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For information, contact

Andy Boian

dovetail solutions

720.221.9211 office

303.868.0085 cell

aboian@dovetailsolutions.com

Confluent Development, Kelmore Development Break Ground on Mixed-Use Project in Lowry's Final New Neighborhood to Be Developed

Lucky's Market Enters Denver Proper as Anchor Tenant, Project Celebrates 25th Anniversary of Lowry's Redevelopment

DENVER – Local firms Confluent Development and Kelmore Development are pleased to announce the groundbreaking of The Boulevard at Lowry, a 140,000-square-foot commercial mixed-use redevelopment project in the heart of Denver's revitalized Lowry neighborhood. The infill development will serve as the centerpiece and the only commercial development at Boulevard One, the 70-acre parcel that represents the last new neighborhood to be developed at Lowry.

The groundbreaking of the milestone project coincides with the 25th anniversary of the beginning of Lowry's transformation from the former Air Force base.

Marking its first Denver proper location, natural foods grocer Lucky's Market will serve as the project's anchor tenant occupying 25,000 square feet. The Boulder-based grocery store chain which offers affordable options for everyday foods and specialty choices currently has a presence in 11 states nationwide including five Front Range locations in Fort Collins, North Boulder, South Boulder, Wheat Ridge and Longmont.

"Entering into Denver proper marks a significant milestone for Lucky's Market and we look forward to being an involved partner in this vibrant new community in The Boulevard at Lowry," said Ben Friedland, vice president of marketing for Lucky's Market. "We are proud to grow into such an important market within our home state and bring more fresh, local and specialty foods to Denver residents."

Confluent Development, a Denver-based real estate investment and development firm, and Kelmore Development, a Centennial-based commercial real estate development, management

and investment firm, serve as the project co-owners and co-developers. The 1.5-block infill project will feature restaurant, retail and office space.

Marking its fourth location in the Denver area, Logan House Coffee Company will occupy 1,750 square feet of space. The Denver-based, premier coffee roaster prioritizes sustainable practices and offers its organically grown and fairly traded coffee in recycled wine bottles.

“As the sole commercial development within the Boulevard One neighborhood, this project plays a key role in cementing Lowry as a premier neighborhood in the metro area for decades to come,” said Marshall Burton, president & CEO at Confluent Development. “It is an honor to support the final stages of the 25-year-long process that has gone into Lowry’s redevelopment. We are proud to provide our expertise and resources alongside Kelmore Development to this historic redevelopment.”

Situated on more than five acres at the northwest corner of E. Lowry Boulevard and Pontiac Street, the infill development is anticipated for completion in the fourth quarter of 2020.

“It is an honor to help lead this capstone development within Lowry and we are confident that The Boulevard at Lowry will establish itself as an essential Denver destination,” said Bob Koontz, principal of Kelmore Development. “With the support and hard work of many local entities, we are thrilled to be part of this final chapter in Lowry’s monumental redevelopment.”

Established by the cities of Denver and Aurora when Lowry Air Force Base closed in 1994, Lowry Redevelopment Authority (LRA) is the master developer for Lowry. LRA oversees the redevelopment of the 1,800-acre mixed-use Lowry site, which is nationally recognized for its sustainable development efforts.

“We are pleased to welcome Lucky’s Market and its unique offerings to the neighborhood,” said Monty Force, executive director of the LRA. “We look forward to this area becoming a popular gathering place for people living and working in and around Lowry.”

About Kelmore Development:

Kelmore was the developer selected to lead the mixed-use commercial development at Boulevard One, due in part to a planning collaboration with Embry Partners, the multifamily developers on the block on the south side of Lowry Boulevard. The two blocks form a dynamic visual gateway to the unique, walkable Boulevard One neighborhood. Kelmore developed one of the first mixed use projects in a generally suburban setting in the Denver area with its Greenwood Retail Plaza. Kelmore’s resume boasts over 250 acres of commercial development in southeast Denver and along the Arapahoe Road corridor. Past projects include the Ridge at Centennial where Centennial Gun Club is situated and Greenwood Retail Plaza on East Arapahoe Road between Syracuse Way and Greenwood Plaza Blvd. Kelmore’s Centennial Center project at the northwest corner of Parker and Arapahoe Roads is nearing completion where it is home to Celebrity Lanes and Davidson Liquors, as well as many other thriving businesses.

About Confluent Development:

Confluent Development is a leading full-service real estate investment and development firm that owns and develops ground-up commercial real estate throughout the United States. Confluent Development is an industry expert with more than 25 years of experience across

diverse product types including office, retail, industrial, senior housing and multi-family developments. For more information, visit ConfluentDev.com.

About Lucky's Market

Lucky's Market was started in 2003 by two chefs, Trish and Bo Sharon, when they bought a convenience store in Boulder, Colo. The Sharons shared a vision of creating a grocery store where food lovers like themselves would want to shop, with quality products sold at affordable prices with genuine personal service. Today, those goals are the hallmarks of the Lucky's style. For more information, please visit www.luckysmarket.com.

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