

Real Estate News

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Kings Soopers Remodel Underway at W. 80th Avenue and Wadsworth Boulevard

by Michelle Francis 20/20 Strategy

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Bringing Business Home

Our Real Estate News is a publication of the Arvada Economic Development Association. Published monthly, the newsletter is dedicated to our partners - the City of Arvada, real estate professionals, as well as business and community leaders. We welcome your input and newsworthy information for publication.



Anyone who has driven by the King Soopers shopping center at W. 80th Avenue and Wadsworth Boulevard lately may have wondered what all the construction is about. The popular grocery chain, which has long been a retail anchor in this Arvada neighborhood, is expanding as well as remodeling current space in the shopping center.

According to Arvada City Councilwoman Rachel Zenzinger, "I am so pleased that King Soopers has chosen to reinvest in this store and in our community. I was particularly impressed that store officials proactively reached out to the neighborhood to address concerns even before plans were finalized."

Construction began on September 13, 2010, and is slated for completion in December 2011. The store is growing from 76,144 to 127,547 square feet. Construction is taking place in phases so existing businesses like Dress Barn, 3S Liquors and Qdoba Mexican Grill can remain open throughout the project's duration. In addition to adding more than 50,000 square feet, the new store

will include new offerings that will draw area shoppers. The project has attracted businesses including Fred Meyer Jewelers. King Soopers will add Tully's Coffee Shop, kitchen, bath, bedding and furniture, and a sushi, cheese and olive bar as part of the expanded store's offerings.

The project incorporates "green" features such as LED lighting on door cases and skylights for natural lighting to reduce electrical consumption. The shopping center will function on refrigeration, heating, air conditioning and lighting systems programmed to optimize energy usage based on customer flow, time of day and season of the year.

Longtime tenant 3S Liquors temporarily relocated to the north end of the shopping center, with plans to move next door to King Soopers when the project is complete. Store manager Joe Kramer expects the remodel to have an enormous positive effect for all of the tenants and their customers.

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AEDA Update



www.arvadapropertylink.com

PLEASE NOTE: In order to assure the accuracy of information on this website, properties will be reviewed every three months. Information older than three months will be removed and placed into “inactive” status. The listing broker will be notified by e-mail of the expiration. It is easy to reactivate. Log in, view the selected property, check “active” and click update. A new “date expires” after three months will be applied.

During January, **AEDA’s property website** had 93 properties retrieved 311 times. For more information, please contact Lila Nigh at 720-898-7012 or e-mail lila@arvada.org.

AEDA Update

Listed below are the properties viewed online:

54th Avenue and Ward Road	1 visit
64th Avenue & Eldridge Street	2 visits
4781 W. 58th Avenue	8 visits
4830 Dover Street	1 visit
4935 Allison Street	1 visit
5300 Sheridan Boulevard	9 visits
5304 Vance Street	7 visits
5390 Wadsworth Boulevard	4 visits
5400 Ward Road	18 visits
5405 W. 56th Avenue	3 visits
5420 Marshall Street	4 visits
5474 Marshall Street	4 visits
5525 W. 56th Avenue	4 visits
5545 W. 56th Avenue	4 visits
5545 Olde Wadsworth Boulevard	3 visits
5600 Olde Wadsworth Boulevard	3 visits
5613 Olde Wadsworth Boulevard	4 visits
5660 Olde Wadsworth Boulevard	1 visit
5709 Olde Wadsworth Boulevard	2 visits
5727 Allison Street	1 visit
5760 W. 60th Avenue	1 visit
5775 W. 56th Avenue	1 visit
5775 Tennison Street	3 visits
5790 Yukon Street	13 visits
5855 Wadsworth ByPass	2 visits

5880 W. 59th Avenue	6 visits	SEC W. 86th Pkwy & Indiana Street	2 visits
5905 Lamar Street	4 visits	SEC 88th Avenue & Wadsworth Boulevard	3 visits
5910 Ingalls Street	4 visits	SW Highway 72 & Indiana Street	9 visits
5945 Ward Road	2 visits		
6221 Sheridan Boulevard	1 visit	Arbor Building	
6303 Wadsworth ByPass	3 visits	7850 Vance Drive	5 visits
6355 Eldridge Street	1 visit	Arvada Crossing	
6410 Ward Road	3 visits	6785 Wadsworth Boulevard	2 visits
6413 Fig Street	3 visits	Arvada Ridge Marketplace	
6618 Wadsworth ByPass	4 visits	I-70 and Kipling	3 visits
6632 Wadsworth Boulevard	5 visits	Arvada Wells Fargo Building	
6644 Wadsworth Boulevard	2 visits	7878 Wadsworth Boulevard	21 visits
6711 Grandview Avenue	9 visits	Arvada West Town Center	
6850 W. 52nd Avenue	1 visit	14715 W. 64th Avenue	4 visits
7051 W. 56th Avenue	3 visits	Candelas	
7212 Ralston Road	3 visits	Highway 72 & Indiana Street	2 visits
7355 Ralston Road	4 visits	Fairlanes Shopping Center	
7375 W. 52nd Avenue	1 visit	6400 Wadsworth Boulevard	2 visits
7400 Wadsworth Boulevard	1 visit	Gold Coin Building	
7411 Grandview Avenue	4 visits	7570 - 7580 Grant Place	4 visits
7501 Grandview Avenue	2 visits	Goldstrike Business Park	
7612 Grandview Avenue	1 visit	5535 W. 56th Avenue	5 visits
7700 Wadsworth Boulevard	1 visit	Harlan Industrial Center	
7828 Vance Drive	4 visits	6060 - 6078 Harlan Street	1 visit
7985 Allison Way	3 visits	Indian Tree Shopping Center	
8330 W. 80th Avenue	1 visit	7705 Wadsworth Boulevard	4 visits
8550 Ralston Road	2 visits	Indiana Marketplace	
8700 Ralston Road	1 visit	14852 W. 64th Avenue	5 visits
9530 W. 80th Avenue	7 visits	Lake Arbor Professional Center	
10555 W. 63rd Place	3 visits	7985 Vance Drive	4 visits
12090 W. 50th Place	5 visits	Market Square Shopping Center	
12371 Ralston Road	5 visits	80th Avenue and Wadsworth Boulevard	2 visits
12500 W. 58th Avenue	1 visit	Mathews Business Park	
NW 50th Street & Kipling Street	3 visits	4700 W. 60th Avenue, #3	4 visits
NWC 66th Avenue & Fig Street	2 visits		

Featured Office of the Month

Michael Ledger of KEW Realty has a total of 5,811 sq. ft. for lease in the Arvada Wells Fargo Building at 7878 Wadsworth Boulevard. The space can be divided to 1,200 SF and lease rates start at \$14.50 per sq. ft. The building has good visibility from Wadsworth Boulevard, recent upgrades and ample parking. Contact Michael at 303-329-8100 or email mledger@kewrealty.com.



Meadowlake Village Center 12650 - 12850 W. 64th Avenue	1 visit
Meadows Shopping Centre 8230 - 8350 W. 80th Avenue	1 visit
O'Koren 14902 W. 64th Avenue	1 visit
Parkside I & II 5255 & 5275 Marshall Street	7 visits
Sheridan Business Center 5076 W. 58th Avenue	3 visits
Supreme Offices 12191 W. 64th Avenue	4 visits
The Shops at West Woods 16255 W. 64th Avenue	3 visits
The Stuart Building 8910 Ralston Road	6 visits

Congratulations To....

Ojala Company for leasing 5394 Marshall Street, to Parker Personal Care Homes. Ojala will be vacating this location by Summer 2011, and relocating its offices to Denver.

Kittie Hook for being named as one of ColoradoBiz Magazine's Top 25 Most Powerful Salespeople. This distinction recognizes salespeople for surmounting these tough times with passion for work, belief in their product and creativity to close a deal in a challenging market.

Taken from ColoradoBiz Magazine

Bruce Mawhinney and Mike Wafer of Grubb & Ellis for leasing 12,083 sq. ft. at Ralston Business Park, 5625 W. 56th Avenue, to Pathfinder Systems, Inc.

New Arvada Businesses

- Arial Company Inc.**
8770 Wadsworth Boulevard (wholesale beauty supplies)
- Auraras Beauty Salon**
5107 W. 64th Avenue
- Colorado Express Courier**
5810 Lamar Street Suite 1
- Flowers by Flora & Gifts Inc.**
8410 Wadsworth Boulevard
- Freddy's Model and Game Center**
10372 W. 64th Avenue
- Mairs Family Dentistry**
6355 Ward Road
- Patty Cakes by the Slice**
5604 Kendall Court (located in the Rocky Mountain Commissary)
- Power Equipment Specialists**
7709 Ralston Road
- Rejuvenation Nutrition**
11651 W. 64th Avenue
- RMS Design**
5709 Olde Wadsworth Boulevard (home decor)
- Rockabillys**
12363 W. 64th Avenue (bar and grill)
- Stoneware Systems**
9940 W. 59th Place Suite 1
- Universal Gas & Store**
9205 W. 58th Avenue
- Vacuums R Us**
5215 W. 80th Avenue

Featured Industrial Site of the Month

Larry Tolar has 18,670 sq. ft. for sale at 14922 W. 69th Avenue. This building, zoned PUD-I, is offered for \$1.6 million. Near the intersection of W. 64th Avenue and Indiana Street, the clear span building has an 8' x 12' office, 2 restrooms, paint booth with roll up door and swing out insulated door and an alarm system. Contact Larry at 303-726-9567 or email SigiTolar@msn.com for more information.

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He commented that while most people think of a remodel in terms of fresh paint and new fixtures, this project will transform the shopping center and result in the largest King Soopers in the state of Colorado. "With nothing like it for miles around, it will surely draw in many new shoppers and allow all of the center's tenants to significantly increase their customer base. I am very excited and can't wait for the grand re-opening!"

Arvada Economic Development Association director Hazel Hartbarger said, "King Soopers continues to be a great corporate citizen. Not only is the company committed to this community in every sense of the word, but also employs hundreds of our citizens. When people shop locally, they are not only contributing to the financial stability of their community through sales tax dollars, but perhaps more importantly are helping to secure the jobs of many."

Denver Emerging From Slump

The overall Denver real estate market was ranked No. 9 in the Emerging Trends Real Estate report.

"Anything between the coasts seemed to suffer, with the exception of Denver," said Charles DiRocco, director and head of real estate research at PCW, who spoke at the new Embassy Suites Hotel on 14th Street in downtown Denver.

The report had this to say about Denver: "The city is making progress positioning for 21st-century growth by strengthening its downtown core through a new light-rail and railroad hub to serve surrounding suburban nodes. As a result, the central business district becomes "the place to be," and mixed-use, transit-oriented development helps anchor suburban

districts. The Denver metro area also has one of the nation's most modern airports, an attractive Rocky Mountain backdrop, relatively low business taxes, and a broad-based economy anchored by oil and gas, alternative energy, and defense companies."

Taken from www.indenvertimes.com/denver-emerging-from-slump

Businesses Arvada citizens are asking for.....

Runner's Roost - This speciality store has seven Colorado locations and specializes in all things about running. Visit <http://www.runnersroost.com> for more information.

SteinMart - This clothing and home decor store specializes in discount overstocks. They currently have two Colorado locations and have expanded to more than 25 states. Visit <http://www.steinmart.com> for more information.

T.G.I. Friday's - This casual dining restaurant would be a great fit at W. 77th and Wadsworth Boulevard. Franchise information can be found at www.tgifridays.com/franchise.

Each month AEDA receives many phones calls from citizens asking, "Why don't we have a certain business here in Arvada?" We are passing the information along to you in case you have a space that might be a great fit for one of these companies or if you are representing one of these companies.

Featured Retail Site of the Month

Frank Griffin of Newmark Knight Frank Frederick Ross has a free-standing, two-tenant building, containing 6,100 sq. ft., just west of Olde Town Arvada at 5545 Olde Wadsworth Boulevard for sale for \$850,000. The building, within close proximity to Costco, Home Depot, and Arvada Marketplace regional shopping corridor has great signage, good access, and private parking. The 4,100 sq. ft. space available to lease and is zoned B-3. Contact Frank at 303-260-4345 or email fgriffin@newmarkkffr.com for more information.

ARVADA, COLORADO

Real Estate News



ECONOMIC DEVELOPMENT ASSOCIATION

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