

DPC news items/articles as appeared in the Colorado Real Estate Journal...

Multitenant Retail Center to Join Safeway Store in Grand Junction

by Jill Jamieson-Nichols

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A Greenwood Village developer is undertaking its first development on the Western Slope by setting up shop space next to Safeway. DPC Development Co. plans to break ground in early June on a 16,230-square-foot retail center called the Shops on Horizon at the northwest corner of North 12th Street and Horizon Drive. The \$2.7 million center is expected to house typical inline retailers like a hair salon and video store, along with two to three quick-serve restaurants, said DPC Executive Vice President Chris King. Ranch Liquors has preleased space in the center. "We have real good activity right now from national tenants," he commented. Katie Worrall of Bray & Co. Commercial in Grand Junction is marketing the space. DPC Development also has a pad site on the property that could accommodate up to 6,000 sf. The retail center is next to a Safeway that opened within the last couple of years. Designed by Concepts West Architecture in Colorado Springs, the building will feature brick with EIFS and architectural accents, along with a standing-seam metal roof. The Shops on Horizon is expected to be completed in September. King said DPC has been looking for opportunities in secondary and tertiary markets in Colorado and was "in the right place at the right time" to be able to acquire the development land from Safeway. "It's in a real good area," he said, adding that he expects the center to perform well because of growth in the area and the grocery anchor. The company plans to pursue other retail, as well as office and industrial deals, in the Grand Junction market.

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