of similar multifamily investments across the West in California, Arizona, Nevada, Utah and now Colorado.

Other News

■ COLORADO – **McWhinney** is teaming with **AHV Communities** to bring new rental housing options to Broomfield

and Loveland.

The partnership will construct 242 townhome units at McWhinney’s 1,100-acre Baseline community in Broomfield. Additionally, it will develop 240 residences at the Kinston neighborhood within McWhinney’s 3,000-acre Centerra master planned community in Loveland.

At Baseline, the partnership will develop two floor plans, The Finley and The Grayson. The Finley will average just under 1,400 square feet, while The Grayson will be bigger at roughly 1,800 sf. At Centerra, the partnership will offer the approximately 1,345-sf VellaTerra floor plan.

Each community will feature amenities including a pool, fitness center and community center. All of the residences are anticipated to be available in 2023.

The communities represent AHV’s first in Colorado. The Texas-based developer has several other rental projects across the U.S.

“Our team is excited to co-develop these new communities along the Front Range with McWhinney,” said **Mark Wolf**, founder and CEO of AHV Communities. “Not only will these two new communities help address heightened demand for quality rentals in the region, but they also mark our company’s entrance and expansion into the Colorado market as well as highlight the heightened activity within our current \$1.2 billion pipeline, which encompasses 15 communities and 3,000 units across numerous states.”

■ TRINIDAD – **Steele Properties** acquired Western Apartments, the 60-unit multifamily property at 411-415 E. North Ave. in Trinidad, with plans to significantly improve the asset. The buyer purchased the property for \$9.8 million, or \$163,333 per unit. **Craig Stack** of **Colliers International** brokered the transaction.

Built in 1968, Western Apartments offers four efficiency units, along with 16 one-, 20 two- and 20 three-bedroom apartments.

Please see **Steele**, Page 18



Nick Steele



McWhinney and AHV Communities are underway on new rental options in Broomfield and Loveland.

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Steele

Continued from Page 16

Additionally, the property features on-site parking and laundry facilities.

Steele Properties will invest \$45,000 per unit in hard-cost renovations. The apartments will receive new appliances, LED lighting, and bathroom fixtures and flooring. Additionally, the entire building will be upgraded with new HVAC. The buyer also will make exterior repairs to the surrounding asphalt and a 20-year roof coating. Upgrades adhering to the Americans with Disabilities Act also will be made, including adding accessible ramps and rails to the interior and exterior of the community.

According to **Paul Moore** of Steele Properties, several vacant units will be renovated first. Residents then will be rotated to the newly updated units, so work can take place on the rest. Moore added that no residents should be displaced during the process. Construction is set to get underway in the coming weeks, with completion scheduled for year-end.

The project is financed with

4% tax credits and tax-exempt bonds issued by the **Colorado Housing Finance Agency**, in addition to construction and permanent financing provided by **Redstone**. Steele Properties' management partner, **Monroe Group Ltd.**, will oversee property management at the community going forward.

■ **DENVER** – Midtown Plaza, the 41-unit apartment complex at 1161 W. 69th Ave. in Denver, traded between two undisclosed investors for \$9.1 million, or \$221,951 per unit, representing a 5.41% cap rate. **Brandon Kaufman** of **Kaufman Hagan** exclusively brokered the transaction.

Midtown Plaza offers studio, one- and two-bedroom apartments, all of which were recently upgraded along with the building's systems. Community amenities at the property include on-site parking, a dog park and community deck area.

According to Kaufman, the property garnered significant interest while on the market, ultimately receiving 15 offers, three of which were above the asking price. He added that the buyer was attracted to the asset because of its turnkey nature.

Kaufman also brokered the sale of the 28-unit Park Avenue Apartments at 1550 Lafayette St. in Denver. According to public

records, **760 Properties LLC** purchased the property from **Calvin L Smith**. The asset traded for \$6 million, or \$214,286, representing a 4.6% cap rate. **Gunnar Wilson** of **Kaufman Hagan** assisted Kaufman in the closing.

■ **THORNTON** – Buyers **12on10 LLC**, **Delphi 88 North LLC** and **Delphi Orange Blossom LLC** acquired the 40-unit apartment complex at 8770-8780 Galen Court in Thornton. The buyers purchased the 1970s asset from seller **Galen LLC** for \$7.75 million, or \$193,750 per unit. **Sean Holamon** of **Capstone** exclusively brokered the transaction.

The property offers 15 one- and 24 two-bedroom apartments, along with a three-bedroom unit. Approximately 70% of the units have been renovated. Each of the units includes a recently upgraded balcony.

According to Holamon, the property garnered strong interest and received several offers. He attributed the interest to the property's value-add opportunities and its location near the 88th Street light-rail station. Holamon added that a lack of apartment supply in Thorn-

ton also drove interest.

The buyers plan to do a complete overhaul of the property, Holamon noted. The acquisition represents their first in Colorado. Their portfolio includes similar properties in other Western states, including Nevada and Arizona.

■ **GREELEY** – **RH Brix LLC** purchased the 35-unit apartment building at 1009 13th Ave. in Greeley for \$7.1 million, or \$202,857 per unit. According to public records, the buyer acquired the asset from seller **Brix Apartments LLC**. **Charlie Mitelhaus** and **Luke Salazar** of **Pinnacle Real Estate Advisors** represented the seller in the transaction.

Built in 1967, the property offers one-bedroom units. Community amenities include laundry facilities, a fitness center and a new indoor/outdoor clubhouse space.

According to Mitelhaus, approximately half of the units were updated in recent years. He said the buyer plans to renovate the remaining units as leases turn over and increase rents. The buyer adds the asset to a portfolio of similar value-add properties in Northern Colorado and the Indianapolis metro area.

"The buyer took advantage of an outstanding opportunity to exponentially increase its unit count and it plans to continue



Charlie Mitelhaus

to add upside to a strong performing asset in a growing market in Northern Colorado. The buyer is extremely excited about the growth that Greeley will continue to see," Mitelhaus added.

■ **DENVER** – The seven-unit vintage multifamily property at 1110 St. Paul St. in Denver traded between two undisclosed investors. The property traded for \$2.56 million, or \$365,714 per unit, representing a 3.9% cap rate. **Kevin Calame** and **Matt Lewallen** of **NorthPeak Commercial Advisors** brokered the transaction on behalf of the seller.

Built in 1907, the property offers one studio apartment, along with two one- and four two-bedroom units. Additionally, it features five garage parking spaces and on-site laundry facilities.

According to Calame, the seller sold the asset after 20 years of ownership, taking advantage of the current seller's market. He added that the seller almost doubled its return on the investment and moved its equity into a more passive triple-net-leased property. ▲

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Retail

19-building retail asset at base of Copper Mountain sells

by Jenna Walters

SUMMIT COUNTY – A collection of boutique properties at the base of Copper Mountain recently traded hands.

Big V Property Group acquired The Village at Copper Mountain, the portfolio totaling 101,506 square feet of storefront retail, restaurants, breweries and office space spanning 2.24 acres at 189 Ten Mile Circle. The buyer purchased the asset from a subsidiary of **Imperium Blue** for an undisclosed amount. **Jason Schmidt** and **Danny Finkle** of **JLL** brokered the transaction on behalf of the seller.

Built between 1972 and 2002, The Village at Copper Mountain encompasses 19 buildings



The Village at Copper Mountain is under new ownership.

that are 97% leased to a mix of national and regional tenants, including Copper Mountain Mercantile, Adaptive Action Sports, Surefoot, Camp Hale Outfitters,

Kelly's Closet, Real Estate at Copper Mountain, Alpine Bank, Starbucks, McCoy's Mountain Market, High Rockies Whiskey and Wine Bar, The Alpine Club,

Covered Bridge Grill, Vacasa and El Zacatecano.

According to Schmidt, the property was on the market for approximately six weeks and garnered significant interest, ultimately receiving multiple offers. He attributed the interest to the asset's mountain location, adding that the mountain region has gained significant popularity following the COVID-19 pandemic.

"The purchase of The Village at Copper Mountain is a rare oppor-

tunity to buy a cherished piece of the mountain landscape and to capitalize on the unmatched lifestyle we enjoy here in Colorado," Schmidt said.

The acquisition happened in conjunction with Big V Property Group's purchase of two other ski resort retail assets, The Village at Stratton in Vermont and The Village at Snowshoe in West Virginia.

"We are thrilled to expand our property portfolio to include this exciting category of retail, diversifying our portfolio while providing our high-quality service and value to our new tenants," **Jeffrey Rosenberg**, president and CEO of Big V Property Group, said in a prepared statement. ▲



Jason Schmidt

Mountain Cowboy Brewing Co. to open second location

by Jenna Walters

LOVELAND – **Mountain Cowboy Brewing Co.** is opening a new location at Centerra, McWhinney's 3,000-acre master planned community in Loveland.

Mountain Cowboy signed a lease with the **Kinston HOA** to occupy Kinston Hub, a 5,750-square-foot gathering place in the center of the new Kinston residential neighborhood at Centerra. The lease has an initial five-year term with extension options. No brokers were involved in the transaction.

Similar to its original location in Frederick, the new Loveland Mountain Cowboy taproom at 6402 Union Creek Drive will be a community hangout where customers can enjoy a freshly roasted coffee in the morning or craft beer at the end of the day. For both locations, owners **Michelle** and **Ron Yovich** roast their own coffee beans and grow their own hops for brewing. To honor their new location, they have created the Kinston Kolsch, a beer to be exclusively served at the Kinston Hub.

"We are honored to be partnering with McWhinney at the Kinston Hub and thrilled to be opening a second location in Northern Colorado, especially since we are Loveland residents," said Ron Yovich. "We are excited for the community to develop around us; we've been fortunate to influence the design of this new space to create a warm, inviting place for everyone to gather. We hope local residents and guests will come to enjoy and fall in love with our crafted beer, fresh roasted coffee, handmade baked goods and delicious snacks, and come to think of us as one of their top community go-to spots where everyone is welcome."

At full build-out, the Kinston neighborhood will have 2,800 homes and community amenities, including outdoor lounge areas, a splash pad, fire pits, demonstration gardens and interactive art. McWhinney recently partnered with AHV Communities to bring



Mountain Cowboy Brewing Co. signed a lease at Kinston Hub at McWhinney's Centerra master planned community.

rental options to the neighborhood. Together they are underway on 240 rental units expected to be available in 2023.

Other News

■ **WESTMINSTER** – Colorado-based **Raro LLC** acquired the newly constructed O'Reilly Auto Parts property at 13587 N. Huron St. in Westminster. According to public records, the buyer purchased the 7,000-square-foot asset from **Vaquero Westminster Partners LP** for \$3.88 million, representing a 4.33% cap rate. **Zach Wright** and **Brandon Gayeski** of **Blue West Capital** brokered the transaction on behalf of the seller, a Southwest-based developer.

According to the Blue West team, the property sold within 25 days after receiving numerous qualified offers, including many above the listing price. An all-cash, 1031 exchange buyer ultimately purchased the property, which O'Reilly Auto Parts occu-

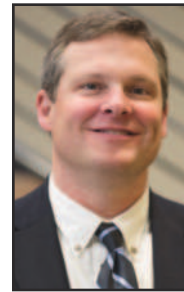
pies under a long-term lease with fixed rate increases.

"This transaction illustrates the immense investor demand for high-quality single-tenant properties in the Denver metro area," said Wright. "Currently, there is very little inventory of new construction and long-term-leased, single-tenant net-leased properties in the Denver MSA. Supply constraints will continue to impact the market throughout this year. This should lead to little to no movement in cap rates for the highest-quality STNL assets in the Denver MSA, despite the recent rapid rise in interest rates and other headwinds facing the market."

■ **ENGLEWOOD** – **BPD Holdings LLC**, a Wisconsin-based manufacturer and seller of office furniture, acquired the 11,400-sf retail property at 4361-4399 S. Broadway in Englewood. According to public records, the buyer purchased the multitenant

asset from seller **Working Capital Development LLC** for \$2.25 million. **Cheryle Powell** of **Spery Commercial** represented the seller in the transaction, while **Eric Shaw** and **Greg Titus** of **Pinnacle Real Estate Advisors** represented the buyer, which acquired the property in a 1031 exchange after selling a Wheat Ridge office building.

According to Shaw, the buyer liked the opportunity to occupy a portion of the building while collecting income from existing tenants. The buyer will take over the building's remaining 3,615-sf vacancy, bringing it to full occupancy. Tenants Barnhouse Tavern, Best Deal in Town, and Floral Expressions and Gourmet Goodies occupy the balance.



Eric Shaw

■ **EVERGREEN** – **Pete and Dave Ltd.**, former operators of the Evergreen Car Wash & Detail at 29002 Crossroads Lane in Evergreen, sold the business and real estate to **Crossroads Express LLC**. The buyer acquired the approximately 4,300-sf car wash on 1.184 acres, along with the business entity, for \$2.8 million. **John Propp** of **John Propp Commercial Group** brokered the transaction on behalf of the seller.

According to Propp, the experienced new ownership plans to make modernizations and improvements to the facility.

■ **DENVER** – The East Colfax restaurant building where Annie's Café has operated for more than 10 years is under new ownership and will soon be home to a new concept.

Spice Room Indian Concept LLC will open a second Spice Room restaurant location at the 5,578-sf, free-standing restaurant building at 3100 E. Colfax Ave. in Denver. The operator recently acquired the property from an

out-of-state family trust for \$1.96 million.

Brandon Gouker and **Brian Costello** with **Madison Commercial Properties** represented the buyer in the transaction, while **Shawn Sanborn** and **Nick Gote-laere** with **Sanborn and Co.** represented the seller. The Sanborn team listed the property for sale and lease, marketing it as a restaurant or bar opportunity or a redevelopment plan.

According to Gouker, the buyer will occupy the property following Annie's Café's lease expiration in July. The new Spice Room location will be in addition to one operating at 3157 W. 38th Ave. in Denver. Gouker added that the buyer was attracted to the property because of its high-visibility location and in-place restaurant infrastructure, allowing for minimal upgrades before move-in.



Brandon Gouker

■ **COLORADO SPRINGS** – Pennsylvania-based **Voodoo Brewing** signed a lease to occupy the 4,840-sf restaurant building at 808 Garden of the Gods Road in Colorado Springs. The tenant signed a 10-year agreement with landlord **KRA Investments LLC**. **Greg Kaufman** of **KCRE Advisors** brokered the transaction on behalf of the landlord.

According to Kaufman, the property became available when previous diner operator Big Train vacated. He said the property garnered significant interest from a mix of prospective tenants, including a distillery, local Mexican restaurant and a national breakfast chain. Kaufman attributed the interest to the building's location along the highly trafficked Garden of the Gods Road.

Voodoo Brewing will make minor cosmetic improvements to the building before occupying it.

Please see **Voodoo**, Page 22

A HISTORY OF SUCCESS BUILT FOR THE FUTURE

FEATURED RETAIL CLOSINGS



Kid City USA
Highlands Ranch, CO | **\$2,050,000**
Cory Gross



Park Street Retail
Castle Rock, CO | **\$1,900,000**
James Rassenfoss & Drew Isaac



Stop 'N' Shop Center
Colorado Springs, CO | **\$1,500,000**
Cory Gross



QSR Drive-Thru Redevelopment
Arvada, CO | **\$1,600,000**
Austin Snedden & Drew Isaac

FEATURED RETAIL LISTINGS



Leedsdale Commons
Denver, CO | **\$5,288,000**
Cory Gross



Goodyear Auto Service
Denver, CO | **\$5,200,000**
Drew Isaac & Brian Bailey



Galley Plaza
Colorado Springs, CO | **\$2,480,000**
Cory Gross & Erik Enstad



Buffalo Wild Wings
Castle Rock, CO | **\$2,800,000**
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Hotel

Stonebridge Cos. picks up 235-room Marriott hotel near DIA

by Jenna Walters

AURORA – A local hospitality management, ownership and development company acquired a hotel property near the Denver International Airport.

Stonebridge Cos. purchased the 238-room Denver Airport Marriott at Gateway Park at 16455 E. 40th Circle in Aurora from **RLJ Lodging Trust**. The hotel features various guest suites, an on-site restaurant, fitness center, indoor pool and flexible event space.

According to Stonebridge representatives, the acquisition aligns with the company’s strategy to invest in more properties surrounding DIA.

“As we continue to aggressively pursue new opportunities for continued growth throughout the country, it was clear from the beginning this property, in



Denver Airport Marriott at Gateway Park is under new ownership.

particular, fits well within Stonebridge’s commitment to an ever-expanding national footprint,” said **Navin C. Dimond**, founder and CEO of Stonebridge. “This full-service hotel with its amenities and ideal location is perfectly

suited for a property refresh and the unique Stonebridge experience we bring to each and every guest.”

Stonebridge will complete significant renovations at the property. While the company declined

to release specific planned changes, it said work will begin in the fourth quarter of this year and end in summer 2023. Following improvements, the property will remain a full-service Marriott hotel, with Stonebridge serving as the owner and operator.

Stonebridge adds the asset to a portfolio of more than 65 hotels, or 12,000 rooms, nationwide.

Other News

■ DENVER – Denver-based private real estate investment firm **WalshDupart** acquired the 161-room Fairfield Inn & Suites Denver Airport hotel at 6851 Tower Road in Denver. The buyer purchased the asset from Iowa-based **Hawkeye Hotels**. **Michael Dube** and **Jeffrey Duni** of **HREC Investment Advisors** brokered the transac-

tion on behalf of the seller.

The newly constructed hotel, part of Marriott’s Bonvoy Collection, features various room types, meeting space, a fitness center, indoor pool and free continental breakfast service.

According to Dube, the property garnered significant national attention from institutional investors during the marketing process.

He added, “The Denver airport market is consistently one of the strongest submarkets in Denver, and significant new supply over the last several years has been quickly absorbed while revenue per available room has still shown impressive growth.”

The property represents the buyer’s second hotel investment in the Denver metro area and fourth overall. ▲

Health Care

JLL brokers \$600M sale of multistate health care portfolio

by Jenna Walters

U.S. – A real estate investment trust acquired a 27-building health care portfolio spanning 10 states, including Colorado.

NorthWest Healthcare Properties acquired the 1.2 million-square-foot portfolio from seller **Harrison Street** for \$600 million. The asset spans markets in Arizona, California, Colorado, Illinois, Indiana, Florida, Massachusetts, Minnesota, Oklahoma and Texas. **JLL’s Mindy Berman, Evan Kovac, Andrew Milne, Brian Bacharach, Tim Joyce, Brannan Knott, Trent Jemmett** and **CJ Kodani** brokered the transaction on behalf of the seller.

The portfolio, comprising 15 medical office buildings, five micro-hospitals, four behavioral hospitals, two inpatient rehabilitation hospitals, and one heart and surgical hospital, is 97% occupied by health care providers including Advocate Aurora Health, Rush University Medical Center, Memorial Hermann, Ascension, Banner Health, Tenet Health, Lutheran Health Network, Baylor Scott & White Health and Edward-Elmhurst Healthcare.

Berman commented on the portfolio’s attractiveness in the market, saying, “The offering was well-received due to its scale

and the mix of medical office and acute care facilities. Health care assets have seen increased investor interest, as the sector offers long-term leases with quality tenants that provide steady income to landlords.”

The portfolio includes one Colorado facility, Eating Recovery Center, at 98 N. Spruce St. in Denver. According to public records, the approximately 32,000-sf eating disorder treatment center sold for \$21.63 million.

Other News

■ DENVER – Health care and life sciences real estate industry veteran **Chris Bodnar**, former-

ly of CBRE, is entering a joint venture partnership with Denver-based **Brue Baukol Capital Partners** to launch private equity firm **Prescriptive Capital**.

The Denver-headquartered firm will specialize in the health care, life sciences and senior living markets, seeking development and acquisition opportunities from \$5 million to \$200 million.

“While there is a lot of institutional capital seeking opportunities in these

alternative sectors, we’ve created a unique platform where we can provide very flexible solutions for our partners,” commented Bodnar, who brings decades of experience to his role as CEO and co-founder of Prescriptive Capital. “Our goal is to be an alternative to traditional institutional capital, allowing our operating partners to run their businesses autonomously while providing them the opportunity to leverage our team’s relationships and experience.”

The firm is operating from a new downtown office at 1144 15th St., Suite 2650. ▲



Chris Bodnar

Altus

Continued from Page 8

angle Building, the 227,631-sf office tower at 1550 Wewatta St. WeWork occupies four floors, totaling approximately 71,000 sf, at the building.

According to Altus representatives, Denver was chosen for the expansion based on the region’s population growth, highly educated workforce, diverse employment base, the opportunity for infill investment and Altus’ focus on secondary markets.

The Denver team will include the newly hired **Phil Larger**, formerly of EverWest, who will be responsible for acquiring office, industrial, multifamily and retail assets in the Denver metro area.

The firm is actively searching for its first office investment in the market. Its acquisition criteria include proven suburban infill locations, wealth corridors or favorable submarkets with sound supply /demand dynamics. Altus representatives said the firm will relocate to the office building it acquires, putting down permanent roots.

■ LITTLETON – **Totemic Enterprises LLC**, doing business as **Totemic Wealth & Planning**, leased 1,267 sf at Chatfield Plaza, the 20,034-sf office building at 10789 Bradford Road in Littleton. The tenant will occupy its new space under a five-year agreement commencing July 1. **Ed Regel** of **Regel & Associates** exclusively brokered the transaction. ▲

Voodoo

Continued from Page 20

The tenant is currently in the process of obtaining its liquor license. Once received, it will begin the improvements. An exact opening date is pending.

■ LITTLETON – **La Rola Colombian Kitchen** signed a seven-year lease agreement to occupy a 1,647-sf restaurant space at The Shops at Riverbend in Littleton. **Todd Brown** and **Jessica Smith** with **Madison Commercial Properties** represented the tenant, while **John Livaditis** and **Brian Frank** with **Axio Commercial Real Estate** represented the landlord.

The tenant will relocate to its new space at 5350 S. Santa Fe Drive, Suite C, from Zeppelin Station in downtown Denver. It plans to open the new restaurant location this summer.

■ JOHNSTOWN – A newly constructed boutique fuel plaza recently opened at the corner of South Parrish Avenue and South First Street in Johnstown.

Owned by **Manjeet Singh**, the 1,614-sf Main Street Johnstown Fuel and Convenience Store features a craft coffee bar, soda fountain bar and ample cold storage. The property also features outdoor seating and Sinclair Dino gas pumping stations. The property opened for business earlier this month, following construction completion by **McCauley Constructors Inc.**

“We are humbled and proud to have been selected as part of the Main Street Johnstown Fuel and Convenience Store team to build their new facility,” commented **Leon McCauley**, president and founder of McCauley Constructors. “It is always a pleasure to partner with clients who are so community-focused.”

“We are honored and excited to be part of the Johnstown community,” Singh added. “From community give-back events and forming lasting relationships with local organizations, Main Street Johnstown Fuel and Convenience Store will work to continue to honor our commitments to Johnstown.”

Singh is currently exploring other fuel station project opportunities across the Front Range.▲



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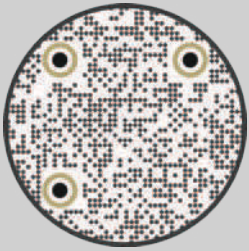
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Law & Accounting

What are the statutory exceptions in a real estate deed?

You recently may have noticed the phrase “subject to the statutory exceptions” in a commercial real estate deed. Do you know what it means?

■ **What are the statutory exceptions?** In 2019, the Colorado Legislature enacted a bill under which the buyer may accept title in a warranty deed “subject to statutory exceptions,” C.R.S. 38-30-113(5)(a). The statute defines the “statutory exceptions” to mean: real estate taxes for the calendar year in which the conveyance occurred and subsequent years that are not yet due and payable; matters that would have been disclosed by an improvement survey plat or ascertained by an inspection if such matters were not created by, or known to, the grantor; and all matters recorded in the real estate records of the county clerk and recorder for the county in which the conveyed property is located. This article is a general discussion of issues regarding the statutory exceptions. You should consult with a lawyer to address specific circumstances that may be applicable to your situation.

■ **Statutory exceptions may be used by default.** Section 13 of the commercial real estate



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purchase contract form approved by the Colorado Real Estate Commission states that if title will be conveyed via general or special warranty deed then it will be subject to the statutory exceptions unless the parties agree otherwise. That means the default under the form is using the statutory exceptions in the conveyance deed. Furthermore, C.R.S. § 38-30-116.5 (preparation of deeds) says that if a title company prepares a warranty deed then the title company must use the statutory exceptions unless the title company is instructed otherwise in writing. Accordingly, we can expect to see the statutory exceptions in many commercial real estate deeds for years to come.

■ **The first and second exceptions.** The first statutory exception is similar to what you would see in a title commitment with respect to real estate taxes. The second statutory exception

is similar to a title commitment, however it may be vague. For example, what does “ascertained by an inspection” mean? Does it mean an inspection by a professional surveyor, an engineer, a layperson or someone else? Also note that the second exception excludes matters that would be disclosed on an improvement survey plat. If the buyer gets a less expensive improvement location certificate, which did not disclose a problem that would have been disclosed on an improvement survey plat, then the problem may be excluded from the seller’s warranty of title and the buyer may be left without recourse against the seller.

Note that the second statutory exception does not include matters that were created or otherwise known by the seller. In 2021, a trial court in Larimer County held that a buyer had a plausible claim for breach of warranty of title under the second statutory exception because, even though the seller alleged that an inspection could have ascertained the existence of an unrecorded lease, the buyer alleged that the seller had actual knowledge about the unrecorded lease and did not disclose it to the buyer.

■ **The third exception.** The

third statutory exception is broad because it includes anything recorded in the clerk and recorder’s office in the county where the property is located. The buyer has some protection with respect to unrecorded documents so long as they were not ascertainable via an inspection or improvement survey plat. However, this will not help the buyer if the buyer and/or the title company fail to discover a document recorded in the county where the property is located.

In the Larimer County trial court case referred to above, the court held that the buyer’s breach of warranty claim regarding an unrecorded lease, which was referred to in a recorded document but not itself recorded, was not barred by the third statutory exception because under the traditional race-notice statute, the buyer was not charged with knowledge of the unrecorded lease because the buyer was not a party to it. It will be interesting to see how the courts apply the race-notice statute, as well as other Colorado real estate statutes, to the statutory exceptions in any future litigation.

■ **Let the buyer and seller beware.** Before using the statutory exceptions in a warranty

deed, think carefully about your needs in the transaction. A buyer generally wants exceptions to the warranty of title to be as narrow as possible. That way, if a title problem comes up after closing, there is a better chance it will be covered by the warranty as opposed to being excluded by the exceptions. So, a buyer may not want to use the statutory exceptions and instead use a specific list of exceptions to the deed that may be based upon the exceptions in the title commitment.

On the other hand, a seller generally wants exceptions to the warranty of title to be as broad as possible. That way there is a better chance a title problem will be excluded from the warranty of title by the exceptions. So the seller may want the statutory exceptions to apply. However, in certain situations, the seller may want to include specific exceptions in the deed so that they are excluded from the warranty of title.

In sum, the statutory exceptions are not one size fits all and you should consider the circumstances specific to your transaction. ▲

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Finance

JLL arranges \$101.3 million loan for 25 North development

by Jenna Walters

THORNTON – **JLL Capital Markets** arranged a \$101.3 million loan for an industrial development north of Denver. **Eric Tupler, John Rose** and **Kevin Barron** of JLL worked on behalf of the borrower, a joint venture partnership between Denver-based **EverWest Real Estate Investors LLC** and **Invesco Real Estate**, to secure the financing.

A multinational bank provided the 36-month, floating-rate, non-recourse loan. The funds will be used to refinance and complete the construction of 25 North, a 936,775-square-foot industrial project set to feature nine buildings on 66.39 acres in Thornton. The development features clear heights ranging from 28 to 32 feet, more than 200 dock-high doors, 34 drive-in

doors, deep truck courts, ample parking and ESFR fire protection. Phase I of the project includes three delivered buildings totaling 340,200 sf, which are fully leased to tenants including Sashco and Meati Foods. Phase II of the project, consisting of six speculative warehouse and distribution buildings, is underway and anticipated for completion this year and into 2023. ▲



EverWest Real Estate Investors LLC and Invesco Real Estate will refinance and complete the construction of 25 North with funds secured by JLL.

Essex Financial Group secures \$28M loan for flex portfolio

by Jenna Walters

COLORADO SPRINGS – **Essex Financial Group** arranged a \$27.85 million acquisition loan for a Class A flex portfolio in Colorado Springs. An Essex Capital Markets team led by **Cooper Williams** and **Paul Donahue** worked on behalf of sponsors **CentrePoint Properties** and **Dunton Commercial** to secure the five-year loan through a national life insurance company. The sponsors used the funds to acquire Interquest I-IV, the 241,232-square-foot portfolio comprising four buildings at 9925, 9945, 9950 and 9960 Federal Drive. According to public records, the partnership, along with **Westside Investment Partners**, purchased the asset for \$32.7 million from an entity relat-



A partnership recently purchased Interquest I-IV using funds secured by Essex Financial Group.

ed to **Crescent Real Estate LLC**. According to Essex, the loan also will facilitate the lease-up and stabilization of the portfolio, which is approximately 75% leased to a mix of health care and technology tenants.

Other News
■ SAN MARCOS, Texas – Denver-based **Fast Preferred Equity** placed a \$5.6 million bridge loan for a newly built student housing facility in San Marcos, Texas.

Fast Preferred Equity worked on behalf of developer **Celmark Development Group** to secure the short-term, preferred equity loan through **A10 Capital**. The funds will be used to cover construction overrun costs and facilitate the lease-up of View on the Square, the 120-unit property near the Texas State University campus. “We are very pleased to help our client realize its vision for View on the Square and avoid a forced-sale scenario before it opened its doors to residents,” said **Fred Fanganello**, founder and senior partner at Fast Preferred Equity. “While we always look for investment opportunities within Colorado, the opportunity to participate in a project such as this – a new, top-of-the-market

product situated walking distance from a huge state research university, in a rapidly growing part of the country and led by a proven and highly capable development team – was very enticing. “Student housing market occupancy is over 95%, with substantial year-over-year rent growth,” Fanganello continued. “Interest among our investors was overwhelming. This transaction is ideally suited for our ‘rented equity’ investment platform and allowed our clients to ultimately reap the fruits of their labors through what has been a uniquely challenging period. With the construction already completed, we face no construction risk and are eager to watch the project rapidly lease up heading into the coming school year.” ▲

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- NoCo Fall Conference..... Oct. 25, 2022
- Sherman Miller Case Competition Nov. 4, 2022



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Bank of the West www.bankofthewest.com/commercial-banking.html	●	●	●	●	●	●	●		●			●					Chris Wardenberg chris.wardenburg@bankofthewest.com
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Centennial Lending LLC www.centennial-lending.com	●	●	●	●	●	●	●	●				●			●	●	Timothy Thomas tim.thomas@centennial-lending.com
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NAIOP

20th Rocky Mountain Real Estate Challenge winner chosen

by Jenna Walters

DENVER – Earlier this month, at a celebration hosted by **Land Title Guarantee Co.** and **NAIOP Colorado**, the top competing teams from the 20th annual Rocky Mountain Real Estate Challenge were recognized for their achievements. This year’s challenge was held

at the Sheraton Denver Downtown hotel. Graduate-level students from the University of Colorado Boulder and the University of Denver competed to create a development vision for a 25-acre site at Peak Innovation Park, a 900-acre master development near the Colorado Springs Airport.

The winning team of this year’s challenge was the University of Colorado Boulder’s Sky View for its Panoramic Park project, and the runner-up was the University of Denver’s Leading Edge Capital for its Park Landing project. The winning team’s proposed mixed-use development features

a sports complex with an ice rink, turf field and a bar; a lounge and gas station complex; a drive-thru restaurant with a daily breakfast tenant; and a brewery with outdoor seating, in addition to other retail and office space. Both the winning and runner-up teams were recognized by Land Title Guarantee Co. and

NAIOP Colorado, with the winning team receiving the Tracy Wilkes Challenge Cup, named to honor a late founding member of the challenge. The 2022 challenge was collectively sponsored by **Urban Frontier**, the **Colorado Springs Airport** and **Flywheel Capital**. ▲

CentrePoint

Continued from Page 12

ment and engineering firm Surna Inc. and Apria Health, which uses its space for medical device manufacturing and distribution. CentrePoint Properties, which acquired the building in a 1031 exchange, plans to spend approximately \$50,000 on improvements to the parking lot and asphalt surrounding the building. Additionally, the firm anticipates maintaining a strong and diverse rent roll of long-term tenancy during its ownership. “We are excited about this acquisition within the Boulder submarket; it is a fantastic industrial asset conveniently

located within the Colorado Technology Center, and we were able to acquire it at an attractive basis,” said **Tyler Hendrickson** of CentrePoint Properties. “The strong growth fundamentals the submarket continues to experience, lack of supply of available industrial space and increasing tenant demand made this acquisition a great fit for our exchange. We are confident that these favorable market conditions, paired with the growth industrial is experiencing as an asset class, is a recipe for accelerated rent growth during our hold period.” ■ DENVER – Chicago-based **Industrial Outdoor Ventures** acquired the 36,789-sf indus-

trial building at 4343 Holly St. in Denver for \$6.5 million. A team from **Kenai Capital Advisors** brokered the transaction on behalf of the undisclosed seller. Built in 1957, the industrial property sits on 3.6 acres directly next to Interstate 70. The building is leased to Beacon Roofing Supply’s waterproofing division, which uses it for last-mile distribution to Denver area customers. According to Kenai Capital Advisors, the buyer was attracted to the property’s ease of access to the newly reconstructed section of I-70, the functional layout of the building and the rare large outdoor, paved storage yard. IOV adds the asset to a portfo-

lio of more than 62 assets across 15 U.S. markets, including Denver. Earlier this year, the buyer purchased a 14.04-acre low-coverage industrial service facility in Commerce City for \$10.53 million. “We remain bullish on the Denver metro marketplace and continue to look for opportunities like 4343 Holly St. to build scale there as well as in other strategic markets across the U.S.,” **Anthony DeLaurentis** of Industrial Outdoor Ventures said in a prepared statement. “We continue to see strong demand throughout all of Denver with no signs of growth slowing down.” ■ BERTHOUD – A newly

constructed self-storage facility recently opened in Berthoud. Owned by **Nick Husen** and **Chineze Christopher**, the 66,000-sf Second Street Self-Storage at 945 N. Second St. features a mix of drive-up and climate-controlled storage units in various sizes to accommodate residential and commercial needs. Additionally, the secure access property has an on-site sales office and manager. The property opened this month, following construction completion by **McCauley Constructors Inc.** The owners are currently exploring other self-storage opportunities across the Front Range. ▲

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UPCOMING EVENTS

05.12.2022 DL Leadership Spotlight Luncheon

05.19.2022 Real Estate on the Rocks

05.25.2022 DL Mentor Program Kick-Off

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

06.08.2022 CoreNet, ULI & NAIOP Young Leaders Mixer

06.09.2022 DL Leadership Spotlight

06.21.2022 Life Science Program

06.27.2022 Annual Golf Classic

07.14.2022 Mid-Year Economic Forecast

08.11.2022 Winter Classic Hockey at The Ice Ranch

Sep 2022 Developers Showcase presented by Cushman & Wakefield

10.06.2022 Fight Night 2022 presented by CoStar Group

Nov 2022 Fall Breakfast

12.08.2022 Annual Holiday Party

May 12

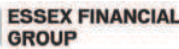
DL Leadership Spotlight Luncheon

Join the NAIOP Developing Leaders (DL) and First American Title-NCS on Thursday, May 12 at the Vari Office Solutions Denver Showroom for the Leadership Spotlight and Committee Meeting. the 9th Annual Winter Classic: Skiing with the Icons event on Thursday, April 7 at Arapahoe Basin.

Don't miss this unique committee experience, designed to create an intimate gathering between DLs and leaders in the Denver business community featuring open and candid discussion with our special guest speaker—Ian Nichols, Director of Finance and Accounting with Flywheel Capital — as they discuss their role in the industry, as well as leadership challenges and successes throughout their career.

VISIT [NAIOP-COLORADO.ORG](https://www.naiop-colorado.org) FOR MORE DETAILS

Thank You DL Program Sponsors



MAY 19

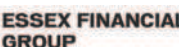
Real Estate on the Rocks

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

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

VISIT [NAIOP-COLORADO.ORG](https://www.naiop-colorado.org) FOR MORE DETAILS

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JUNE 2

Happy Hour with WLI, CREW, NAIOP

Please join the ULI Colorado WLI (Women’s Leadership Initiative), CREW and NAIOP for a collaborative networking event at Pour House in Denver on June 2nd. This happy hour will enable you to meet new connections, generate business opportunities, and learn more about other land use and real estate organizations promoting the advancement of women as leaders in this industry.

VISIT [NAIOP-COLORADO.ORG](https://www.naiop-colorado.org) FOR MORE DETAILS

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Business continuity plan for success: Controlled environment

A professional headshot of Dr. Robert A. Kohn, a man with dark hair, wearing a dark suit, a blue shirt, and a patterned tie. He is smiling slightly and looking directly at the camera. The background is a mottled grey.

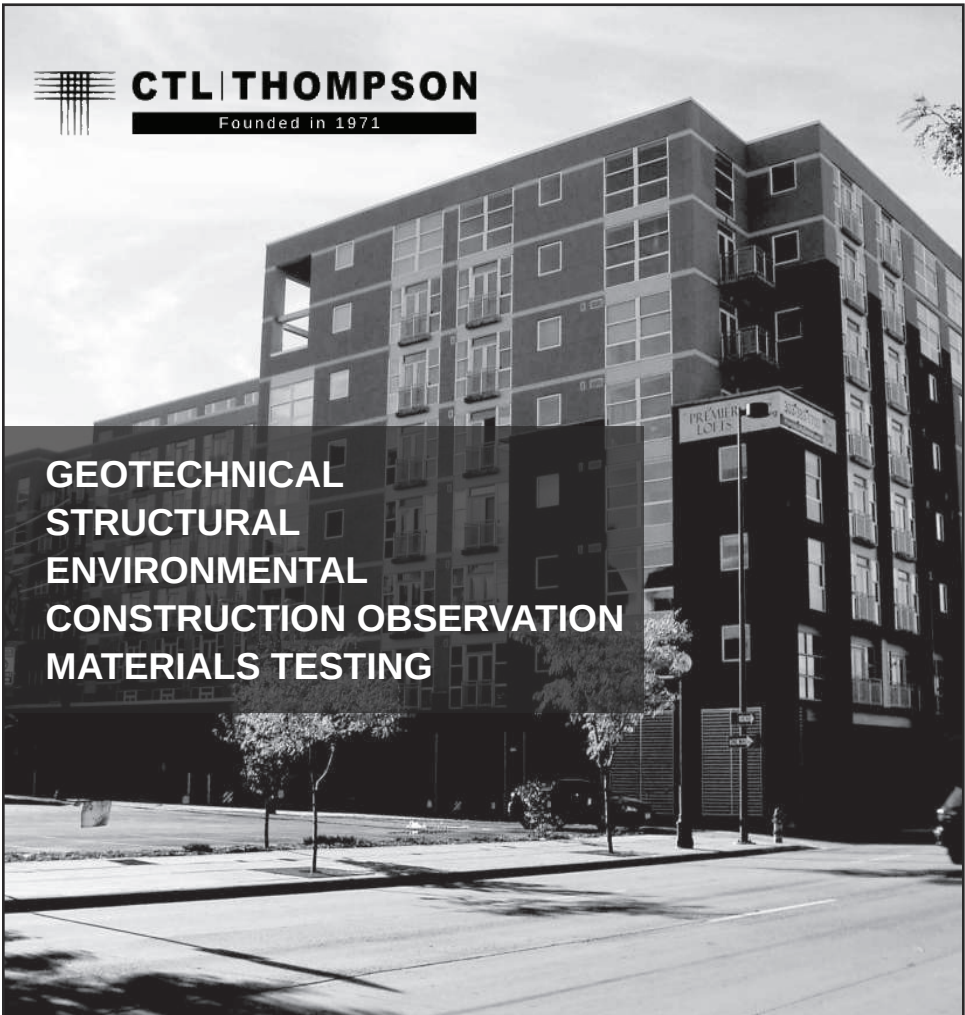
Important questions to ask include: Does the customer relationship management program have a cloud version available that no longer requires a server? Is your internal file system available to you anywhere and everywhere without having to rely on a single source for it? What about your data? Is the data backed up? Are you following regulatory requirements? If a team member clicked on something he shouldn't have and a ransomware or damaging malware gets into your systems, do you have a plan to address it?

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Hensel Phelps breaks ground on 1900 Lawrence office tower in Denver CBD

by Kris Oppermann Stern

Downtown Denver’s latest Class A office tower, 1900 Lawrence, is underway. Hensel Phelps broke ground last month on the project, which is being developed by Riverside Investment & Development Co., in partnership with Convexity Properties and Canyon Partners Real Estate.

The 30-story project, totaling over 700,000 square feet of office space and 10,000 sf of ground-level retail, is in the heart of the revitalization of Denver’s central business district and will be the largest office building to be built downtown in more than 40 years with completion slated for second-quarter 2024.

Designed by Goettsch Partners, 1900 Lawrence is a \$400 million project offering state-of-the-art office space, expansive ceiling heights and highly efficient rectilinear floor plates with floor-to-ceiling glass, multiple floors with private tenant terraces, and unparalleled views of the Front Range, Coors Field, Lower Downtown and Skyline Park.

“We design buildings from the inside out, so the emphasis on efficiency and flexibility for the users is paramount,” said Joachim Schuessler, principal



The building provides seamless connections between interior and exterior spaces.

and senior project designer at Goettsch Partners. “In the case of 1900 Lawrence, opening up views of the mountains and creating outdoor spaces that take advantage of the incredible landscape were important aspects as well.”

Best-in-class amenities will include a leading-edge fitness center, multiuse conference facilities and a tenant lounge with direct access to

a landscaped outdoor terrace. Designed with the latest technology, sustainability, and health and wellness standards in mind, 1900 Lawrence will include hospital-grade ventilation systems, floor-by-floor fresh air that exceeds code, touchless elevators and access control, and top-of-market LEED, WELL and WiredScore certifications.

Ground-floor retail will consist of a restaurant and café.

“The building provides

seamless connections between interior and exterior spaces, with 11 private terraces for tenants, as well as one larger communal amenity terrace on Level 7,” Schuessler said when discussing his favorite parts of the design. “The stepped massing of the building helps facilitate this integration of interior and exterior spaces, which is

the driving concept behind the building.”

As for what users will most appreciate, Schuessler said “an important aspect in many of our designs is how a building meets the ground and activates the pedestrian realm.

“For 1900 Lawrence, we have two active public plazas: one at 19th and Lawrence and the other at 19th and Arapahoe,” he said. The building lobby is designed as an extension of the outdoor space, with a highly transparent glass façade that blurs the boundaries between interior and exterior, making the spaces read as one. The back of the lobby features a full-height, folded travertine wall, which resembles stone cliffs in the mountainside.

“1900 Lawrence will set new standards for the workplace environment, so as to empower businesses and their employees,” said Chris Payne, vice president for Riverside. “As the premier office building in Denver, the project is designed to include next generation innovations in sustainability, health and wellness, technology, and amenity programming. We are excited to deliver an industry-leading office building that promotes collaboration and creativity.” ▲



The three-story building will offer 62 income-restricted affordable housing units.

Brinkman begins construction of affordable senior community in Denver Virginia Village

Brinkman Construction began building a new affordable senior living community in Denver’s Virginia Village neighborhood, which is being developed through a joint venture between Lexton McDermott and Kentro Group. The building was designed by Lewis Himes.

The Lynwood Senior Apartments, located near the corner

of South Holly Street and East Atlantic Place, will provide affordable senior housing to residents who are 62 years of age and older. The building’s construction marks another critical step forward in reducing housing instability among Denver’s senior residents.

The three-story building will offer 62 income-restricted affordable housing units.

The community will provide a range of amenities including an exercise room, outdoor patio, a community room and supportive services provided by Eaton Senior Communities. The complex is well-situated to provide accessible transportation options to its residents including on-site parking and easy access to

Please see **Brinkman**, Page 35

Dohn Construction tops out Pop Denver on Santa Fe

Dohn Construction topped out its five-story, 123-unit Pop Denver condo building in Denver. Located in the heart of the Art District on Santa Fe on Sixth Avenue and Santa Fe, the precast concrete condo building is on track to be completed in June 2023.

The project includes a mix of studio, one-bedroom, two-bedroom and penthouse units. With 187,000 total square feet, the building also

will feature a community courtyard with a grill and fire pit, commercial spaces, fitness center and underground parking with bike storage. Half of the units will include views of either the mountains to the west or downtown Denver to the north.

Dohn Construction is working with First Stone Development and Studio Compleitiva on this project.▲



The precast concrete condo building is on track to be completed in June 2023.

Construction, Design & Engineering

National Western Center launches largest U.S. wastewater heat recovery system

The National Western Center and its partners are striving to create a low-carbon campus that's sustainable and regenerative, last month launching the largest wastewater heat recovery system in the United States to date.

Used water that goes down the drains of our showers, sinks, bathtubs, dishwashers, washing machines and toilets travels through a main sewer pipeline. Within the NWC's wastewater heat recovery system, a plate and frame heat exchanger captures the warmth of that wastewater and transfers it to a clean water distribution pipe. The system is housed in an 8,790-square-foot central utility plant construct-

ed of a pre-engineered metal building. The distribution pipe enters into individual buildings using a closed-loop system (clean water never touches wastewater) and harnesses the energy from the system to heat and cool the buildings.

"We made a promise to be at the forefront of sustainability, and we're delivering," said National Western Center CEO Brad Buchanan. "Knowing we have to heat and cool our buildings one way or another, we chose an innovative, clean-energy system that's both beneficial for our campus but also for our community."

The system was designed, built and will be operated by EAS Energy Partners. EAS

comprises CenTrio, the largest core-competency district energy operator in the United States; AECOM Technical Services Inc.; and Colorado-based Saunders Construction. The system is being delivered at a cost comparable to traditional natural gas systems but is low carbon, consistent and sustainable.

Reducing fossil fuel use means reducing air pollution and associated health impacts. To build the system, the city and county of Denver's construction team had to bury the 72-inch wastewater pipeline that once ran alongside the South Platte River, alleviating its odors and opening up recreational space. ▲



The Denver Central Library renovation features a new children's library.

GH Phipps completes Denver Central Library \$40M renovation, including new event space

GH Phipps recently completed the \$40 million renovation of the Denver Central Library. The 540,000-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-of-the-art sanitary waste system. The project was designed by

studiotrope design collective. "It was 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."

Some of the highlights of the completed work include a curved wall in the children's library, installation of bookshelves, construction of six new bathrooms, installation of a framed ceiling at the pavilion, installation of reinforced column and footing to help create a two-story event space.▲

DHM Design moves to a new Main Street Carbondale location

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

Principals Jayson Jaynes, Stephen Ellsperman, Marc Diemer and Jennifer DiCuollo have decades of experience together growing the DHM Carbondale

studio, bringing an ecologically based design philosophy and a passion for excellence to public, private and nonprofit clients across the country.

"We have called downtown Carbondale home for over two decades and look forward to many more years of shaping the landscape of the Roaring Fork Valley and beyond," said Managing Principal Jason Jaynes. "It is exciting to have this new space to continue to strengthen the legacy of DHM." ▲

Groundworks locations in Colorado unite as one brand

Groundworks, a leading foundation, and water management solutions company, will acquire Colorado-based foundation services company Peak Structural, marking its 24th acquisition in less than six years.

Founded in 2002 by Paul and Lisa Sutton, Peak Structural serves communities in Denver and Colorado Springs in foundation repair, concrete lifting, crawl space encapsulation and basement waterproofing.

Groundworks also announced that its two other Colorado-based companies, Complete Basement Systems and Foundation Repair of Western Colorado, will unite with Peak Structural under one brand, Groundworks.▲

Snyder completes interior remodel: Ku Cha House of Tea

Snyder Building Construction completed the new Denver location for Ku Cha House of Tea.

Ku Cha House of Tea is a Colorado institution. Opening its doors in 2005, the fine tea company has seen its share of changes. It has locations in Boulder, Fort Collins, Cherry

Creek and now at the Denver Pavilions.

Snyder recently completed the interior renovation for the Denver Pavilions location. The scope included the addition of a new tea tasting counter, new sinks and plumbing fixtures, new flooring, and upgraded food service areas and equipment. ▲



Ku Cha House of Tea

Brinkman

Continued from Page 34

RTD bus stops.

Colorado-based multifamily housing developer Lexton McDermott is leading the development of the project in partnership with Kentro Group and support from the Denver Housing Authority and the Colorado Housing and Finance Authority.

"Denver is in great need of additional affordable hous-

ing supply to accommodate our increasing senior population," said Michael Lengen, principal at Lexton McDermott. "We are proud to be making a small impact by bringing an additional 62 units of high quality, affordable housing to our community."

Lynwood Senior Apartments is scheduled for completion by the end of this year. ▲

Construction, Design & Engineering Directory: Contractors

Our Readers are Your Prospects If your firm would like to participate in this directory, please contact Lori Golightly at lgolightly@crej.com or 303-623-1148 x 102

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Hyder Construction Inc. www.hyderinc.com	●	●	●	●	●	●	●	●	●		Matt Huelskamp mhuelskamp@hyderinc.com
JE Dunn Construction Denver www.jedunn.com	●	●	●	●	●	●	●	●	●	Higher Education, Advanced Industries, Data Center and Science & Technology	Dustin Liljehorn dustin.liljehorn@jedunn.com
JHL Constructors, Inc. www.jhlconstructors.com	●	●	●	●	●	●	●		●	Education, Affordable Housing, Infrastructure, Municipal, Federal	Brad Schmahl brad@jhlconstructors.com
Jordy Construction www.jordyconstruction.com	●	●	●	●	●		●	●	●	Tenant Finish, Restaurants, Education, Aerospace, Churches, Data Centers	Charles Jordy charles@jordyconstruction.com
K2 Residential Solutions www.k2residentialolutions.com	●				●	●			●		Greg Krause G.Krause@K2residentialolutions.com
Kiewit Building Group Inc. www.kiewit.com	●	●	●	●	●	●	●			Higher Education, Federal, Government, Aerospace	Adam Lucero adam.lucero@kiewit.com
Layton Construction Company www.laytonconstruction.com	●	●	●	●	●		●	●			Cris Bryant cbryant@laytonconstruction.com
Mark Young Construction www.markyoungconstruction.com	●	●	●	●	●		●	●	●		Dennis Wolfe dwolfe@markyoungconstruction.com

CDE Directory: Contractors_(cont.) + Tenant Finish

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	Flex/Office	Hospitality	Industrial	Medical Office/ Health Care	Mixed-Use	Multifamily	Office	Retail	Senior Housing	Other	Contact
CONTRACTORS											
Martines Palmeiro Construction(MPC) www.mpconstruct.com	●	●		●	●	●	●	●	●		Chelsey Dohrn cdohrn@mpconstruct.com
Maxwell Builders, Inc. www.maxwellbuilders.net			●	●			●	●			Dave Maxwell dmaxwell@maxwellbuilders.net
McCauley Constructors www.mccauleyconstructors.com	●	●	●	●	●	●	●	●	●	Aviation, Storage & Personal Warehouse, Recreation, Education, Government, Worship	Liz Newman Liz.newman@mccauleyconstructors.com
Mortenson www.mortenson.com/denver	●	●	●	●	●	●	●		●		Gene Hodge gene.hodge@mortenson.com
MW GOLDEN CONSTRUCTORS www.mwgoldenconstructors.com	●	●	●	●	●	●	●	●	●		Jason Golden info@mwgolden.com
Palace Construction – Contractors www.palaceconst.com	●		●		●	●	●	●	●	Restoration, Repair, Renovation, K-12, Higher Education, Religious	Garth Geer ggeer@palaceconst.com
Pinkard Construction Company www.pinkardcc.com	●	●	●	●	●	●	●	●	●		Jim Mellor jim.mellor@pinkardcc.com
Precision Contractors www.precision-contractors.com	●	●	●	●	●		●	●	●	Restaurant	Jason Nagaki jasonnagaki@precision-contractors.com
Provident Construction www.providentconstruction.com	●	●		●	●		●	●			Rod Tabberer rtabberer@providentconstruction.com
Roche Constructors, Inc. www.rocheconstructors.com	●	●	●	●	●	●	●	●	●		A.J. Roche aroche@rocheconstructors.com
Sampson Construction www.sampson-construction.com	●	●	●	●	●	●	●	●	●	K-12 Education, Higher Education, Aviation, Athletic & Recreation, Government	Kevin Sladovnik Kevin.Sladovnik@sampson-construction.com
Saunders Construction, Inc. www.saundersinc.com	●	●	●	●	●	●	●	●	●		Justin Cooper J.Cooper@saundersinc.com
Schneider Building Company www.schneiderbuildingcompany.com/	●	●			●	●	●				Lucas Fay Luke@schneiderbc.com
Scheiner Commercial Group, Inc. www.scheinercg.com	●	●		●			●	●	●	Restaurants, Financial Institutions, Churches	Lisa Macneir lisa@scheinercg.com
Select Building Services www.sbg-commercial.com	●	●	●	●	●		●	●	●		Michael Renella mrenella@selectbuildinggroup.com
Shames Construction www.shames.com	●		●	●	●		●	●		Grocery, Entertainment, Warehouse, Storage, Restaurants, Financial Institutions	Sherry Bartholomew SBartholomew@shames.com
Shaw Construction www.shawconstruction.net	●	●		●	●	●	●	●	●		Pat Higgins pathiggins@shawconstruction.net
Snyder Building Construction www.snyderbuilding.com	●	●	●	●	●		●	●		Interior T1, Ground Up, Restaurant	Mindy Davine mdavine@snyderbuilding.com
Sustainable Design Build www.sdb-denver.com	●	●	●		●	●	●				Michael McCarty mike@sdb-denver.com
Swinerton www.swinerton.com	●	●	●	●	●	●	●	●	●		Julie Witecki jwitecki@swinerton.com
Taylor Kohrs www.taylorkohrs.com	●	●	●	●	●	●	●	●	●		Brian Cohen brianc@taylorkohrs.com
Turner Construction www.turnerconstruction.com	●	●	●	●	●	●	●	●	●	Federal, SCIF	Scott Bustos sbustos@tcco.com
Waner Construction Company www.wanerconstruction.com	●	●	●	●	●		●	●			Mike Eustace meustace@wanerconstruction.com
W.E. O’Neil Construction Company of Colorado www.weoneil.com	●		●	●	●	●	●	●	●		Todd Guthrie tguthrie@weoneil.com
The Weitz Company www.weitz.com	●	●	●	●	●	●	●	●	●		Bruce Porter bruce.porter@weitz.com
White Construction Group www.whitecg.com	●	●	●	●	●	●	●	●	●	Higher Education	Dan Rondinelli drondinelli@whitecg.com

	Financial Services	Flex/Office	Hospitality	Industrial	Medical Office/ Health Care	Mixed-Use	Multifamily	Office	Restaurant	Retail	Senior Housing	Other	Contact
TENANT FINISH _(continued next page)													
Bryan Construction Inc. www.bryanconstruction.com	●	●	●	●	●			●		●			Vince Shoemaker vshoemaker@bryanconstruction.com
Coda Construction Group www.codacg.com	●	●	●	●	●			●	●	●	●		Jennifer Byrden jbyrden@codacg.com
Epic Construction Inc. www.epic-construction.com	●				●			●	●	●			Chris Strom cstrom@epic-construction.com
EJCM Construction Management www.ejcm.com	●	●	●		●	●		●	●	●			Bill Brauer bbrauer@ejcm.com
Facilities Contracting, Inc. www.facilitiescontracting.com	●	●			●	●		●		●	●		Michael McKesson mmckesson@facilitiescontracting.com
GE Johnson www.gejohnson.com	●	●	●	●	●	●		●					Michelle Robinette robinettem@gejohnson.com

CDE Directory: Tenant Finish_(cont.) + Architects

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

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

CDE Directory: Architects (cont.)

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

CDE Directory: Engineers + Interior Design

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	Civil/ Site Design	Construction Material Testing	Electrical	Environmental	Geologic	Geotechnical	Mechanical	Structural	Surveying/ GPS	Traffic Studies and Transportation	Water Resources	Other	Contact
ENGINEERS													
68West, Inc. www.68west.com	●										●		A. J. Zabbia Jr., PE, CCE zabbia@68west.com
A.G. Wassenaar, Inc. www.agwco.com.				●		●							Tom Hastings hastingst@agwco.com
BranchPattern www.Branchpattern.com			●			●					●		Miles Dake miles.d@branchpattern.com
CTL Thompson www.ctltf.com		●		●	●	●		●					Shawn Fitzhugh sfitzhugh@ctlthompson.com
DMA Engineering https://www.dma-eng.com/							●					Energy	Steven Forrester stevenf@dma-eng.com
ECS Southwest, LLP www.ecslimited.com		●		●	●	●							Jason Dowdy JDowdy@ecslimited.com
Enayat Schneider Smith Engineering, Inc. www.essdenver.com	●							●					Halima Enayat 720-519-3940
EPS Group, Inc. www.epsgroupinc.com	●								●	●	●		Scott Elliot Scott.Elliot@epsgroupinc.com
Felsburg Holt & Ullevig www.fhueng.com										●			Christopher Fasching chris.fasching@fhueng.com
Galloway www.gallowayus.com	●		●				●	●	●	●	●		Carl 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	Greg Panza 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			●	●			●	●		●	●	Landscape Architecture, Parking, Transportation, Telecommunications	Randall Phelps randall.phelps@kimley-horn.com
Kumar & Associates, Inc. www.kumarusa.com		●		●	●	●							Jim Noll, P.E. kadenver@kumarusa.com
Manhard Consulting www.manhard.com	●								●	●	●	Surveying	Dan Madison dmadison@manhard.com
Martin/Martin Consulting Engineers www.martinmartin.com	●							●	●	●	●	Investigative/Forensic and Construction Engineering	Linda Kelly lkelly@martinmartin.com
Matrix Design Group www.matrixdesigngroup.com	●							●		●	●		Patrick Chelin PE patrick_chelin@matrixdesigngroup.com
MDP Engineering Group, P.C. www.mdpeg.com			●			●						Plumbing	Angela Blue ablue@mdpeg.com
ME Engineers, Inc. www.me-engineers.com			●			●						Architectural and sports lighting, technology	Angela Innes angela.innes@me-engineers.com
Olsson www.olssonassociates.com	●	●	●	●		●	●	●	●	●	●	Telecommunications, Power Delivery, Data Centers	Edie Adams eadams@olssonassociates.com
PCD Engineering (MEP) www.pcdengineering.com			●			●						Commissioning, Energy Modeling, Utility Rebates	Peter D'Antonio peter@pcdenengineering.com
Redland www.redland.com	●										●	Planning, L.A. Const. Mgmt.	Mike Pietschmann mpietschmann@redland.com
RockSol Consulting Group, Inc. www.rocksol.com		●				●							Crystal O'Neal oneal@rocksol.com
SynEnergy LLC www.synenergyllc.com			●				●					Plumbing, Sustainable Design, Energy Modeling & MWBE Certified	Mina McCullom mina.mccullom@SynEnergyLLC.com
Terracon www.terracon.com		●		●		●							Robert Cords rmcords@terracon.com
The Vertex Companies, Inc. www.vertexeng.com	●							●					Sam McGlamery smcglamery@vertexeng.com
	Financial Services	Hospitality	Industrial/ Flex	Medical Office/ Health Care	Multifamily	Office/ Corporate	Office/ Law	Office/ Tech	Restaurant/ F&B	Retail	Senior Housing	Other	Contact
INTERIOR DESIGN													
Abel Design Group www.abeldesigngroup.com	●	●	●			●	●	●	●	●			Laura Swank lswank@abeldesigngroup.com
ACQUILANO www.acquilano.com	●	●	●	●		●	●	●	●	●			Drew Marlow drew@acquilano.com
Anderson Mason Dale www.amdarchitects.com			●	●	●	●	●	●		●	●	Education	Gillian Johnson gjohnson@amdarchitects.com
Davis Partnership Architects www.davispartnership.com	●	●	●	●	●	●	●	●	●	●	●		Kyle Hoogewind Kyle.Hoogewind@davispartnership.com
Design Studio Blue www.designstudio-blue.com	●			●		●	●	●	●		●		Rebecca Brennan, RID CID CHID w/ EDAC HIDA LEED AP rebecca@designstudio-blue.com

CDE Directory: Interior Design (cont.)

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



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Pete Gillespie, President
Bill Brauer, General Manager
info@ejcm.com



Land Development

RESOURCE DIRECTORY

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BROKERS (LAND)

Antonoff & Company

Tom Kaufman
303-669-8118
tkaufman5@gmail.com
www.antonoff.com

Capstone Companies

Travis Hodge
404-259-8171
thodge@capstone-companies.com
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Colorado Brownfields Partnership

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WATER RESOURCES

Somach Simmons & Dunn

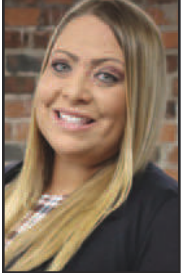
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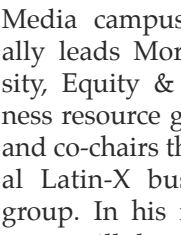
Who's News

Mortenson promoted **Jessica Ostoyich** to market director. A 15-year veteran of the company, Ostoyich spent the last two years as a project executive where she successfully oversaw a number of large-scale projects, ranging from hospitals and life sciences facilities to massive data centers. In her new role, she will oversee the corporate market sector within the Denver operating group, including management of business development, successful customer relations, and strategic and operational direction.



Jessica Ostoyich

Also, Mortenson promoted **Dave Espinosa** to project executive II. Espinosa has been with the company for six years and has managed a number of high-profile projects, including the award-winning new Rocky Mountain Public Media campus. He additionally leads Mortenson's Diversity, Equity & Inclusion business resource group in Denver and co-chairs the firm's national Latin-X business resource group. In his new role, Espinosa will be responsible for client relations and high-level project oversight, coordinating the ideas, perspectives and concerns of all project stakeholders to deliver high-quality products that deliver lasting value for the end user and the community.



Dave Espinosa

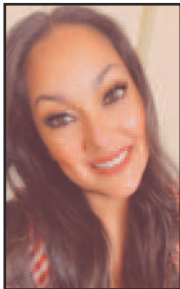
Lastly, **Bruce LePage** was promoted from market executive to market director within the health care sector. Building on a successful track record in the industry that includes delivery of several large, world-class greenfield hospital projects, LePage will continue to provide oversight and leadership for the entire health care sector



Bruce LePage

of the Denver operating group. He is actively involved in projects from start to finish.▲

Juanita Rodriguez, MBA, REHS, CRM, joined **Rocky Mountain Communities** as vice president of resident services.



Juanita Rodriguez

Rodriguez is establishing a resident services vision for the company that includes building community partnerships that are aligned in creating resilient, equitable and vibrant places where people feel encouraged and excited to participate in the life of their community. Rodriguez has experience in government, nonprofit and for-profit organizations with more than 20 years of experience. She earned her Master of Business Administration from Florida Institute of Technology, a Bachelor of Science in biology and environmental health from Colorado State University – Pueblo and a Bachelor of Science in chemistry from the University of Colorado Colorado Springs. ▲

CBRE promoted **Craig Branton, Mike Camp** and **Todd Papazian** to executive vice president.

Branton was promoted to EVP with firm's Debt & Structured Finance group. Based in downtown Denver, Branton specializes in the Freddie Mac Small Balance Loan program. He offers private commercial real estate owners a broad spectrum of financing solutions nationwide. Branton ranked among the top 10% of CBRE producers in the Americas last year.

Camp has been with CBRE his entire career and specializes in the sale and leasing of industrial properties. He



Mike Camp

is recognized as one of the top industrial brokers in Denver and is a multiyear winner of NAIOP Colorado's Industrial Broker of the Year. Camp also has been consistently recognized by CBRE on a national basis as a top producer.

Papazian provides real estate guidance for large corporations with global real estate portfolios. He leads a team of experts focused on helping clients reduce costs, better manage risk and improve efficiency across their real estate portfolios. In the past five years, Papazian and his partners have completed 2,175 transactions in 565 markets worldwide totaling 34 million square feet and \$5.8 billion in consideration. His team is consistently among CBRE's top producers and has won NAIOP Colorado's Broker Team of the Year award for the past six consecutive years.

Todd Papazian

Also, CBRE promoted **Vincent Polce** to senior vice president. Based in downtown Denver, Polce is a senior member of CBRE's Corporate Capital Markets Group and co-leads a national Private Equity Advisory practice. With a decade of prior experience as an independent commodities trader and investment banker, Polce provides qualitative and quantitative capital markets advisory and execution expertise for planned and existing assets, on behalf of private equity sponsors and their portfolio companies.

Vincent Polce

CBRE promoted **Michael Kendall** and **Jim Lee** to first vice president.

Kendall specializes in retail services. He has 17 years of experience working with national, regional and local retailers, as well as investors and landlords



Michael Kendall

throughout Colorado. His experience includes strategic market planning and rollouts, site selection/disposition, property analysis and underwriting, development lease up, and negotiating lease and sale transactions.

Lee represents retail landlords and tenants across the metro Denver area. With over three decades of experience, he focuses on the leasing, positioning, acquisition and disposition of prominent retail properties on behalf of property owners. He also has represented and has close relationships with some of the nation's top brands in food, grocery, and services.

Lastly, CBRE promoted **Parker Brown** and **Matt Kawulok** to vice president.

Brown is a member of CBRE Capital Markets' National Retail Partners group, specializing in retail investment sales. His core focus entails providing private capital investors with strategies for the acquisition and disposition of investment-grade retail properties throughout the Rocky Mountain region. Together with his partners, his team has successfully completed more than 300 retail investment sale transactions, totaling over \$3.1 billion in value for clients in 12 different western U.S. states.

Kawulok specializes in the sale and leasing of industrial and flex properties across metro Denver. He assesses his clients' goals and objectives and develops strategies to meet their needs. Since becoming a broker in 2017, he has participated in transactions totaling over 2.5 million sf. ▲



Matt Kawulok

Perkins&Will announced that **Andy Barnard** of the Den-



Andy Barnard

ver studio is retiring. The announcement follows previous leadership changes the studio underwent in January and marks a successful career for Barnard, who worked with the practice for 33 years and who was an integral part of the Sink Combs Dethlefs merger with Perkins&Will in 2017. Barnard served as president of Sink Combs Dethlefs since 2009 and became managing director of Perkins&Will's Denver studio immediately following the merger.

Barnard retires with a portfolio with an emphasis on stewardship of resources for the firm, the client and the environment. He holds a Bachelor of Architecture from Montana State University and a Master of Arts from University of Texas at Austin. ▲

Annie Korenjak was promoted to director of talent engagement at **The Laramar Group** in Denver as part of a strategic initiative to expand recruitment and engagement of top talent. The company is a national real estate investment and property management company.

Korenjak will manage multiple initiatives that have been added or expanded over the past few years to recognize and support employee achievements, wellness and diversity. Those programs include: Recognize, Laramar Wellness, the Culture Committee and the Make It Matter Equity and Inclusion program. ▲



Annie Korenjak

Brady McQuinn, Ryan Roppen and **Josh Lapp** passed the Certified Healthcare Constructor exam that is given by the **American Society for Healthcare Engineering**. Vertix now has five employees who have passed the exam, representing nearly one-quarter of all construction professionals who hold CHC certification within Colorado general contractor companies. ▲

Evermore

Continued from Page 6

Winchester investment was a natural fit based on the opportunity to structure a mutually beneficial deal with Meati Foods. "Our purchase and lease-back of this property is a solid

first step for our company and its acquisition goals," said Wolkov. "The building is located in one of the most desirable real estate markets in the country and will serve as the corporate headquarters for the promising, venture-backed startup Meati Foods.

This investment aligns with Evermore's focus on acquiring commercial real estate assets located in key urban, college and core mountain communities within the Rocky Mountain region and at the intersection of 'Eds, Meds and Technology.' Top-tier demo-

graphics, quality of life and a robust employment market in and around Boulder create enduring value and make this property a very valuable first asset to our portfolio." Evermore will upgrade critical building components and work with Meati Foods to

design and construct a modern, employee-focused office finish, Wolkov noted. The acquisition marks the first of several in the pipeline for Evermore. The firm plans to invest \$250 million in the Rocky Mountain region over the next three to five years. ▲

SALES | Warranty Deeds (April 21 - May 4)

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

Source: SKLD Information Services

COLORADO
REAL ESTATE
JOURNAL

County	Seller	Property Address	City	Purchaser	Sale Price	Date Recorded	County Property Desc
AD	6145 BROADWAY LLC	6145 BROADWAY	DENVER	GWK LLC	\$4,450,000.00	4/29/22	Industrial
AD	JAMES F WHITE LIVING TRUST	5590 SHERIDAN BLVD	ARVADA	FIORE EQUITIES LTD LLP	\$5,750,000.00	4/27/22	Commercial - Vacant
AD	VAQUERO WESTMINSTER PARTNERS LP			RARO LLC	\$3,875,000.00	4/26/22	
AD	RICHMOND AM HOMES COLO INC			MERITAGE HOMES COLO INC	\$2,316,500.00	4/15/22	
AD	DEBRA K & ERIC W BRUNNER			RICHMOND AM HOMES COLO INC	\$2,072,500.00	4/27/22	
AD	FED5400 LLC	MULT PROP		54 FEDS LLC	\$4,700,000.00	4/27/22	Commercial
AD	HARBERT ENTERPRISES LLC	5635 FRANKLIN ST	DENVER	P STREET II LLC	\$5,325,000.00	4/15/22	Commercial
AD	CANYON RESERVE LLC			CH REALTY X MF DENVER CANYON OWNER LLC	\$93,500,000.00	4/26/22	Residential
AD	TIMBER RIDGE VARE LLC	1161 W 69TH AVE	DENVER	SAN MIGUEL 24 LLC	\$9,100,000.00	4/22/22	Residential
AD	GALEN LLC	MULT PROP		120N10 LLC	\$7,700,000.00	4/21/22	Residential
AD	BK ENTERPRISES LLC	13505 E 112TH AVE	BRIGHTON	13505 E 112TH V1 LLC	\$4,950,000.00	4/21/22	Commercial
AD	60TH DEXTER ASSOC LLC			TMR LLC	\$3,425,000.00	4/19/22	
AD	PAINTED PRAIRIE OWNER LLC			WADSWORTH CAPITAL IX LLC	\$2,127,000.00	4/19/22	
AR	FRANCIS CO LLC			TNHC COLO INC	\$2,475,000.00	4/18/22	
AR	SNOWS CONCRETE FORMING INC	MULT PROP		WYNCO HOLDINGS LLC	\$3,200,000.00	4/28/22	Parking Lot Stand Alone
AR	7755 MILLER DRIVE LLC	6790 S DAWSON CIR	CENTENNIAL	HAMPTON YARD 9 LLC	\$4,550,000.00	4/28/22	Warehouse/Storage
AR	KLOPPENBERG INVEST CO	2627 W OXFORD AVE	SHERIDAN	KLOPPENBERG PRODUCTS LLC	\$5,500,000.00	4/26/22	
AR	STEVE & ELIZABETH A SCANNELL	3749 GARDEN AVE	GREENWOOD VILLAGE	PEPPERTREE LLC	\$7,575,000.00	4/21/22	Single Family Residential Contiguous
AR	CRONE PROPERTIES LLC	2950 S WYANDOT ST	ENGLEWOOD	KODIAK LAND CO LLC	\$4,400,000.00	4/15/22	Warehouse/Storage
AR	DOVE VALLEY BUSINESS PARK ASSOC LTD			DOVE VALLEY IND OWNER LLC	\$9,199,900.00	4/21/22	
AR	ASSOC OPERATING ROOM NURSES INC	2170 S PARKER RD	DENVER	DALLAS HARTFORD LLC	\$8,500,000.00	4/26/22	Offices
AR	SOUTHGLENN PROPERTY HOLDINGS LLC			FAMILIA LP	\$6,539,000.00	4/15/22	Merchandising (all Retail)
AR	DCS OWNER LLC	9151 E PANORAMA CIR	CENTENNIAL	DRAWBRIDGE PANORAMA LLC	\$106,000,000.00	4/19/22	Offices
AR	H S GARCIA FAMILY TRUST	MULT PROP		WESTERN PROPERTY LLC	\$4,100,000.00	4/21/22	APT Multi-Units (4-8)
AR	GHK INVEST LLC			APEX COMMERCIAL HOLD-INGS LLC	\$7,400,000.00	4/26/22	Vacant Commercial PUD Lots
BD	JAMES MARKETING ADVERTISING INC	2919 VALMONT RD STE 106	BOULDER	2919 VALMONT LLC	\$4,350,000.00	4/13/22	OFFICES-LAND
BD	J E A N CORP	2020 PEARL ST	BOULDER	2020 PEARL STREET LLC	\$3,275,000.00	4/18/22	MERCHANDISING-LAND
BD	WADDLE FAMILY LLC	MULT PROP		CB SUNSET POINT LLC	\$8,550,000.00	4/13/22	
BR	PARK 36 INVEST LLC	MULT PROP		FAIRFIELD ARISTA LP	\$13,714,900.00	4/25/22	
BR	NP DEVL INC			BH BASELINE LLC	\$4,056,000.00	4/25/22	
BR	NP DEVL INC			DFC BASELINE EAST VIL-LAGE LLC	\$3,512,300.00	4/26/22	
DS	7120 EAST COUNTY LINE DEVL LLC	7120 E COUNTY LINE RD	HIGHLANDS RANCH	GRAYSTONE MANSION LLC	\$5,950,000.00	4/18/22	Commercial
DS	LONE TREE PGA LLC	9101 KIMMER DR	LONE TREE	HR ASSETS LLC	\$6,320,000.00	4/19/22	Commercial
DS	MARTIN MARIETTA MATERIALS INC			FEL 4425 LLC	\$3,000,000.00	4/20/22	Industrial
DS	19700 E PARKER SQUARE LLC	10700 E PARKER SQUARE DR	PARKER	PHOENIX LP	\$3,200,000.00	4/21/22	Commercial
DS	MARGARET M GALGANO TRUST	10841 BACKCOUNTRY DR	HIGHLANDS RANCH	STONETREE LLC	\$4,400,000.00	4/15/22	Residential
DS	PETER VAN	10740 BACKCOUNTRY DR	HIGHLANDS RANCH	EVERO FAMILY TRUST	\$2,800,000.00	4/18/22	Residential
DS	CROWN POINT MEDICAL OFFICES LLC	19284 COTTONWOOD DR	PARKER	HPHII DENVER II LLC	\$10,600,000.00	4/19/22	Commercial
DS	ARDEN B & JANE A MORROW	4898 JACKSON CREEK RD	SEDALIA	WESTON REALESTATE LLC	\$5,600,000.00	4/15/22	Agricultural
DV	DINER GROUP LLP			SNL HOLLY OWNER LLC	\$6,500,000.00	4/25/22	
DV	A A G FAMILY TRUST	4335 W 38TH AVE	DENVER	4345 W 38TH LLC	\$3,900,000.00	4/18/22	MERCHANDISING
DV	TST DENVER MOB LLC	98 SPRUCE ST	DENVER	NWI EATING RECOVERY CENTER LP	\$21,637,000.00	4/14/22	SINGLE FAMILY RESIDENCE
DV	1001 E 11TH AVE LLC			11TH OGDEN LLC	\$3,350,000.00	4/20/22	MERCHANDISING
DV	TRIPLE J HOLDINGS LLC	MULT PROP		2936 2938 WEST 42ND AVE LLC	\$3,050,000.00	4/15/22	MULTI-UNITS (4-8)
DV	EARL H III DEVANNY	2821 E CEDAR AVE APT 3	DENVER	EYPIDMONT LLC	\$4,000,000.00	4/21/22	SINGLE FAMILY RESIDENCE
DV	H KATHRINE WHITE	155 STEELE ST APT 516	DENVER	RJES REVOCABLE TRUST	\$2,515,000.00	4/26/22	CONDOMINIUMS
DV	1419 S YORK LLC	1419 S YORK ST	DENVER	4 LEAF ENTERPRISES LLC	\$2,650,000.00	4/26/22	SINGLE FAMILY RESIDENCE
DV	RAIL STOP LLC			CONTINENTAL 555 FUND LLC	\$6,100,000.00	4/15/22	
DV	DAHLIA FARM LLC	1651 DAHLIA ST	DENVER	PARK HILL DAIRY HOME LLC	\$3,812,500.00	4/26/22	SINGLE FAMILY RESIDENCE

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SALES | Warranty Deeds (April 21 - May 4)

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

Source: SKLD Information Services



County	Seller	Property Address	City	Purchaser	Sale Price	Date Recorded	County Property Desc
DV	DEVINE PARTNERS LLC	MULT PROP		533 535 DETROIT STREET LLC	\$2,070,000.00	4/19/22	DUPLEXES-TRIPLEXES
DV	SANTE FE INVEST LLC	2361 S RACE ST	DENVER	RACE STREET PROPERTIES LLC	\$2,350,000.00	4/18/22	MULTI-UNITS (4-8)
DV	WIKI WIKI ENTERPRISES LLLP	4260 E EVANS AVE	DENVER	REDT LLC	\$2,981,800.00	4/14/22	OFFICES
DV	2260 CALIFORNIA ST LLC	2260 CALIFORNIA ST	DENVER	GURU NANAK LLC	\$2,000,000.00	4/15/22	
EL	UNIVEST SOUTHGATE LLC			BROADMOOR TC ASSOC LLC	\$10,500,000.00	4/15/22	IMP. ONLY ON COMM. LAND
EL	BROADMOOR TC ASSOC LLC	1802 SOUTHGATE RD	COLO SPGS	CP 764 TWAIN OWNER LLC	\$13,478,800.00	4/29/22	IMP. ONLY ON COMM. LAND
EL	THOMAS INVEST LLC	5850 CHAMPIONSHIP VW	COLO SPGS	ROSEBEN CV LLC	\$4,000,000.00	4/28/22	MERCHANDISING
EL	719 NORTH CASCADE AVENUE LLC	2920 N CASCADE AVE	COLORADO SPRINGS	HR ASSETS LLC	\$11,000,000.00	4/19/22	SPECIAL PURPOSE
EL	ROBERT C BRADSHAW 1999 REVOCABLE TRUST	MULT PROP		CREEKWALK NORTH LLC	\$2,500,000.00	4/28/22	VACANT COMMERCIAL LOTS
EL	WHITE ROCK MOTEL LLC	MULT PROP		BVTS PIKES PEAK RV OWNER LLC	\$5,900,000.00	4/21/22	RECREATION
EL	719 NORTH CASCADE AVENUE LLC	719 N CASCADE AVE	COLORADO SPRINGS	HR ASSETS LLC	\$2,680,000.00	4/19/22	SPECIAL PURPOSE
EL	AUSTIN BLUFFS CENTER LLC	421 S TEJON ST	COLORADO SPRINGS	S TEJON INVEST LLC	\$5,325,000.00	4/27/22	OFFICES
EL	411 S TEJON LLC			S TEJON INVEST LLC	\$2,000,000.00	4/21/22	OFFICES
EL	LINLAND LLC	3330 E LAS VEGAS ST	COLORADO SPRINGS	MDV LINPRE 8 LLC	\$2,305,000.00	4/22/22	MANUFACTURING PROCESS-ING
EL	1310 PECAN LLC	MULT PROP		PECAN FLEX LLC	\$2,450,000.00	4/28/22	WAREHOUSE/STORAGE
EL	ROLINDA COLO LLC	MULT PROP		MDV 1031 LLC	\$2,885,900.00	4/25/22	VACANT INDUSTRIAL LOTS
EL	DUBLIN COMMONS LLC	MULT PROP		DUBLIN COMMONS 2 LLC	\$4,657,100.00	4/18/22	
EL	A B C LANDSCAPING INC	18955 BEACON LITE RD	MONUMENT	TDE REAL EASTATE HOLD-INGS LLC	\$2,400,000.00	4/27/22	
EL	WINDS SPIRIT LLC	3150 SPIRIT WIND HTS	COLO SPGS	PIKES GARDEN LLC	\$3,521,800.00	4/28/22	
EL	WINDS SPIRIT LLC	3166 SPIRIT WIND HTS	COLO SPGS	MXCM CAPITAL LLC	\$4,390,300.00	4/28/22	
EL	GPIF CO SPRINGS 1 LLC	MULT PROP		INTERQUEST DE LLC	\$32,700,000.00	4/19/22	OFFICES
EL	3440 CAREFREE CIR N LLC	3440 N CAREFREE CIR	COLORADO SPRINGS	CAREFREE CIRCLE INVEST LLC	\$2,800,000.00	4/21/22	
EL	DCP DELMONICO LLC	5825 DELMONICO DR	COLORADO SPRINGS	5825 DELMONICO LLC	\$7,950,000.00	4/29/22	OFFICES
EL	LARRY A FOLKS FAMILY TRUST	2815 N EL PASO ST	COLO SPGS	2815 N EL PASO LLC	\$2,250,000.00	4/22/22	WAREHOUSE/STORAGE
JF	RAVINIA PARK HOLDINGS LLC	6325 SHERIDAN BLVD	ARVADA	BOING US HOLDCO INC	\$7,000,000.00	4/26/22	Special Purpose
JF	SIXTH AVENUE WEST LLC	350 INDIANA ST	GOLDEN	350 INDIANA CD LLC	\$20,900,000.00	4/25/22	Offices
JF	PATRIOT HOLDINGS ARVADA LLC	5900 PIERCE ST	ARVADA	5900 PIERCE LLC	\$2,000,000.00	4/28/22	Mixed Assessment
JF	TROY H & TENICIA LOWRIE	6729 BEAR POINT WAY	GOLDEN	GLS 515 LLC	\$6,400,000.00	4/18/22	Agricultural
JF	TETRAS PROPERTIES LLC	12567 W CEDAR DR	LAKEWOOD	SMS LAKEWOOD LLC	\$2,730,000.00	4/25/22	Offices
JF	MN INVEST GROUP LLC	8790 W COLFAX AVE	LAKEWOOD	LAKEWOOD PLAZA PART-NERS LLC	\$2,600,000.00	4/27/22	Offices
JF	COMPREHENSIVE SOFTWARE SYSTEMS LLC	25178 GENESEE TRAIL RD	GOLDEN	GENESEE BUSINESS CEN-TER LLC	\$2,300,000.00	4/27/22	Offices
JF	7305 W 9TH AVE LLC	7305 W 9TH PL	LAKEWOOD	BR1 LAKEWOOD LLC	\$3,525,000.00	4/26/22	Multi-Units (9+)
JF	PETE DAVE LTD	29002 CROSSROADS LN	EVERGREEN	CROSSROADS EXPRESS LLC	\$2,800,000.00	4/27/22	Special Purpose
JF	4717JASON LLC	2525 WILLOW LN	LAKEWOOD	BRMK HIDDEN ACRES LTD	\$3,373,000.00	4/28/22	
JF	MCMARSHALL ENTERPRISES LLC	15850 W COLFAX AVE	GOLDEN	BOING US HOLDCO INC	\$4,550,000.00	4/20/22	
JF	RLJ II S WESTMINSTER LLC	6845 W 103RD AVE	WESTMINSTER	DAY ONE LLC	\$14,450,000.00	4/20/22	Lodging
JF	EVERGREEN ARTISAN PARK LLC	MULT PROP		EVERGREEN SELF STORAGE LLC	\$3,850,000.00	4/26/22	
LR	COUNTRY CLUB RESERVE LLC			DFC COUNTRY CLUB LLC	\$22,800,000.00	4/26/22	
LR	MASON 415 LLC	415 S MASON ST	FT COLLINS	PLUTUS HOLDINGS LLC	\$2,150,000.00	4/29/22	Commercial
LR	CHRISTOPHER T & SARA CARNEY	4059 GRAND PARK DR	TIMNATH	4059 GRAND PARK DR LLC	\$2,100,000.00	4/21/22	Residential
LR	RTA HOBBIT LLC	1050 HOBBIT ST	FT COLLINS	CSU HOBBIT STREET LLC	\$25,500,000.00	4/28/22	
LR	LEGACY PIII BRYMAR LLC			CH REALTY IX LEGACY MHC DENVER ASPEN RIDGE LP	\$22,250,000.00	4/22/22	Mobile Home
LR	CENTERRA EAST DEVL INC			MBH AHV KINSTON LLC	\$6,100,000.00	4/27/22	
LR	HARMONY EXECUTIVE PARK II LLC	2310 E HARMONY RD	FORT COLLINS	FOCO HARMONY LLC	\$6,800,000.00	4/26/22	Commercial
LR	CAC TIMNATH LLC			LENNAR COLO LLC	\$7,956,000.00	4/22/22	
LR	KITCHEL LAKE F3 LLC			KITCHEL LAKE F3 DEVL CORP	\$18,030,000.00	4/15/22	
LR	LOCKARD DEVL GROUP INC	MULT PROP		JDCD PROPERTY INVEST LLC	\$3,362,300.00	4/25/22	
LR	CAC TIMNATH LLC			CENTURY LAND HOLDINGS LLC	\$4,647,500.00	4/25/22	
PB	ARMOR STORAGE LLC	517 E INDUSTRIAL BLVD	PUEBLO WEST	NSA PROPERTY HOLDINGS LLC	\$6,720,000.00	4/14/22	COMM LAND/SPEC PURPOSE
WE	MARLIN & SHIRLEY NESS	501 E 27TH ST	GREELEY	GREELEY PARK LLC	\$10,800,000.00	4/14/22	
WE	VARRA CO INC			RAPTOR MATERIALS LLC	\$3,946,100.00	4/26/22	
WE	VARRA CO INC			RAPTOR MATERIALS LLC	\$5,994,000.00	4/26/22	
WE	VARRA CO INC			RAPTOR MATERIALS LLC	\$4,396,000.00	4/26/22	Agricultural
WE	VARRA CO INC			RAPTOR MATERIALS LLC	\$10,656,000.00	4/26/22	
WE	FORESTAR USA REAL ESTATE GROUP INC			MELODY HOMES INC	\$9,100,000.00	4/20/22	Residential
WE	VARRA CO INC			RAPTOR MATERIALS LLC	\$2,664,000.00	4/26/22	
WE	BRIX APT LLC	1009 13TH AVE	GREELEY	RH BRIX LLC	\$7,100,000.00	4/28/22	Residential
WE	VARRA CO INC			RAPTOR MATERIALS LLC	\$2,398,000.00	4/26/22	Exempt
WE	ROLINDA COLO LLC	MULT PROP		MDV LINPRE 8 LLC	\$6,870,800.00	4/22/22	Vacant Land

MORTGAGES | Trust Deeds (April 21 - May 4)

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

Source: SKLD Information Services

COLORADO
REAL ESTATE
JOURNAL

County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
AD	4/28/22	CORNERSTONE CHRISTIAN ACADEMY	12000 ZUNI ST	WESTMINSTER	GREAT WESTERN BK	\$8,487,790.00	Exempt
AD	4/15/22	6345 DOWNING LLC	6345 DOWNING ST	DENVER	CITYWIDE BK	\$4,304,000.00	
AD	4/20/22	25 NORTH INVEST SPE1 LLC			CANADIAN IMPERIAL BK COMMERCE	\$202,542,000.00	Commercial
AD	4/29/22	SECOND CREEK HOLDINGS LLC			RESPOND CORP	\$3,500,000.00	
AD	4/20/22	QUATTRO THORNTON LLC	91 E 136TH AVE	THORNTON	WINTRUST BK	\$4,050,000.00	
AD	4/19/22	PAVILIONS PL LLC	305 PAVILIONS PL	BRIGHTON	LEGACY BK	\$3,771,848.62	Commercial
AD	4/19/22	PAVILIONS PL LLC	MULT PROP		LEGACY BK	\$3,771,948.62	Commercial
AD	4/27/22	54 FEDS LLC	MULT PROP		CITYWIDE BK	\$3,760,000.00	Commercial
AD	4/15/22	P STREET II LLC	5635 FRANKLIN ST	DENVER	COLLEGIATE PEAKS BK	\$3,800,000.00	Commercial
AD	4/29/22	GWK LLC	6145 N BORADWAY	DENVER	SUNFLOWER BK	\$3,337,500.00	Industrial
AD	4/26/22	ZOGOB ENTERPRISES LLC	MULT PROP		PINNACLE BK	\$3,200,000.00	Commercial
AD	4/19/22	8244 LADEAN STREET TRUST	8244 LADEAN ST	THORNTON	FIRSTBANK	\$5,370,000.00	Residential
AD	4/22/22	SAN MIGUEL 24 LLC			BERKADIA COMMER-CIAL MTG LLC	\$6,812,000.00	Residential
AD	4/19/22	10813 LINCOLN STREET TRUST	10813 LINCOLN ST	NORTHGLENN	FIRSTBANK	\$5,370,000.00	Residential
AD	4/19/22	10483 LINCOLN COURT TRUST	10483 LINCOLN CT	NORTHGLENN	FIRSTBANK	\$5,370,000.00	Residential
AD	4/21/22	120N10 LLC	MULT PROP		WASHINGTON FED BK	\$5,525,000.00	Residential
AD	4/19/22	7061 GRAPE STREET TRUST	7061 GRAPE ST	COMMERCE CITY	FIRSTBANK	\$5,370,000.00	
AD	4/19/22	1787 BEELER STREET TRUST	1787 BEELER ST	AURORA	FIRSTBANK	\$5,370,000.00	
AR	4/22/22	CH PARK CANYON RIDGE COM-MUNITIES LLC	9757 E COLORADO AVE	AURORA	JLL REAL ESTATE CAPITAL LLC	\$4,387,000.00	APT Multi-Units (9+)
AR	4/15/22	CCWO10 LLC	3411 S IRVING ST	ENGLEWOOD	SKYMAR CAPITAL CORP	\$5,740,000.00	
AR	4/20/22	SCOTT R VALENT REVOCABLE TRUST	4951 S HOLLY ST	ENGLEWOOD	JPMORGAN CHASE BK	\$4,650,000.00	Single Family Residential Acre-age
AR	4/15/22	KODIAK LAND CO LLC	2950 S WYANDOT ST	ENGLEWOOD	BK COLO	\$3,520,000.00	Warehouse/Storage
AR	4/18/22	JOHN STEPHEN LOCKTON REVOCABLE TRUST	4747 S FRANKLIN ST	ENGLEWOOD	COLLEGIATE PEAKS BK	\$10,000,000.00	Single Family Residential Acre-age
AR	4/21/22	WESTERN PROPERTY LLC	MULT PROP		ENT CREDIT UNION	\$3,375,000.00	APT Multi-Units (9+)
AR	4/21/22	SFR BORROWER 2022 1 LLC	MULT PROP		ROYAL BK CANADA	\$952,810,518.00	Single Family Residential
AR	4/15/22	DG RIVERBEND LLC	5350 S SANTA FE DR	LITTLETON	CANVAS CREDIT UNION	\$2,000,000.00	Restaurants
AR	4/19/22	GARAGE DEN DOVE VALLEY LLC	MULT PROP		ADAMS BK TRUST	\$6,326,702.00	
AR	4/28/22	RBI DAWSON LLC	6790 S DAWSON CIR	CENTENNIAL	FIRSTBANK	\$2,725,122.00	Warehouse/Storage
AR	4/21/22	PROMINENCE ENTERPRISES LLC	MULT PROP		CANVAS CREDIT UNION	\$8,500,000.00	Commercial Condos
AR	4/19/22	LAZY HILLS LLC	MULT PROP		PREMIER MEMBERS CREDIT UNION	\$4,190,624.75	Merchandising (all Retail)
AR	4/18/22	RENAISSANCE HOMES SPRING VALLEY LLC	5135 S KEARNEY CT	GREENWOOD VILLAGE	FIRSTOAK BK	\$2,400,000.00	Vacant Residential Lots
BD	4/11/22	MAIN 16 OWNER LLC			FIRST WESTERN TRUST BK	\$3,840,671.00	
BD	4/19/22	BOSSY BEAR LLC	MULT PROP		LIVE OAK BK CO	\$2,067,000.00	SPEC.PURPOSE-LAND
BD	4/11/22	EW GP ASSOC LLC			JAVELIN 2022 REIT LLC	\$278,800,000.00	MULTI-UNITS(9 +)-LAND
BD	4/18/22	BOULDERCENTRE REAL ESTATE LLC	4740 PEARL PKWY	BOULDER	FIRST NATL BK OMAHA	\$3,000,000.00	OFFICE INDUSTRIAL
BD	4/11/22	20TH STREET LLC	1503 20TH ST	BOULDER	ENT CREDIT UNION	\$2,100,000.00	MULTI-UNITS(4-8)-LAND
BD	4/13/22	MAPLETON LLC	2635 MAPLETON AVE	BOULDER	ANB BK	\$3,592,382.32	MOBILE HOME
BD	4/14/22	UTE CREEK APT LLC	1100 E 17TH AVE	LONGMONT	METLIFE REAL ESTATE LENDING LLC	\$41,800,000.00	MULTI-UNITS(9 +)-LAND
BD	4/13/22	CB SUNSET POINT LLC	MULT PROP		COREFIRST BK TRUST	\$6,937,961.00	
BD	4/13/22	2919 VALMONT LLC	2919 VALMONT RD STE 106	BOULDER	ANB BK	\$4,012,500.00	OFFICES-LAND
BD	4/14/22	TANTRA LAKE APT LLLP			FIRSTBANK	\$5,400,000.00	NO VAL RESID LAND
BD	4/14/22	TANTRA LAKE APT LLLP			FIRSTBANK	\$39,038,219.00	NO VAL RESID LAND
BD	4/13/22	THISTLE COMMUNITY HOUSING	1845 FOLSOM ST	BOULDER	ANB BK	\$4,012,500.00	OFFICES-LAND
BR	4/20/22	WPC H 2050 W 6TH AVE BROOMFIELD STORAGE LLC	2050 W 6TH AVE	BROOMFIELD	FIRST INTERSTATE BK	\$4,661,255.00	WAREHOUSE/STORAGE-IMPS.
BR	4/20/22	3822 RABBIT MOUNT ROAD LLC	MULT PROP		MIDFIRST BK	\$4,050,000.00	RESIDENTIAL CONDOS
DS	4/21/22	NICKS INVEST LLC	TBD		BK COLO	\$3,200,000.00	Vacant Land
DS	4/21/22	PHOENIX LP	19700 E PARKER SQUARE DR	PARKER	CENTRAL BK TRUST	\$3,200,000.00	Commercial
DS	4/22/22	SFR BORROWER 2022 1 LLC	MULT PROP		ROYAL BK CANADA	\$952,810,518.00	Residential

SKLD
INFORMATION
S E R V I C E S

DATA & MARKETING LISTS

What are your Parameters

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

- New Homeowners
- All Deed List
- Mortgage List
- Bankruptcies
- Foreclosures
- County Assessor Data

- Package of NDF, CP, PT Deeds
- Liens, Judgements, Lis Pendens
- State, Federal & Mechanical Liens
- Commerical Transactions
- Top Lenders (Loan Activity)
- Ask us about Customized Reports

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MORTGAGES | Trust Deeds (April 21 - May 4)

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DS	4/26/22	L J PARK LLC	16534 KEYSTONE BLVD	PARKER	BK WEST	\$2,707,500.00	Commercial
DS	4/20/22	HIGHFIELD BLDG 3 LOT 13A LLC	8535 HIGHFIELD PKWY	ENGLEWOOD	WILMINGTON TRUST	\$850,000,000.00	Industrial
DS	4/20/22	FLOJEN ENTERPRISES LLC	18425 PONY EXPRESS DR	PARKER	COLLEGIATE PEAKS BK	\$2,412,661.73	
DS	4/18/22	EVERO FAMILY TRUST	10740 BACKCOUNTRY DR	HIGHLANDS RANCH	GUARANTEED RATE INC	\$2,208,000.00	Residential
DS	4/15/22	STONETREE LLC	10841 BACKCOUNTRY DR	HIGHLANDS RANCH	BNY MELLON	\$3,080,000.00	Residential
DS	4/20/22	HR STORAGE LLC	MULT PROP		BK COLO	\$3,994,000.00	Commercial
DS	4/18/22	GRAYSTONE MANSION LLC	7120 E COUNTY LINE RD	HIGHLANDS RANCH	CANVAS CREDIT UNION	\$4,245,000.00	Commercial
DS	4/20/22	CALVARY CHAPEL CASTLE ROCK	1480 CANYON DR	CASTLE ROCK	INTEGRITY BK TRUST	\$7,707,754.00	
DS	4/19/22	LARKIN STREET HOMES LLC	2899 MERRY REST WAY	CASTLE ROCK	GOLDMAN SACHS BK USA	\$288,000,000.00	Residential
DS	4/20/22	4991 FACTORY SHOPS BLVD LLC	4991 FACTORY SHOPS BLVD	CASTLE ROCK	CANVAS CREDIT UNION	\$3,792,900.00	Commercial
DS	4/21/22	FDL LLC	MULT PROP		ENT CREDIT UNION	\$4,952,452.53	Commercial
DS	4/20/22	10726 KIMBALL STREET LLC	10726 KIMBALL ST	PARKER	MIDFIRST BK	\$4,050,000.00	Residential
DS	4/20/22	NICOLA CHATFIELD LP	8160 BLAKELAND DR	LITTLETON	NASSAU LIFE ANNU-ITY CO	\$22,000,000.00	
DS	4/18/22	WESTON REALESTATE LLC			FARM CREDIT SOUTH-ERN COLO	\$4,480,000.00	Agricultural
DS	4/26/22	BERKENKOTTER MOTORS LLC	MULT PROP		FIRST NATL BK	\$3,932,585.00	Commercial
DS	4/19/22	HPIII DENVER II LLC	19284 COTTONWOOD DR	PARKER	AM ST BK	\$8,450,000.00	Commercial
DV	4/19/22	LARKIN STREET HOMES LLC	3474 W ALASKA PL	DENVER	GOLDMAN SACHS BK USA	\$288,000,000.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	15015 ROBINS DRIVE TRUST	15015 ROBINS DR	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	4445 DAVENPORT WAY TRUST	4445 DAVENPORT WAY	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/25/22	DENVER CONSTR MANAGE-MENT LLC	MULT PROP		INDICATE CAPITAL FUND 1 LLC	\$4,262,000.00	
DV	4/14/22	NWI EATING RECOVERY CEN-TER LP	98 N SPRUCE ST	DENVER	ROYAL BK CANADA	\$337,000,000.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	21591 E 46TH AVENUE TRUST	21591 E 46TH AVE	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/22/22	KC QUEBEC LLC	5096 N CENTRAL PARK BLVD	DENVER	FIRSTBANK	\$4,480,000.00	MERCHANDISING
DV	4/20/22	10783 EAST 28TH PLACE LLC	MULT PROP		MIDFIRST BK	\$4,050,000.00	SINGLE FAMILY RESIDENCE
DV	4/21/22	1616 S SHERMAN ST LLC	MULT PROP		COLLEGIATE PEAKS BK	\$2,058,600.00	SINGLE FAMILY RESIDENCE
DV	4/22/22	3131 W MEXICO LLC	3131 W MEXICO AVE	DENVER	JPMORGAN CHASE BK	\$8,250,000.00	MULTI-UNITS (9+)
DV	4/19/22	5530 CARSON STREET TRUST	5530 CARSON ST	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/15/22	CONTINENTAL 555 FUND LLC			BOKF	\$64,125,000.00	
DV	4/25/22	591 S YORK ST LLC	591 S YORK ST	DENVER	COMMERCE BK	\$2,014,000.00	SINGLE FAMILY RESIDENCE
DV	4/18/22	MILWAUKEE STREET LLC	444 MILWAUKEE ST	DENVER	FIRSTBANK	\$2,634,275.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	533 535 DETROIT STREET LLC	MULT PROP		FRANKLIN CAPITAL FUND III LLC	\$4,500,000.00	DUPLEXES-TRIPLEXES
DV	4/14/22	REDT LLC	4260 E EVANS AVE	DENVER	FIRSTIER BK	\$3,500,927.00	OFFICES
DV	4/19/22	5504 DEARBORN STREET TRUST	5504 DEARBORN ST	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	5545 ZION COURT TRUST	5545 ZION CT	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	5535 CROWN BOULEVARD TRUST	5535 CROWN BLVD	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/22/22	SFR BORROWER 2022 1 LLC	MULT PROP		ROYAL BK CANADA	\$952,810,518.00	SINGLE FAMILY RESIDENCE
DV	4/14/22	RINO WYNKOOP INVEST LLC	3675 WYNKOOP ST	DENVER	FIVE STAR BK	\$2,175,000.00	WAREHOUSE
DV	4/15/22	2936 2938 WEST 42ND AVE LLC	MULT PROP		FIRSTBANK	\$2,078,000.00	MULTI-UNITS (4-8)
DV	4/19/22	CMA DENVER LLC	820 N SHERMAN ST	DENVER	PREMIER VALLEY BK	\$10,500,000.00	OFFICES
DV	4/25/22	PW INVEST LLC	4487 TENNYSON ST	DENVER	COMMERCE BK	\$2,656,000.00	SINGLE FAMILY RESIDENCE
DV	4/15/22	PLP HOLDINGS LLC	5801 E 3RD AVE	DENVER	PINE INVEST LLC	\$3,375,000.00	SINGLE FAMILY RESIDENCE
DV	4/22/22	2135 S DEPEW LLC	2135 S DEPEW ST	DENVER	JPMORGAN CHASE BK	\$6,500,000.00	MULTI-UNITS (9+)
DV	4/22/22	CASA DORADA LLC			BELLWETHER ENTER-PRISE REAL ESTATE CAPITAL LLC	\$6,504,500.00	MULTI-UNITS (9+)
DV	4/19/22	5546 ATCHISON STREET TRUST	5546 ATCHISON ST	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/14/22	COLO RANCHERS INC	10705 E 51ST AVE	DENVER	CITYWIDE BK	\$2,800,000.00	WAREHOUSE
DV	4/19/22	12304 OLMSTED DRIVE TRUST	12304 OLMSTED DR	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	5518 SALEM STREET TRUST	5518 SALEM ST	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	CONFUSED VENTURES LLC	5532 VICTOR ST	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	5545 WORCHESTER STREET TRUST	5545 WORCHESTER ST	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	5517 XANADU STREET TRUST	5517 XANADU ST	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/19/22	14291 RANDOLPH PLACE TRUST	14291 RANDOLPH PL	DENVER	FIRSTBANK	\$5,370,000.00	SINGLE FAMILY RESIDENCE
DV	4/15/22	EMC SACRE LLC	1145 N SHERMAN ST	DENVER	JPMORGAN CHASE BK	\$4,675,000.00	MULTI-UNITS (9+)

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EL	4/21/22	BESHERIT LLC	5731 SILVERSTONE TER	COLORADO SPRINGS	CANVAS CREDIT UNION	\$2,650,000.00	SPECIAL PURPOSE
EL	4/25/22	I54 2 PROPERTIES LLC	3670 REBECCA LN	COLORADO SPRINGS	CENTRAL BK TRUST	\$3,295,800.00	OFFICES
EL	4/21/22	830 TENDERFOOT LLC	830 TENDERFOOT HILL RD	COLO SPGS	CANVAS CREDIT UNION	\$2,600,000.00	OFFICES
EL	4/22/22	ACADEMY LODGING LLC	8155 N ACADEMY BLVD	COLO SPGS	INDEPENDENT BK	\$6,833,320.00	LODGING
EL	4/30/22	SAN MIGUEL COS PO LLC			PGIM REAL ESTATE AGENCY FINANCING LLC	\$27,720,000.00	MULTI_UNIT (9 & UP)
EL	4/28/22	CREEKWALK NORTH LLC	MULT PROP		LEGACY BK	\$4,000,000.00	VACANT COMMERCIAL LOTS
EL	4/27/22	JTA SPRINGS LLC	1102 POTTER DR	COLORADO SPRINGS	JBT PROPERTIES LLC	\$2,000,000.00	
EL	4/27/22	4225 SINTON ROAD PROPERTIES LLC	4225 SINTON RD	COLORADO SPRINGS	FIRST SYMETRA NATL LIFE INS CO NEW YORK	\$3,100,000.00	WAREHOUSE/STORAGE
EL	4/29/22	AGAP COLO SPGS LLC	4825 E PLATTE AVE	COLORADO SPRINGS	WELLS FARGO BK	\$376,390,000.00	MULTI-UNITS (4-8)
EL	4/22/22	SFR BORROWER 2022 1 LLC	MULT PROP		ROYAL BK CANADA	\$952,810,518.00	SINGLE FAMILY RES.
EL	4/20/22	2 AMIGOS PLUS 1 LLC	850 VALLEY ST	COLO SPGS	5STAR BK	\$5,060,000.00	VACANT COMMERCIAL LOTS
EL	4/27/22	S TEJON INVEST LLC	VL		FIRSTBANK	\$4,914,000.00	OFFICES
EL	4/28/22	ROSEBEN CV LLC	5850 CHAMPIONSHIP VW	COLO SPGS	BK COLO	\$2,400,000.00	MERCHANDISING
EL	4/29/22	NC APT LLC			CBRE MULTIFAMILY CAPITAL INC	\$23,705,000.00	MULTI_UNIT (9 & UP)
EL	4/29/22	385S PIERCE LLC	5825 DELMONICO DR	COLORADO SPRINGS	FIRSTBANK	\$5,135,000.00	OFFICES
EL	4/20/22	REAGAN RANCH DEVL LLC			UMB BK	\$22,000,000.00	
EL	4/18/22	THIRDSIES LLC			AG CREDIT AGRICULTURAL CREDIT ASSOC	\$44,500,000.00	
EL	4/19/22	2520 ARLINGTON APT LLC			PACIFIC WESTERN BK	\$10,800,000.00	
EL	4/22/22	CREEKWALK NORTH LLC	1720 S NEVADA AVE	COLO SPGS	BK COLO	\$6,800,000.00	
EL	4/26/22	ASPEN VIEW HOMES LLC			REGIONS BK	\$30,000,000.00	
EL	4/21/22	VANTAGE HOMES CORP			INDEPENDNET BK	\$20,000,000.00	
EL	4/27/22	VANTAGE HOMES CORP			INDEPENDENT BK	\$20,000,000.00	
EL	4/28/22	CAMPBELL HOMES LLC	11361 PALMER PEAK PL	PEYTON	EASTERN COLO BK	\$3,500,000.00	
EL	4/19/22	EIG14T KCE 5 CO BRIARGATE LLC	9410 GRAND CORDERA PKWY	COLO SPGS	FIRST FIDELITY BK	\$2,700,000.00	
EL	4/21/22	CAMPBELL HOMES LLC	9829 MERIDIAN HILLS TRL	PEYTON	EASTERN COLO BK	\$3,500,000.00	
EL	4/28/22	CAMPBELL HOMES LLC	10333 MOUNT ROSA LN	COLO SPGS	EASTERN COLO BK	\$3,500,000.00	CODE 100 AT PRESENT WORTH
EL	4/19/22	INTERQUEST DE LLC	MULT PROP		VOYA INVEST MANAGEMENT LLC	\$27,850,000.00	OFFICES
EL	4/21/22	BVTS PIKES PEAK RV OWNER LLC	MULT PROP		AM ST BK	\$5,568,000.00	RECREATION
EL	4/28/22	PECAN FLEX LLC	MULT PROP		MOUNT VIEW BK COMMERCE	\$2,030,000.00	WAREHOUSE/STORAGE
JF	4/18/22	GOLDEN AUTOMOTIVE GROUP HOLDINGS LLC	MULT PROP		FIRSTBANK	\$17,500,000.00	
JF	4/20/22	LAZY RIDER LLC			AM AGCREDIT	\$2,470,000.00	
JF	4/26/22	GREGORY D BENNETT TRUST	5772 SECREST CT	GOLDEN	LIVE OAK BK CO	\$3,050,000.00	Single Family Residential
JF	4/20/22	ATTIC SELF STORAGE LLC	5965 SHERIDAN BLVD	ARVADA	STAHARA LIVING TRUST	\$3,900,000.00	Mixed Assessment
JF	4/20/22	ARBOR BLDG LLC	7850 VANCE DR	ARVADA	ARBOR BLDG	\$2,600,000.00	Offices
JF	4/19/22	CAMPBELL CREEK COMMUNITIES LLC	MULT PROP		JPMORGAN CHASE BK	\$7,000,000.00	Multi-Units (9+)
JF	4/28/22	LARKIN STREET HOMES LLC	6322 W 115TH PL	WESTMINSTER	GOLDMAN SACHS BK USA	\$288,000,000.00	
JF	4/25/22	350 INDIANA CD LLC	350 INDIANA ST	GOLDEN	VOYA INVEST MANAGEMENT LLC	\$18,620,500.00	Offices
JF	4/25/22	SFR BORROWER 2022 1 LLC	7641 TELLER ST	ARVADA	ROYAL BK CANADA	\$952,810,518.00	Single Family Residential
JF	4/20/22	70 EXECUTIVE CENTER LLC	4891 INDEPENDENCE ST	WHEAT RIDGE	70 EXECUTIVE CENTER	\$4,200,000.00	Offices
JF	4/28/22	BRMK HIDDEN ACRES LTD	2525 WILLOW LN	LAKEWOOD	BRMK MANAGEMENT CORP	\$10,118,872.00	Single Family Residential
JF	4/28/22	BRMK HIDDEN ACRES LTD	8530 W 52ND AVE	ARVADA	BRMK MANAGEMENT CORP	\$10,118,872.00	
JF	4/27/22	5669 ALKIRE LLC	5669 S ALKIRE ST	LITTLETON	B SIDE CAPITAL	\$2,306,000.00	Lodging
JF	4/25/22	LAMAR OWNER LLC	9839 W 60TH AVE	ARVADA	JPMORGAN CHASE BK	\$245,000,000.00	
JF	4/21/22	PHOENIX LP	7921 SHAFFER PKWY	LITTLETON	CENTRAL BK TRUST	\$3,200,000.00	Warehouse/Storage
JF	4/27/22	CROSSROADS EXPRESS LLC	29002 CROSSROADS LN	EVERGREEN	BK COLO	\$2,870,000.00	Merchandising
JF	4/26/22	EVERGREEN SELF STORAGE LLC	MULT PROP		EVERGREEN ARTISAN PARK LLC	\$3,025,000.00	
JF	4/20/22	DAY ONE LLC	6845 W 103RD AVE	WESTMINSTER	FIRSTBANK	\$13,600,000.00	Offices
JF	4/26/22	BR1 LAKEWOOD LLC	7305 W 9TH PL	LAKEWOOD	FIRSTBANK	\$2,467,500.00	Multi-Units (9+)
LR	4/21/22	CBH PROPERTIES BERTHOUD LLC			ORIGIN BK	\$2,660,000.00	
LR	4/27/22	MHB AHV KINSTON LLC			ARBOR REALTY SR INC	\$67,100,000.00	
LR	4/28/22	CSU HOBBIT STREET LLC	MULT PROP		FIRSTBANK	\$15,810,000.00	
LR	4/19/22	TRAINKO ENTERPRISES INC	504 W EISENHOWER BLVD STE 302	LOVELAND	FIRST NATL BK	\$2,122,584.51	Commercial

MORTGAGES | Trust Deeds (April 21 - May 4)

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

Source: SKLD Information Services



County	Date Recorded	Borrower	Property Address	City	Lender	Loan Amt	County Property Desc
LR	4/18/22	TRIPLE COVID CONFIDENCE LLC			FIRSTBANK	\$6,959,690.00	
LR	4/25/22	LOVELAND ENTERTAINMENT INC	4270 BYRD DR	LOVELAND	FIRST INTERSTATE BK	\$2,450,000.00	Commercial
LR	4/26/22	DFC COUNTRY CLUB LLC	VL		COUNTRY CLUB RE-SERVE LLC	\$14,440,000.00	
LR	4/22/22	SEACANT HOLDINGS LLC	4660 CONCORDE AVE	JOHNSTOWN	FIRST NATL BK OMAHA	\$3,645,000.00	Commercial
LR	4/26/22	HARMONY EXECUTIVE PARK II LLC	2400 E HARMONY RD	FORT COLLINS	INDEPENDENT BK	\$3,348,750.00	Commercial
LR	4/22/22	SFR BORROWER 2022 1 LLC	MULT PROP		ROYAL BK CANADA	\$952,810,518.00	Residential
LR	4/22/22	CH REALTY IX LEGACY MHC DENVER ASPEN RIDGE LP	1166 MADISON AVE	LOVELAND	MF1 REIT II A LLC	\$175,050,000.00	Mobile Home
LR	4/15/22	KITCHEL LAKE F3 DEVL CORP			PACIFIC WESTERN BK	\$12,766,500.00	
LR	4/29/22	JOHNSTOWN HEIGHTS BEHAVIORAL HEALTH LLC	4770 LARIMER PKWY	JOHNSTOWN	JEFFERIES FIN LLC	\$1,368,000,000.00	Commercial
LR	4/29/22	JOHNSTOWN HEIGHTS BEHAVIORAL HEALTH LLC	4770 LARIMER PKWY	JOHNSTOWN	JEFFERIES FIN LLC	\$370,000,000.00	Commercial
LR	4/26/22	FOCO HARMONY LLC	MULT PROP		FIRSTIER BK	\$6,225,000.00	Commercial
LR	4/18/22	BRIDGEWATER HOMES LLC			THIRD COAST BK	\$20,000,000.00	Residential
LR	4/19/22	MHMP 16 NORTHFIELD LLLP			MERCY HOUSING INC	\$2,000,000.00	
PB	4/14/22	PUEBLO COLO PROPERTY LLC			CAPSTAR BK	\$4,213,461.00	COMM LAND-GENERAL
WE	4/14/22	GREELEY PARK LLC	501 E 27TH ST	GREELEY	FIVE STAR BK	\$7,560,000.00	
WE	4/22/22	SFR BORROWER 2022 1 LLC	MULT PROP		ROYAL BK CANADA	\$952,810,518.00	Residential
WE	4/22/22	4TH MAIN HOLDINGS LLC	MULT PROP		HIGH PLAINS BK	\$2,498,442.75	
WE	4/19/22	BAESSLER RESIDENTIAL COLO LLC	MULT PROP		FARMERS BK	\$4,500,000.00	
WE	4/19/22	HILLSIDE CENTER LLC	2533 11TH AVE	GREELEY	FIRST NATL BK OMAHA	\$3,250,000.00	Commercial
WE	4/28/22	RH BRIX LLC	1009 13TH AVE	GREELEY	HOMESTREET BK	\$5,950,000.00	Residential
WE	4/15/22	BURNETT LAND LIVESTOCK LTD LLLP			AM AGCREDIT	\$32,000,000.00	
WE	4/14/22	POTENTILLA PROPERTIES LLC	TBD		BK COLO	\$2,390,000.00	Agricultural
WE	4/28/22	PLATTE LAND WATER LLC			RABO AGRIFINANCE LLC	\$12,000,000.00	

For over 35 years, SMPS Colorado has come together with the industry’s marketing elite to provide the premier forum for education and networking in the architectural, engineering, and construction communities.

SAVE THE DATE!

Marketing Excellence Awards (MEAs)

May 19th | 5:00 p.m. - 8:30 p.m.
Asterisk Denver | 1075 Park Avenue West

We invite you to our premier event of the year, the Marketing Excellence Awards! It will be a night of celebrating the outstanding achievements of Colorado's top A/E/C firms and professionals.

Register today! <https://loom.ly/aQXo83k>

SOCO EVENT

Breakfast and Buisness Cards

May 25th | 7:30 a.m. - 9:30 a.m.
UCCS Downtown | 102 S Tejon St

Join us at an exciting networking event hosted by Colorado Springs Chamber and EDC to network and meet the industry experts! <https://loom.ly/eZOzhDI>

MEMBERSHIP EVENT

SMPS + ACEC Colorado Joint Mixer

June 1st | 4:00 p.m. - 6:00 p.m.
Lowry Beer Garden | 7577 E Academy Blvd

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

READY TO LEARN MORE?

Visit www.smpscolorado.org to register or join today!



COLORADO REAL ESTATE JOURNAL

2022 CREJ CONFERENCE SERIES SCHEDULE

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

Monday, May 16 – Morning

2022**Development,
Construction & Design**
CONFERENCE AND EXPO

Monday, May 16 – Afternoon

2022**Residential & Commercial
Land Development** CONFERENCE & EXPO

The Following conferences will be at
THE CABLE CENTER

2000 Buchtel Blvd S
Denver, CO 80210

Tuesday, May 17 – Morning

2022**Office**
SUMMIT & EXPO

Tuesday, May 17 – Afternoon

2022**Industrial**
SUMMIT & EXPO

Monday, October 24 – Afternoon

2022**Hotel**
SUMMIT & EXPO

Monday, August 29 - Morning

2022**Office End-User**
CONFERENCE & EXPO

Monday, August 29 - Afternoon

2022**Senior
Housing & Care**
CONFERENCE AND EXPO

Tuesday, October 25 – Morning

2022**Private Capital Investment**
CONFERENCE AND EXPO

Tuesday, August 30 - Morning

2022**Fall
Property Management**
CONFERENCE & EXPO

Tuesday, October 25 – Afternoon

2022**Condominium
Development**
SUMMIT & EXPO

Tuesday, August 30 - Afternoon

2022**Fall Multifamily
Development & Investment**
CONFERENCE & EXPO

Tuesday, August 30 - Afternoon

2022**Multifamily Property
Management Roundtable**
CONFERENCE AND EXPO

Wed., August 31 - Morning

2022**Development & Design**
CONFERENCE AND EXPO

Wed., August 31 - Afternoon

COLORADO
**COMMERCIAL REAL ESTATE
FORECAST & EXPO**

For more information on these events, including exhibitor and sponsorship opportunities, please contact
Lori Golightly at 303-623-1148 ext. 102 or e-mail lgolightly@crej.com.