



2025 Bus Tour

Route and Stops Overview

July 1, 2025



Mission – To champion the businesses of the Greater Adams County Region – giving them a voice by supporting innovation, forging connections with local government, and leading the community towards prosperity with our expertise as a private, investor-driven organization.

Vision – To foster growth and innovation in the Greater Adams County Region, creating an environment in which its economy and people thrive.





Thank you to our Leadership Circle



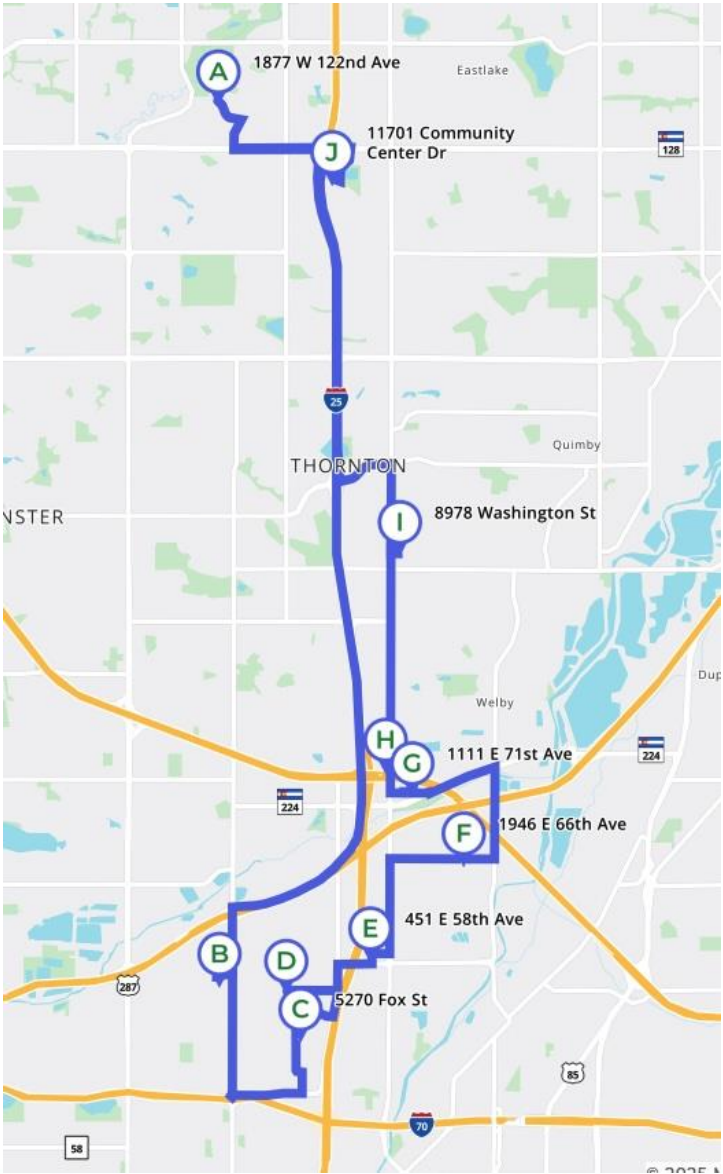


Agenda

- Welcome & Introduction – Lisa Hough, President & CEO
- Route overview
- Brief history of each stop
- Q & A
- Upcoming Events



The Route



Pecos Logistic Park

5725 Pecos St & 5675 Pecos St, Denver

Availability -

Building 4: 43,458 SF

Building 5: 147,000 SF

Already leased: Pepsi, Lennox, Sunrun, Vartega, US Venture

Located in Adams County Enterprise Zone

Development includes shared tenant space, The Junction, including conference rooms, kitchen, showers, bike storage and outdoor patio space.

Fun Fact: 2021 NAIOP Industrial Development of the Year



Ready Foods



- Based in Denver, Ready Foods is a family-owned company specializing in custom food solutions since 1972.
- Accounts include solutions for restaurants, national and regional accounts, healthcare, community and recreation centers, educational institutions, catering, hotels and events.
- Strong company culture that promotes inclusion and respect for the dignity of all people.
- Ready Foods has embraced lean manufacturing - newest facility in Adams County includes many aspects of advanced manufacturing and automation.
- Fun Fact: One of the largest customers includes a home-grown Mexican chain



Pivot Denver

451 E 58th Ave., Denver (unincorporated Adams County))



- Approx. 472,800 sf of Class A Industrial Core & Shell space, developed by Westfield Development. 4 Buildings;
 - Building 1 - partially leased
 - Building 2 - available
 - Building 3 - leased
 - Building 4 - available
- Located in an Enterprise Zone and Opportunity Zone
- Fun Fact: This development is located at the site of the old Merchandise Mart



Quantum 56

601 W 56th Avenue, Denver (unincorporated Adams County)



- Approx. 876,960 sf of Class A Industrial Core & Shell space, developed by Hines.
6 Buildings, (3) in Phase I & (3) in Phase II.
Phase I is complete at 584,913 sf:
 - Building 1 - available
 - Building 2 – partially leased
 - Building 3 - available
- Located in an Enterprise Zone
- Fun Fact: Quantum 56 is built on the Kopper's industrial wood treatment site which began treated wood on this site in 1927 and continued through 2020. Wood treatment primarily comprised of pressure treating railroad ties and telephone poles.



Balistreri Vineyards – Break for coffee and snacks

1946 E. 66th Avenue, Denver, CO



- Family-owned business that opened in 1988 with a strong focus on Sicilian tradition
- The majority of grapes are grown in Palisade, CO
- The CO wine industry generates close to \$5.72 billion in economic activity.
- Fun Fact: All wines are all natural and vegan



Sponsored by:



TruStile Doors, LLC.

1111 E 71st Avenue, Denver, CO

- The business opened in 1995 and was founded on design flexibility and customization principles with short lead times.
- 2015 – acquired by The Marvin Company
- 350,000 sq. ft. state-of-the-art manufacturing facility was opened in 2021
- Training transformation in partnership with Manufacturer's Edge led to - 15 jobs created/retained, \$150k in new/retained sales, and \$327k in new investment.
- Fun Fact: CHFA was proud to award \$7.8 million in New Markets Tax Credits (NMTC) to TruStile Doors, LLC in 2019 to help finance the purchase and environmental remediation of the new facility location.



Boyer's – Maiker Housing future site

7295 Washington Street



- The property is part of the original Welby Neighborhood, and it had been used for residential purposes until rezoning to Industrial in 1987.
- From 1987 until a devastating fire in 2020, the property was used as a coffee roasting facility, warehouse and distribution site, and retail sales for Boyers Coffee.
- Maiker Housing Partners, housing authority for Adams County, acquired the site in 2023 as part of the American Rescue Plan Act (ARPA) Affordable Housing Land Banking Program.
- Looking to build 117 affordable housing units and 4,200 square feet of commercial space.
- This grant program requires affordable housing rental projects to remain affordable for a minimum of 40 years.
- Fun Fact: Boyers coffeehouse was an original 1927 Schoolhouse for the area and will be partially restored as part of project.



Thornton Shopping Center Redevelopment

88th Avenue and Washington Street, Thornton, CO



- Thornton Development Authority (TDA) took title to the 15.86 acre property in April of 2024 and has successfully relocated tenants, demolished the buildings, and completed a community-based reuse visioning process.
- During the remainder of 2025, staff intends to continue environmental monitoring and cleanup activities and initiate the Redevelopment Request for Proposals Process
- Fun Fact: This project was selected for the 2025 NAIOP Rocky Mountain Real Estate Challenge between CU and DU



Northglenn Civic Center Master Plan

located on Community Center Drive across from E.B. Rains Jr. Memorial Park.
Includes City Hall & the recreation center/senior center/theatre buildings.



- Phase I -
New Rec Center - completed and open
- Phase II -
New City Hall Completion - opened September 2024
Old City Hall Demolition (summer 2025)
- Phase III -
Demolitions of Old Rec Center - complete
Old Rec Center Land Remediation
Private Re-development Opportunities...



- Fun Fact: Funding for the new City Hall, estimated at \$33.78M was wholly generated by existing 0.5% sales tax and 4% special marijuana tax.



Upcoming Events



- *August 6 – Annual Bus Tour
- *September 4 – Development Council Meeting – Bennett
 - Sponsored by CORE
- September 8 – AC-REP Golf Tournament – The Ranch

*Dates differ from regular Development Council Meetings & Events





AC-REP

DEVELOPMENT COUNCIL



The background is a solid dark blue. In the top right, there is a teal right-angled triangle. A large teal parallelogram is positioned diagonally across the middle right. In the bottom left, there is a faint teal circular arc. On the far right, a bright green semi-circle is partially visible.

Thank You