

The Denver Post

Thornton digs idea of building retail mecca

By Kristi Arellano
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Wednesday, September 29, 2004 - Thornton - Mayor Noel Busck is counting the days until the cash registers at Larkridge, a retail center under construction in Thornton, begin spilling money into the city's coffers.

"If you think my heart is beating fast now, it will be pounding a lot faster next year when we're cutting ribbons and hearing the ka-chink, ka-chink of cash registers," Busck said Tuesday during a ceremonial groundbreaking for the project.

The center at Interstate 25 and Colorado 7 is being developed by Jordon Perlmutter & Co. It is expected to generate annual sales tax revenue of \$7 million.

The first phase of the center is to open in October 2005.

Officials from Jordon Perlmutter & Co. on Tuesday said Office Max and Good Times Burgers & Frozen Custard will be among the tenants in the project, which combines big-box stores with a pedestrian-style outdoor retail center.

Dick's Sporting Goods and Bed Bath & Beyond have also signed letters of intent to occupy the site.

The newly announced retailers join a lineup that includes Sears Grand, Circuit City, Gunther Toody's, The Home Depot and PetsMart.

Both Perlmutter officials and Thornton city leaders are bullish on the retail prospects in an area that is expected to draw customers from northern Colorado communities including Frederick, Firestone and Dacono.

Some 50,000 homes are under construction or approved in the communities surrounding the center, and developers have been racing to bring new retail to the area.

Cleveland-based Forest City Enterprises has announced plans to construct its own open-air retail center south of Larkridge at 144th Avenue and Interstate 25.

"We've always been aware that there would be competition here, but we are rounding third before they are even at first base," said Jay Perlmutter, vice president of Jordon Perlmutter & Co.

"We're proving that with the demand from the retailers that want to be here."

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