

INDUSTRY WRAPUPS

From the October 3, 2003 print edition

Real Estate

Retail finally makes an appearance in Cherry Hills Village

Erin Johansen

The city of Cherry Hills Village will get its first -- and only -- retail establishment in early 2004. The only commercial building in the upscale, 6,000-resident city was sold on Sept. 22 and the new owners plan to turn it into a small retail center.

DPC Development Co. bought the property and plans to take advantage of the high traffic volume near the building, located near Hampden Avenue and Lafayette Street in south metro Denver.

DPC bought the 8,691-square-foot property at 3530 S. Lafayette St. for \$1.1 million.

With the exception of one piece of land, it's the only commercial property in Cherry Hills Village.

"It's great real estate. It's the last and only site in Cherry Hills and 80,000 cars go by each day," said Christopher King, executive vice president with DPC Development.

Last year, the city approved a zoning change on the building that should ultimately provide more revenue to the city.

"It was a medical and dental billing office and the use was very limited, so we amended the zoning last year to accommodate more retail," said Cheryl Kuechenmeister, city manager. "We don't get much revenue except for property taxes, so we think it was a very good opportunity for the village to get more revenue. We opened the zoning at the time for more possibilities and we think we wrote it broadly enough to accommodate retail uses."

Dunton Realty Co.'s Marcus Phillips said he marketed the property as a retail redevelopment opportunity because that seemed to be the best use.

"It was such a good location in terms of the demographic and traffic," Phillips said.

Phillips said there was a lot of interest in the building and he has a backup offer. The property was listed by Phillips and his partner, Jerry Meer.

Before it can begin redeveloping the building, DPC will need to get approval from the city.

"We're going to completely redo the building so it's not recognizable. We'll raise the building height 8 feet and we will put in an all-new storefront. The architecture will be brick and stucco with the storefront to grade level," King said.

King said although the company has not started talking to tenants -- because it still needs to go through the city's architecture and design approval process -- he expects that businesses akin to Starbucks, Chipotle or Noodles & Company will end up in the building.

In addition to the high level of the traffic, its proximity to hospitals also makes it a good location, King said.

If all goes smoothly with the city, the redevelopment should be complete in about 90 days.