

Larimer & Weld Counties

Out-of-state investor picks up Fort Collins building for \$4M

by Jill Jamieson-Nichols

A Fort Collins office building traded to an out-of-state investor in a \$4 million deal.

Anchorage Investments LLC purchased McClelland Office Park, a 34,217-square-foot building at 2850 McClelland Drive, from 2850 McClelland LLC. The three-story building was approximately 92 percent occupied at the time of the sale.

Constructed in 1984 and renovated in 2014, the building is



CoStar Group

McClelland Office Park sold to an out-of-state investor.

located off South College Avenue and West Drake Road.

John Witt and Matt Call of NavPoint Real Estate represented the buyer. "He thought it was a good building to own long term in a market where there is restrained supply," Witt said.

Tenants include Weston Distance Learning Inc., Right at Home, Goabroad LLC and Poudre Valley School District.

Nate Heckel and Stuart Thomas of Cushman & Wake-

field represented the seller in the transaction.

Other News

■ The Colorado Department of Corrections leased 7,432 square feet of office space at 3257 W. 20th St. in Greeley.

Ron Kuehl of Realtec-Loveland represented the tenant. Jake Arnold of Brinkman Partners represented the landlord, Schaefer Ltd.▲

NoCo tour showcases retail development, opportunities

by Jill Jamieson-Nichols

A two-hour "rolling" tour of Northern Colorado retail properties provided a glimpse into what's in store for the market, culminating with a groundbreaking for Fort Collins' newest neighborhood retail and mixed-use center.

Brinkman Partners arranged the June 30 Retail Broker Bus Tour for a group of about 40 brokers and others. After viewing existing and planned retail project sites in Loveland, Johnstown and Fort Collins, giving brokers a chance to pitch properties along the way, Brinkman broke ground for Harmony Commons.

The company also announced the latest two users for the development, which will be located at the southwest corner of Harmony Road and Lady Moon Drive in Fort Collins. They are Potbelly Sandwich Shop and a 107-room

Fairfield Inn & Suites. Fort Collins-based Spirit Hospitality will develop the hotel.

Other tenants in the first phase of development, which will bring amenities to the 105-acre Harmony Technology Park, will be MidiCi, which specializes in Neopolitan pizza, and Harbinger Coffee. The center will be anchored by a brewpub that hasn't been announced but that will be operated by "legendary" Front Range operators, according to Josh Guernsey, managing broker with Brinkman.

Located along Fort Collins' major employment corridor, the 9.2-acre Harmony Commons will begin delivering buildings in 2017 and will include multitenant retail space, pad sites and office space.

By far the largest development

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Brinkman Partners and city of Fort Collins representatives, from left, Josh Guernsey, Darin Attebury, Brian Stahl, Kevin Brinkman, Wade Troxell, Jay Hardy and Todd Parker throw dirt at the Harmony Commons groundbreaking June 30 in Fort Collins. Harmony Commons is an upcoming mixed-use development that will include retail, office and hotel uses.



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Who's News

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estate transactions. During that time, he also developed the Embassy Suites Hotel at Denver International Airport, redeveloped the 250,000-square-foot office building at 188 Inverness and assembled the team that developed the Museum Residences and The Art Hotel at 12th and Broadway in downtown Denver.

Most recently, Sibley represented the longtime landowner in the development of The York at City Park, a 212-unit Class A apartment project located at 17th Avenue and York Street, and led the team that organized the redevelopment of the El Jebel Shrine in the North Highlands neighborhood. In October, Sibley completed the development and construction of Littleton Adventist Hospital's new Center for Radiation Oncology. Sibley holds a Master of Business Administration from the University of Denver and undergraduate degrees in business administration and economics from the University of Puget Sound.▲

GH Phipps Construction Cos. brought on board **Daniel Trujillo**, an assistant professor from Colorado State University-Pueblo, one of four educators selected by a national program of AGC to place those who teach



Daniel Trujillo

construction management into the heart of a construction company for six weeks. Trujillo is part of a growing construction management program at CSU-Pueblo that teaches across the construction management and civil engineering technology programs at the university. The two programs include about 140 students.

When Trujillo joined the university's department four years ago, he began to introduce LEED to the curriculum, as well as Building Information Modeling. He established a LEED Lab, one of four in the country, at CSU-Pueblo.

During his internship, Trujillo has experienced three different aspects of the construction process: two weeks at the early stages of construction at Metropolitan State University Denver's Aerospace Engineering Sciences building, two weeks at the near-end of construction of

the University of Denver's Daniel Felix Ritchie School of Engineering and two weeks working in GH Phipps' preconstruction department.

This internship program is sponsored in part by the AGC Education and Research Foundation. Trujillo applied last winter, naming GH Phipps as the company he wanted to intern with, after years of working with Gregg Behmer, GH Phipps' virtual design and construction manager. Behmer serves as a mentor with and on the advisory board of the program.

AGC, GH Phipps and CSU-Pueblo split the cost of the program three ways. Each entity had to sign off on the program. Trujillo and Behmer developed for the internship.

As an assistant professor of construction management, Trujillo is on a tenure track. He earned a bachelor's degree in business and administration from the University of Colorado Boulder and a master's degree in real estate finance and construction management from the University of Denver.▲

Christian Living Communities, a Colorado-based not-for-profit senior living services organization, named **Terry Rogers**



Terry Rogers

as its future president and CEO. Rogers will replace outgoing President and CEO Russ Den Braber, who has served in that capacity for the last 14 years.

Rogers has 27 years of experience in senior living and home health services, having served the last 16 years as president and CEO of St. Martin's in the Pines, a senior living community located in Birmingham, Alabama. In this role, he led the development of a comprehensive strategic plan and the repositioning of St. Martin's.

Transition of leadership work will take place throughout the summer with Rogers being in place sometime in September.▲

Chase Christensen joined **Cushman & Wakefield's** Fort Collins office as an associate broker.

Christensen joined the firm from RPC Properties, where he served as a licensed broker and co-listed multiple properties. He helped the property and asset manager lease and man-



Chase Christensen

age 400,000 square feet of industrial, retail and office space in Northern Colorado and Dallas. He handled the leasing and assisted with operations of numerous prominent Northern Colorado properties, including Continental Plaza at 3665 John F. Kennedy Parkway, the Loveland Marketplace power retail center at the corner of Highway 287 and 29th Street and the Wolf Robotics building at 4600 Innovation Drive.

Christensen studied at the University of Arizona.▲

Rick Egitto was named a principal of **Avision Young**, where he will lead the firm's investment sales practice in Denver.

Working closely with Principal and Managing Director Alec Wynne, Egitto also will help build the Denver office's investment sales and capital markets group. Egitto brings 35 years of commercial real estate experience to Avision Young, most recently as a brokerage leader with Inverness Properties in Denver.

During his career, Egitto has completed more than \$1 billion worth of acquisitions and dispositions of real estate equities on behalf of major institutional clients, including life insurance companies, pension fund advisers, banks, developers and other investors. His notable clients have included Grosvenor Investment Management U.S., Principal Capital Management, Alliance Commercial Partners, JP Morgan, Invesco, Anchor National Life (SunAmerica), Northstar Commercial Partners, KEW Realty, Northstar Bank and numerous private companies.

He came to Denver in 2001 to become the Western region managing director of Crimson Services LLC. He also led Trammell Crow Co.'s South Florida brokerage operation and held senior real estate brokerage leadership positions with Faison & Associates in Boca Raton, Florida, The Galbreath Company in Fort Lauderdale, Florida, Lehrer & Co. in Fort Lauderdale, LaSalle Partners Ltd. in Boca Raton, and Metropolitan Life Insurance Co.

Egitto holds a Bachelor of Science degree in risk management/insurance and real estate from Florida State University. He has also obtained a Certified Commercial Investment Mem-

ber designation.▲

Structural engineering firm **The Leffler Group** promoted two employees.

Ryan Nelson, PE, SE, was promoted to associate and



Ryan Nelson

Daniel Stadig, PE, to senior project engineer.



Daniel Stadig

Both joined the firm in 2011 and both have managed engineering projects within the petrochemical and industrial sectors as well as resort, energy, commercial and retail markets. Additionally, both are experienced in cold-formed steel and construction phase BIM services, also offered by the firm. Nelson's specialties include timber, steel component and high seismic design, while Stadig specializes in blast-resistant design, deep foundation design and BIM services.▲

High Fives!



The Swanson Rink "Olympics" raised more than \$4,000 for the Swanson Rink Superior Standards Scholarship fund.

Swanson Rink 'Olympics' raises more than \$4,000 for youth scholarship fund

Swanson Rink hosted its fourth annual, but first Olympics, fundraising event June 17, raising more than \$4,000 for the Swanson Rink Superior Standards Scholarship fund benefiting the Volunteers of America's Bannock Youth Center. An additional \$1,600 was donated in raffle prizes from area donors.

Eight teams participated in the "Olympic games," which included more than 50 attendees. Games included a timed puzzle, standing long jump, paper-airplane-throwing con-

test, putt-putt golf and darts. Each year the Bannock Youth Center helps disadvantaged youths and families become independent, contributing members of society. Swanson Rink's scholarship fund permits those in need to attend trade school or college. Over the past several years, Swanson Rink has helped to provide child care, wellness classes, life skills coaching, youth recognition and holiday parties, as well as a remodel to the Bannock Youth Center facility.▲

High Fives! recognizes good deeds and accomplishments by companies and individuals in the Colorado commercial real estate industry. Please share your good news and photos with us by emailing jjameson@crej.com. Submissions should be 200 words or less.

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on the tour was the approximately 43-acre Johnstown Plaza at Interstate 25 and U.S. Highway 34 in Johnstown, where construction is underway on a 250,000-square-foot Scheels sporting goods store that will include a 65-foot indoor Ferris wheel and 16,000-gallon aquarium, along with a shooting gallery, and equipment and apparel for virtually every sport. Johnstown Plaza will include 1.1 million sf at build-out.

Also featured was the South Catalyst development site on

U.S. Highway 287 from First to Fourth streets in downtown Loveland. The city selected Brinkman Partners to develop the mixed-use project, which will be considered by City Council in August.

The South Catalyst development is proposed to include a five-screen movie theater, 17,834 sf of retail space, 60,000 sf of office space, 139 apartments and a parking garage, all centered around a community plaza. Loveland Economic Development Manager Mike Scholl said identifying office users is a big priority for the city and that it will discuss pos-

sible incentives for that use.

Among numerous other properties on the tour were:

- A 1.08-acre lot approved for 10,000 sf at U.S. Highway 287 and West 65th Street in Loveland, next to Verizon and Taco Bell. LC Real Estate Group plans to either sell the pad, or build multitenant retail or medical space.

- LC Real Estate also is marketing retail pads within the 2534 development at Highway 34 and Interstate 25 in Johnstown.

- McWhinney's new 18,000 sf of retail space at Van De Water, located at Highway 34 and Sculptor Drive in Love-

land. Tenants will include Mattress Firm, 5 Star Nails & Spa, Domino's Pizza and others.

- With its nearby Marketplace at Centerra retail development on the northwest corner of Highway 34 and Interstate 25, 99 percent occupied, the next phase of that development will occur on the south side of Highway 34.

- Up to 8,000 sf of retail space that will be part of the Uncommon apartment project at 310 S. College Ave. in Fort Collins.

- Cushman & Wakefield is marketing the retail space, which will be available in June 2017.
- The Square shopping center

at the northeast corner of South College Avenue and Horsetooth Road in Fort Collins. Anchored by Sierra Trading Post, Trader Joe's and Christy Sports, the center has new storefronts with spaces from 5,000 to 30,000 sf that are being marketed by Debbie Tamlin of Integrated Real Estate.

The Square is adjacent to the new Foothills Mall.

- Sports Authority's building at 425 S. College in Fort Collins, which is expected to be vacated in August. The retailer has another Fort Collins store at Front Range Village on the Harmony Road corridor.▲