

FOR IMMEDIATE RELEASE

Feb. 2022

For information, contact

Julia Bulotti

dovetail solutions for Confluent Development

916.605.6883

jbulotti@dovetailsolutions.com

Confluent Development and Kelmore Development Break Ground on Clark's Market at Exchange at Boulevard One in Lowry

Mountain town grocer celebrates entrance into Denver market

DENVER — Denver-based project partners and co-developers [Confluent Development](#) and [Kelmore Development](#) have broken ground on [Clark's Market](#), the grocer anchor of the 175,000-square-foot Exchange at Boulevard One mixed-use redevelopment, which will serve Denver's Lowry neighborhood as well as its neighboring communities. Historically known as a mountain town grocer, the groundbreaking of this Clark's Market's location represents the Colorado-based specialty grocer's entrance into the Denver Metro market.

Expanding upon its existing locations in Aspen, Colo., Battlement, Colo., Blanding, Utah, Crested Butte, Colo., Norwood, Colo., Sedona, Ariz., Snowmass Village, Colo. and Telluride, Colo., Clark's Market at the Exchange at Boulevard One marks the grocer's ninth store location and first in the Denver Metro.

"Confluent is pleased to fulfill our promise of welcoming a Colorado-born, family-owned specialty organic grocer to this unique, modern neighborhood," said Nick Kitaeff, senior development director at Confluent Development. "Clark's Market is the perfect complement to enrich the Exchange at Boulevard One and we look forward to bringing the mountain experience into the homes of the Lowry community."

This groundbreaking marks the official start of construction, which will be celebrated on Thursday, February 24 with a commemorative shovel toss between the project partners.

Clark's Market at the Exchange at Boulevard One will be located at Lowry Boulevard and Pontiac Street and will occupy approximately 25,000 square feet of custom-built grocery space that will offer natural, organic and gourmet products. The store's completion and grand opening are planned for early 2023.

"After more than 40 years of serving our mountain and ski town communities with individualized products and services, we're looking forward to expanding our footprint into the Denver area. Establishing a presence in the metro area is uncharted territory for us, but we are deeply familiar with Denver's culture, preferences and needs, and the essence of a mountain town resonates well with its residents," said Tom Clark Jr., owner and CEO of Clark's Market. "We have always been a family-focused company, and we are appreciative of our strong partnership with Confluent Development and Kelmore Development, both of whom share our vision of introducing an unmatched grocery experience that will be reflective of the customers we serve."

With distinctive features based on each store's location, customer base and community interests Clark's Market curates its products and services to tailor to each community's needs. At the Exchange at Boulevard One location, Clark's Market will offer a bakery, meat department and fish ice table, deli, stone-fired pizza and an Italian gelato wheel. As Clark's Market is more than a mountain grocer, the store will also be a community friendly gathering place with beer on tap, wine and a liquor store on site.

"Giving back to the community has long remained a brand tenet for Howell Construction. Clark's Market and the entire development team behind the Exchange at Boulevard One are perfectly aligned with this ethos and we look forward to delivering a high-quality, community-focused project with these partners," said Dan Vickers, P.E., vice president at Howell Construction.

The Exchange at Boulevard One project is the only commercial development at [Boulevard One](#), the mixed-use community which will include retail, apartments, single-family homes and public spaces in Lowry's newest neighborhood, serving 25,000 residents in 15,000 households.

The collaborative project is supported by the Denver Urban Renewal Authority and [Lowry Redevelopment Authority](#) (LRA). [Open Studio Architecture](#) serves as the project architect.

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 Kelmor Development:

Kelmor 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. Kelmor developed one of the first mixed use projects in a generally suburban setting in the Denver area with its Greenwood Retail Plaza. Kelmor'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. Kelmor'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 Clark's Market:

Clark's Market is a family-owned chain of grocery stores serving communities in Colorado, Utah and Arizona since 1978. With a wide range of products, Clark's Market caters each store's selections to best serve the needs of their community. Clark's prides itself on its extensive selection of natural and organic items, chef inspired delicatessens, Certified Angus Beef, fresh seafood and freshly prepared sushi. For more information on Clark's Market, visit [www.clarksmarket.com](#).

###