

## Retail

# Pancho & Jane opens at The GW development in Golden

by Avalon Jackae

GOLDEN – The team behind The Eddy Taproom & Hotel is set to open a new taco restaurant in the West Pleasant View neighborhood.

**Pancho & Jane** is set to open its 3,652-square-foot space at 16500 S. Golden Road this summer. The restaurant will serve a seasonal menu with scratch-made tacos, family style sides, cocktails, and an extensive list of bourbon and tequila, and more.

The restaurant's name is inspired by Francisco "Pancho" Villa, an early 20th century Mexican revolutionary leader, and Jane Kirkham, a 19th century Colorado stage-coach bandit. The restaurant's space centers on a 30-seat bar equipped with a vinyl record player. The space will include indoor seating for 125 guests, a dog-friendly patio with seating for 50 guests, and a to-go window with street access. The colorful interior with Western imagery and punny taglines was designed by **Studio R**.

Pancho & Jane is situated on the ground floor of The GW mixed-use development. **Cor-**

**alTree Hospitality**, Pancho & Jane's management company, leased the space directly from development owner **Confluence Cos.** The development includes 86 residential units and a total of 9,000 sf of commercial space. The space is a 10-minute drive from downtown Golden on the growing South Golden Road corridor.

### Other News

■ **CASTLE ROCK – Blue West Capital** brokered the sale of a McDonald's ground lease located on the northeast corner of North Ridge Road and Fifth Street.

The 4,285-square-foot property, located at 1025 Aloha St., sold for \$3.15 million in April. The McDonald's sold at a 3.75% cap rate, which marks the lowest cap rate among all retail properties in the state during 2023 and 2024, according to CoStar.

Blue West's **Robert Edwards** and **Tom Ethington** represented the seller, which was listed as **NNN Founders MCD LLC** on Douglas County public records. The local, all-cash

buyer was listed as **Castle Rock Property LLC**, according to public records.

"We were able to swiftly attract multiple interested buyers from across the country," said Edwards. "The seller ultimately opted for the local buyer, given their all-cash offer, familiarity with the region and prior property tours. The property was sold rapidly, with the entire process taking only three months from the listing to the final sale."

The property features a long-term absolute net ground lease with no landlord responsibilities. Douglas County, where the property is located, is the ninth-wealthiest county in the country.

The brand-new location, constructed according to McDonald's latest prototype, began operations as the property was being actively marketed for sale. The company is an investment-grade, BBB+ rated company.

■ **GOLDEN – Tanner Digby** of **Digby Commercial Real Estate** facilitated the sale of a 10,469-square-foot multitenant



Tanner Digby

retail building at Youngfield exit off Interstate 70 East.

**Newton C. Jennings Living Trust** sold the property at 3015 Youngfield St. to **3015 Youngfield LLC** for \$1.3 million. Digby represented both the buyer and seller in the transaction.

The property was approximately 50% occupied at the time of sale. The buyer intends to make some capital improvements and lease out the remaining space in the building, Digby said.

■ **METRO DENVER – Unique Properties Inc./TCN Worldwide** brokered two sales in the Denver metro area.

**Dustin Olde LLC** purchased a 2,204-sf building and the existing automotive business at 9544 W. 44th Ave. in Wheat Ridge for \$1.3 million. Built in 1965, the "strategically" located, four-bay auto shop offers "unparalleled" visibility and accessibility, allowing the

buyer to position itself at the forefront of the automotive service industry in the region, a statement from Unique Properties said.

Unique Properties' **Sam Leger, Graham Trotter** and **Javier Gonzalez** represented the buyer. The seller, listed as **Adler Holdings LLC** on Jefferson County public records, was represented by **Heather Taylor** of **Impact Commercial Real Estate**.

Leger, Trotter and **Jack Gitlin** of Unique Properties also facilitated the \$495,000 sale of a 1,881-sf retail property at 228 W. Sixth Ave. in Denver. The team represented both the buyer, **Advanced Medical Solutions**, and seller, listed as **Devon Rogers** on Denver County public records.

Rogers had owned the property, built in 1900, since 2000. Advanced Medical Solutions, which will sell medical equipment in the storefront, was especially drawn to the location due to its proximity to the Denver Health facility across the street. The property provides visibility to approximately 60,000 vehicles per day. ▲

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