

# Retail

## Other News

■ **J&B Building Co.** recently completed renovations to the Dry Creek Center property in Centennial.

The 42,000-square-foot, unanchored retail center at 7500 S. University Blvd., at the southeast corner of University and Dry Creek Road, underwent extensive renovations to its façade.

The 30-year-old center was updated, in part to keep the property competitive and fresh, noted J&B Building's **Steve Peckar**. Work at the center included reducing the roofline, which previously hid the tenants' storefronts, and constructing new storefronts with expanded visibility and increased signage.

The other corners at the intersection are anchored by Arapahoe High School, a King Soopers-anchored center and an Albertsons-anchored center. As well, Dry Creek Center is located just south on University from The Streets at SouthGlenn.

With the renovations, Dry Creek Center is more than 96 percent occupied. Prior to the work, the mom-and-pop center had more than 20 percent vacancy.

Tenants at Dry Creek Center include Dirks, a sports bar, Dry Creek Liquors, a dry cleaner, Blackjack Pizza and North China restaurant. New tenants at Dry Creek Center include a martial arts studio, barber shop, pet store and insurance agency.

The Southglenn Public Library is the largest tenant at Dry Creek Center. The library will vacate its 10,800-sf space next year to relocate to The Streets at SouthGlenn in June. The contiguous space is suitable to a national retailer, noted Peckar.

J&B Building is the property and construction manager, and leasing broker for the local ownership group.



*Dry Creek Center, a Centennial retail property at University Boulevard and Dry Creek Road, recently underwent extensive renovations to its façade, which updated the 30-year-old property.*

professional office uses, including medical."

Crimson Services is marketing the space at rates that start at \$25 per sf triple net for retail and \$21.50 per sf triple net for office space.

In addition, a 4,000- to 8,000-sf freestanding building, ideal for a bank or restaurant user, is expected to break ground in late 2009 at the property.