

The Exchange Project Update

The developers of The Exchange at Boulevard One held a neighborhood meeting on Tuesday, July 7th where they provided updates on the overall project and announced an exciting new anchor will be coming to the corner of 1st of Quebec in the project, which has been unclaimed since Lucky's Market declared bankruptcy, abandoning the project earlier this year.

A small format Target is proposed to be the new anchor tenant for the development, occupying approximately 30,000 square feet of custom-designed space to be constructed on the former Lucky's site. Target shared a statement about the pending store, which is approximately ¼ the size of a traditional full-sized Target. The store would offer a shopping experience tailored to the needs of local guests, including free and convenient same-day services such as Order Pick Up and Drive Up. Target stated they would look forward to building a local team of talented members who will help them serve the Denver community. The developer also shared that they continue to engage and are also in advanced negotiations with multiple specialty grocers to join the project, either on the current parcel or an adjacent parcel.

Please scroll down to see additional resources shared by the developers, as well as answers to questions frequently asked during the neighborhood meeting.

FAQs

How much traffic will this add to the neighborhood?

- a. This use and all of the commercial uses of this project fit within the originally intended land use and traffic plan of Boulevard One. This corner is located on the far east side of Boulevard One and is served by traffic lights on Quebec at First Avenue and Lowry Boulevard.
- b. The parking facility for this block alone offers approximately 500 spaces, completely easing any concerns about spill over traffic into the surrounding neighborhoods.
- c. The scale and orientation of this store promotes pedestrian connectivity and access, like the Lowry plan overall.
- d. In addition to extensive pedestrian connectivity, Exchange at Boulevard one contains a Mobility Hub for bicycle, scooter, electric car and public transportation connections.

Who are the other tenants coming to Exchange?

We are pleased that our current roster of tenants have all maintained their commitments to Exchange at Boulevard One, including Mod Pizza, Chase Bank and locally based eateries Sushi Ronin and Logan Coffee House. With the announcement of a strong new anchor to the project, we anticipate a continued increase in leasing activity that will allow a broad selection of tenants curated to serve the Boulevard One community

What about a specialty or organic grocer?

We have engaged with multiple specialty grocery concepts and are in advanced negotiations with just such a user for either the current parcel or the adjacent parcel. We hope to make another announcement in the coming months.

When will the Target store open?

Confluent is planning to begin construction on the building in November 2020. Target will have more details on timing for the proposed store closer to opening.

When will the rest of the project open?

The other mixed-use buildings are planned to come on line in phased openings from Q2 2021 to Q4 2021.