Camp Pickle

Continued from Page 1

other facilities installing pickleball courts, demand will continue to outstrip supply.

Camp Pickle will tap into that demand. "The concept is for a broad audience – the most broad audience of any concept I've ever created. And really, maybe that I've ever seen. We're talking about 12-year-olds to 80-year-olds who are all enjoying pickleball, and they're enjoying it together," said Thompson.

Thompson declined to give an estimated cost for the project but said, "It's not inexpensive, but we wouldn't be moving forward if we didn't think the annualized cash-on-cash wasn't dialed in. The return is there."

The zoning for the project is BP-100. Thompson said the lead designers for Camp Pickle are **Frank Mataipule** and **Megan Freckelton** of **FAM Design**, but he's also working with **Becky Stone** at **OZ Architecture.** The result will be a 1940s camp culture-meets-summer camp experience that Thompson said will be both nostalgic and tongue-in-cheek, with a lot of kitsch to it. ▲

DPC

Continued from Page 12

great location, our business plan was always to improve, lease and sell as an investment," said **Chris King,** president and CEO of DPC Cos. "With the building stabilized with 100% occupancy, it made sense to pass on the investment to an owner with long-term ownership objectives. Colorado Springs is attractive to business and very supportive, and we will likely deploy our investment into another local value opportunity asset."

EAT-2301 LLC, an affiliate of Boulder-based **Tebo Properties,** purchased Northpark Industrial.

"We take a very long-term approach on all of our real estate, and with this acquisition there was a substantial spread from the average in-place rents and the current market rents," said Tebo Properties CEO **James Dixon.** The average asking rents for industrial properties reached their highest-ever rate in the first half of 2022, which will allow properties like this to benefit as existing lease terms mature."

Built in three phases over a 20-year period starting in 1971, Northpark Industrial formerly was a Coors distribution facility. It is situated on 4 acres and includes an additional 2,400-sf outbuilding.

Located just off Interstate 25 near Garden of the Gods Road, the property is close to numerous restaurants, hotels and other amenities.

DPC, which has more than 4 million sf of office, industrial and retail properties under ownership and management, has a long history of owning properties in Colorado Springs.▲

Pediatrics

Continued from Page 8

In addition, Link represented landlord **Bethesda Real Estate Co.** in leases to two medical tenants that took space on Gleneagle Drive in Colorado Springs.

Synopsys Inc. leased 2,836 sf at 15435 Gleneagle, and **Cognitivve LLC** leased 1,603 sf at 15455 Gleneagle. **Melanie Davis** of **CBRE** represented Synopsys, and **Mike Galt** of **Kenney & Co.** represented Cognitivve.

■ METRO DENVER – **Eric Gold** of **Sheldon Gold Realty Inc.** recently completed office deals in Denver and Greenwood Village.

Integrated Medical Evaluations leased 7,429 sf of office space at 6143 S. Willow Drive, Suites 320, 330 and 350, in Greenwood Village.

Gold represented the tenant. **Natasha Felten** of **Colorado Commercial Properties** represented the landlord.

Gold also represented the seller, **475 GDA LLC,** in the sale of a 2,184-sf office condominium at 475 W. 12th Ave., Unit E, in Denver. **Zeitlin Real Estate LLC,** represented by **Katherine Ellman** of **Terra Firma Real Estate,** purchased the property for $735,000.

■ CASTLE ROCK – **Lighthouse Therapy LLC** signed a five-year lease for 5,135 sf of office space at 831 S. Perry St. in Castle Rock.

Mike Quinlan of **NavPoint Real Estate Group** represented the tenant. **Long S Perry St LLC** is the landlord.

■ DENVER – **Sondermind Wellness Centers,** doing business as Humanly, leased 4,792 sf of office space at 950 S. Cherry St., Suite 1675, in Denver.

Joe Serieno, Chad Alexander and **Caitlin Ellenson** of **Avison Young** represented the landlord. **Tyler Herman** and **Marc Feldman** of **Hughes Marino** represented the landlord, **Goodman Realty Group.**

■ ENGLEWOOD – **Karpov Construction** paid $150 per sf for a 3,555-sf office building at 3755 S. Broadway in Englewood. **Hartman Law Offices,** represented by **Jamie Mitchell** and **Paul Nora** of **Pinnacle Real Estate Advisors LLC,** was the seller.

Nora said the seller is a longtime client. "The seller has owned and operated their family law practice out of the building for over 40 years. With the business ready to downsize, we decided it was a great time to sell. Currently we are helping our client 1031 her proceeds into a more hands-off, cash flowing investment," he said. ▲

TenBar Inc.

Continued from Page 14

$1.8 million for an industrial investment property in Aurora.

Valet Living fully occupies the 10,048-sf building, which is located at 15761 E. Centretech Parkway. **Brandev LLC,** led by an investor who is focusing on retirement, sold the property. **Chris Nordling** of **Newmark** represented Brandev.

Greg Knott of **Unique Properties Inc./TCN Worldwide** represented the buyer.

■ DENVER – **Upstairs Circus,** a workshop-meets-bar concept, purchased a 5,000-sf building at 2201 S. Kalamath St. in Denver for use as a distribution facility. The property sold for $1 million; it was its second sale in recent months.

"Back in November 2022, we were working with a motivated seller who wanted a quick close, off market. We brought our buyers who were able to close with cash in eight days for $680,000. The new owners came in, renovated the property and listed it with us this past January. Upon bringing it to market, we were able to secure a cash offer from an owner-user for $450,000 over listing price," said **Paul Nora** of **Pinnacle Real Estate Advisors.**

Nora represented the seller, **Albrook Partners LLC,** with Pinnacle's **Jamie Mitchell.**

Karen Landers of **Kentwood Commercial,** who represented the buyer, said Upstairs Circus outgrew its existing distribution facility in River North and will relocate to the Kalamath building. The company has two retail locations, and others in Texas and Minnesota, where people can create crafts while enjoying drinks.

■ DENVER – **Atsa Autobody LLC** signed a lease for 6,140 sf of industrial space at 3301 E. 42nd Ave. in Denver.

Taylor Roy of **Malman Commercial Real Estate** represented the landlord, **Fireside Land Trust.**

■ DENVER – **Dasco LLLP** paid $353,000 for a 1,780-sf industrial/flex property at 5475 Peoria St., No. 3-104, in Denver.

The buyer intends to use the space for storage once the tenant's lease is up, according to **Tanner Digby** of **Digby Commercial Advisors,** who represented it in the transaction. A construction company currently occupies the property.

Karen Landers of **Kentwood Commercial** represented the seller, **RubyRose Holdings LLC.**▲

Starbucks

Continued from Page 21

"This sale is an excellent example of the continued demand for high quality new leased properties with national, credit tenants within the Denver MSA. We were able to source a full price offer within the first two weeks of marketing. It was a quick transaction of 23 days from contract to close," stated Ethington in a press release.

Ethington added to CREJ that the seller plans to look for additional acquisition opportunities, and the buyer has a property management company that will handle property management needs. There was no lender for the transaction.

■ LITTLETON — **Piechowski Property LLC** sold a 3,852-sf retail/flex property at 5756 S. Lowell Blvd. in Littleton to **5756 S. Lowell Blvd. LLC** for $1.14 million.

The buyer is affiliated with Sounds Good Audio, which does automotive technology installation and servicing. SGA is a third-party vendor for several car dealerships, so the location close to dealerships was attractive, said **Pete Staab** of **Newmark.** Staab represented the buyer with Newmark brokers **John Gustafson, Cathy McDermott** and **Savannah Reese Hart.**▲

Bitty & Beau's

Continued from Page 20

use their coffee shops to provide career paths for people with disabilities. "We're energized to bring Bitty & Beau's Coffee to Boulder, where we know that our store can make a positive impact on the community! We can't wait for our new customers to see what's possible when you put people with disabilities in the spotlight, especially when it comes to meaningful employment," said Amy Wright, founder, Bitty & Beau's Coffee.

Molly Bayer of **CBRE** and **John Schultz** of **MacKenzie Retail LLC** arranged the lease for the Wrights, and the landlord is **Unico Properties**.

"Bitty & Beau's Coffee is a perfect fit for Boulder's Pearl Street Mall. Boulder is widely recognized as a warm and inclusive community, and I know the people of Boulder will flock to this store. It's long been the case in Boulder, but we are seeing more shoppers across ages and geographies showing a preference for brands that support issues and causes they care about. Bitty & Beau's is doing wonderful things for people with disabilities, and that makes it more than just a great cup of coffee," said Bayer in a press release. ▲