

# Erie Review

## BUSINESS

### Larkridge ready to open Thornton's newest commercial center on Erie, Lafayette borders to house big-box draws

By Leslie Wilber  
Colorado Hometown  
Newspapers

One million square feet of retail venues soon will be open about five minutes from Old Town Erie.

But the town won't reap any sales tax from the venture.

The first store at Larkridge — The Home Depot — will open Thursday, July 28, at Interstate 25 and Colo. Highway 7.

The location, while close to home for many Erie residents, is on the northern edge of Thornton.

About half of the retail center will be filled by October, said Jonathan Perlmutter, a partner in Jordan, Perlmutter & Co., the developer of the project.

The first flight of stores will include a Circuit City, Bed, Bath & Beyond, PetSmart, Dick's Sporting Goods and Colorado's first Sears Grand.

Perlmutter expects to complete the center by 2007.

The shops will be across the street from an area Erie leaders often have suggested as a home for big-box stores like Wal-Mart and The Home Depot.

So far, though, the Erie Board of Trustees has not made concrete steps to attract such retailers to the east side of town.

Still, town staff members

are not concerned that Larkridge will sap Erie's ability to tap into the major retail market along I-25, town spokesman Fred Diehl said.

"The general take we have is we think quality development begets quality development," Diehl said. "It's a sign that business is moving north."

Perlmutter said the stores should draw regular customers from a 10-mile radius — encompassing Erie, Dacono, Frederick, Broomfield and Lafayette.

The shopping center is down the road from Vista Ridge, as well as Broomfield's Anthem Colorado project, currently under construction by Del Webb and Pulte Homes.

Perlmutter said a healthy working relationship with Thornton and good visibility helped his company choose the east side of I-25.

"We have a good relationship with Thornton," he said. "But really, it's just the lay of the land."

Besides a steady stream of locals, Perlmutter hopes people from around the region — commuters from Denver and Fort Collins, say — will frequent the center.

"We think this will be a major draw for all the homes coming to the area," Perlmutter said.

Erie Chamber of Commerce executive director

Dixie Prine said she hopes the town's neighbor's good fortune will rub off on Erie.

"I think it will bring more business toward Erie," she said.

Prine also acknowledged the possibility that Larkridge may limit some of Erie's big-box opportunities in the future, though.

But Diehl said he wouldn't rule out any type of retailer coming to Erie.

"Sometimes there's several Super Wal-Marts in a small radius," he said.

Diehl would not name any possible retailers coming to Erie, although he said the town was working to bring commercial ventures to its major corridors.

"There's nothing I can speak to today as far as a specific retailer," Diehl said. "We're working on developing the heart of Erie and we're seeing results."



Courtesy of Jordan  
Perlmutter & Co.

The first store in the Larkridge shopping center will open on Thursday, July 28. Located at Interstate 25 and Colo. Highway 7, developers say Larkridge likely draw shoppers from Erie and Lafayette.