

NAI

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3200 Irving St. from landlord **RLD Grisenti LLC**. The new tenant will open a bagel concept in the space in 2024. **Paul Cattin, Adam Hubschman** and **Solomon Stark** represented the landlord, and **Jonathan Power** represented the tenant. Both brokerage teams are with NAI Shames Makovsky.

Power also represented **Huckleberry Roasters LLC** in its lease agreement for 1,278 sf at 1400-1460 Larimer St. The lease marks the sixth location for the Denver-based coffee shop. Landlord **AP Larimer Square LLC** was represented by **Jeff Feldman** of **JLL**.

■ **PARKER** – Parker Marketplace II is fully leased following its newest lease deal.

Colorado Puppy Rescue

leased 2,490 sf at 18721-18741 Ponderosa Drive to expand its puppy adoption events and foster care services in the Parker submarket. The licensed no-kill, nonprofit rescue's lease began in November. It joins tenants including **KTC Audio Custom Wheels & Tires**, **Gold Star Cleaners**, **Hair Junkyz**, **Papa Murphy's Take 'N' Bake Pizza**, **Nails Time Salon** and **Music@Parker Rd**.

Colorado Puppy Rescue was represented by **Noah Van Ark** of **KW Commercial – DTC**. **Heath Honbarrier** and **Nick Beach** of **Trevey Commercial Real Estate** represented the landlord, locally owned **Apex Capital Investments Inc**.

■ **ARVADA** – A martial arts company has signed a three-year lease in Olde Town Arvada.

The company, **303 Train-**

ing Center, leased 2,073 sf at 5757 Wadsworth Blvd. with plans to open in January. Both 303 Training Center and the undisclosed landlord were represented by **Tanner Digby** of **Digby Commercial Advisors**.

■ **METRO DENVER** – **Axio Commercial Real Estate** facilitated several leases in the Denver metro area.

Corner House Pizza leased 1,335 sf of turnkey restaurant space at 100 Knox Court in Denver from landlord **100 Knox LLC**. The space formerly housed **Knox Pizza & Tap**. **Jeremiah Maupin** of **Apex Real Estate Advisors** represented the tenant, and **John Livaditis** of **Axio Commercial Real Estate** represented the landlord.

Homefill Co. leased 1,000

sf at 7405 Grandview Ave. in Arvada from **7405 Grandview LLC**. **Brian Frank** of **Axio Commercial Real Estate** represented both sides of the transaction. The tenant had sought to lease the last retail space in Grandview Station, but another tenant ended up taking the space before Homefill could sign. Frank was able to get Homefill into a space down the street at 7405 Grandview Ave. instead.

Sweep Salon leased 809 sf in Grandview Station at 7357 Grandview Ave. in Arvada from **7357 Grandview LLC**. Frank also represented the landlord in this lease, while **Madison Morris** of **Modus Real Estate** represented the tenant. Taking the last available retail space at Grandview Station, **Sweep Salon** will join **Heaven Cream-**

ery and **4Ever Young Med Spa** in the ground-floor retail space of the mixed-use building in Olde Town Arvada.

■ **ENGLEWOOD** – An 18,750-sf land parcel with a 1,152-sf building has traded hands for \$950,000.

MITCHCO LLC purchased the property at 4040 S. Broadway from **Alvin Jay Ratliff & Mary Shirleen Ratliff Trust** in November. **John V. Propp** of **John Propp Commercial Group** represented the seller. The buyer was represented by **Jamie Mitchell** of **Pinnacle Real Estate Advisors**.

The new owner will operate a car dealership on the property, with the possibility for future redevelopment. The building on the property was originally built in 1964, according to Arapahoe County public records. ▲

CBRE

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access to other parts of town," said **Chris Crawford**, senior managing director and city head of the Denver office of Hines. Both Crawford and O'Donnell noted the project will meet the

need for high-quality living options in the Colorado Springs market.

The 9.7-acre project is situated at the intersection of Briargate Parkway and Powers Boulevard in the Briargate neighborhood. The neighborhood offers conve-

nient access to outdoor recreation options and open spaces, and is also home to retail offerings and large area employers, such as the Air Force Academy, Children's Hospital Colorado, Chapel Hills Mall, The Promenade Shops at Briargate, the Briargate YMCA,

and John Venezia Park.

Hines is a global real estate investment, development and property management company operating in 30 countries. The firm manages 790 properties totaling more than 269 million sf globally in the residential, logis-

tics, retail, office and mixed-use asset classes.

California-based **MBK Rental Living** is a real estate developer with a focus on the acquisition and development of apartment communities, as well as industrial and senior living sectors. ▲

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