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**Confluent Development, Kelmor Development Welcome Target as Anchor Tenant for Lowry's Exchange at Boulevard One Redevelopment**

*Exchange at Boulevard One Pre-Leases Additional Office, Retail Tenants*

**DENVER** — Project partners [Confluent Development](#) and [Kelmor Development](#) are pleased to announce a small-format [Target](#) as the anchor tenant for the Exchange at Boulevard One. Target will occupy approximately 30,000 square feet of retail space in the mixed-use redevelopment located in Denver's Lowry neighborhood, offering convenience for the more than 25,000 residents and employees and 15,000 area households.

The 175,000-square-foot Exchange at Boulevard One project is the only commercial development at [Boulevard One](#), the 70-acre parcel that represents the newest neighborhood to be developed at Lowry. The initial phase of the mixed-use project – comprising 135,000 square feet – broke ground in April 2019 and is anticipated for an on-schedule completion in spring 2021.

“Target is the forward-looking and nimble retailer we've been seeking in an anchor tenant, bringing a national reputation for its innovative retail strategy,” said Marshall Burton, president and CEO of Confluent Development. “Target's industry-leading capabilities coupled with its focus on delivering a specially curated retail experience for the Lowry community and nearby neighborhoods will position the store as an integral cornerstone for the development.”

Denver-based Confluent Development and Kelmor Development serve as the project co-owners and co-developers with [Brinkman Construction](#) as the general contractor and [Open Studio Architecture](#) as the architect. [The Mulhern Group](#) is the project architect for the Target store location. The collaborative project is supported by the Denver Urban Renewal Authority and [Lowry Redevelopment Authority](#).

“The small-format Target, along with other retail tenants, supports our vision of creating a community center where people can shop, socialize and do their daily errands,” said Monty Force, executive director of the LRA. “The mobility hub, combined with planned pedestrian

safety enhancements will make it easier and safer for people to come to Boulevard One by foot, bicycle, bus or other modes.”

The project is pleased to welcome a variety of additional dining, retail and office tenants, including:

- [SCL Health](#): The nonprofit healthcare organization will occupy 15,700 square feet of office space.
- [Sushi Ronin](#): Denver’s premier sushi restaurant and sake bar is expanding with its next project, leasing nearly 2,000 square feet.
- [MOD Pizza](#): Recognized as America’s fastest-growing restaurant brand, the pizzeria will lease 2,750 square feet.
- [YogaSix](#): The modernized yoga brand will launch its sixth metro Denver location, opening a 2,350-square-foot studio.
- [Logan House Coffee](#): The Denver-based, premier coffee roaster will occupy 1,850 square feet. The business prioritizes sustainable practices and a sense of community while offering its locally roasted small batch coffees and baked goods.

Located at Lowry Boulevard and Quebec Street, the infill development will feature about 500 parking spaces, including a 231-stall underground parking garage, plus multimodal accessibility with a mobility hub for bicycle and scooter parking, pedestrian connectivity, electric car charging stations and nearby transit lines with connections to light rail.

**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](http://ConfluentDev.com).

**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.

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