

2023/2024 Development Report

CCA
Cherry
Creek
Alliance



Development Projects Completed 2023:

	Project Name	Address	Use	Description	Completed
01	200 Clayton St	200 Clayton St	Office	76,715 SF Office	2023
02	Acoya Cherry Creek	301 S Harrison St	Multi-Family	136 Senior Residences	2023
03	Modera Cherry Creek	180 Madison St	Multi-Family	94 Residences	2023

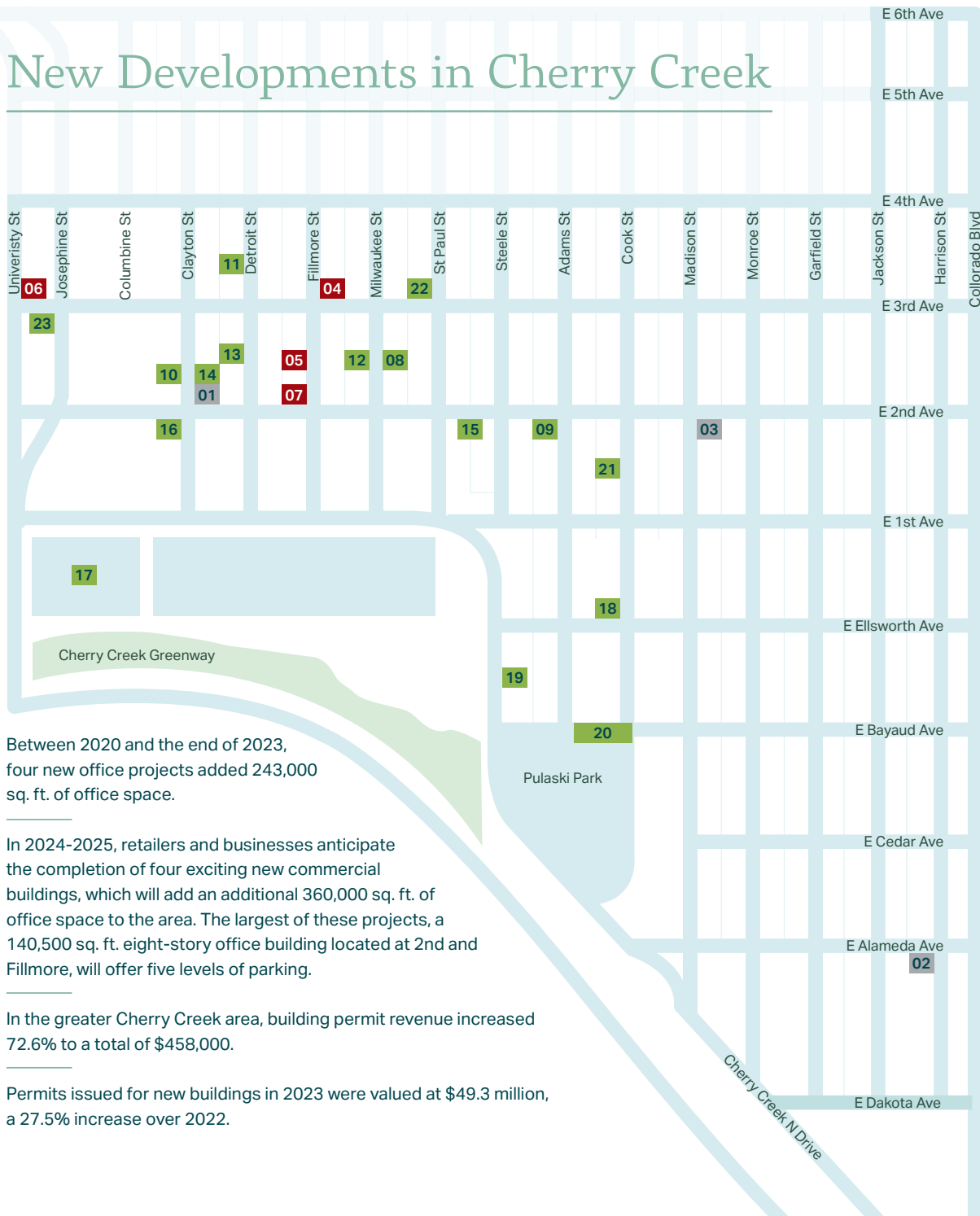
Development Projects Under Construction:

	Project Name	Address	Use	Description	Completed
04	Fillmore @ Third	320 Fillmore St	Office	59,054 SF Office/Retail	2024
05	255 Fillmore	255 Fillmore St	Office	101,214 SF Office/Retail	2024
06	300 University Boulevard	300 N University Blvd	Office	59,713 SF Office/Retail	2024
07	201 Fillmore	201 Fillmore St	Office	140,500 SF Office/Retail	2025

Development Projects Announced:

	Project Name	Address	Use	Description	Completed
08	242 Milwaukee	240, 242, 244 Milwaukee St	Office/Retail	90,000 SF Office / 10,000 SF Retail	2025
09	3250 East 2nd Ave	3250 E 2nd Ave	Office/Retail	5 stories, 90,000 SF Office & Retail	2025
10	Cherry Cricket Office Development	2645 E. 2nd Ave	Office/Retail	8 stories, 97,000 SF Class A Office	2025
11	329 Detroit	329 Detroit St	Residential/Retail	9 Condo, 3 Retail, 2 Office Spaces	2026
12	299 Milwaukee St	231,233,299 Milwaukee	Residential/Retail	156 Luxury / 30,000 SF Retail	2026
13	210 Detroit	219,231,239, 255 Detroit St	Residential/Retail	88 Apartment Homes with Retail on Ground Floor	2027
14	250 Clayton	250 Clayton St	Office	215,000 SF Office	TBD
15	185 Steele	185 Steele St, 162 & 190 Saint Paul St	Residential/Retail	38 Condo Homes	TBD
16	Clayton Lane	E 1st Ave & Josephine St	Retail/Residential	TBD	TBD
17	Cherry Creek West	SW Corner of S University Blvd & E 1st Ave	Office/Retail/Residential	TBD	TBD
18	5 Cook Street	S Cook St	Residential/Retail	TBD	TBD
19	50 South Steele	50 S Steele St	Residential/Retail	TBD	TBD
20	Bayaud & Madison	3400 E Bayaud Ave & 121 S Madison St	Residential/Retail	TBD	TBD
21	Modera Cook Street	155 & 16S N Cook St	Residential	110 Apartment Homes	TBD
22	3035 East 3rd Ave.	3035 E 3rd Avenue	Office/Retail	3 floors of Office Space, 47,000 SF	TBD
23	210 University	210 University	Office/Retail	4 stories of Office/Retail	TBD

New Developments in Cherry Creek



Between 2020 and the end of 2023, four new office projects added 243,000 sq. ft. of office space.

In 2024-2025, retailers and businesses anticipate the completion of four exciting new commercial buildings, which will add an additional 360,000 sq. ft. of office space to the area. The largest of these projects, a 140,500 sq. ft. eight-story office building located at 2nd and Fillmore, will offer five levels of parking.

In the greater Cherry Creek area, building permit revenue increased 72.6% to a total of \$458,000.

Permits issued for new buildings in 2023 were valued at \$49.3 million, a 27.5% increase over 2022.

Coming Soon to Cherry Creek

Projects to Watch for Completion in 2024, 2025, and Beyond

255 Fillmore



255 Fillmore St

Office/Retail

Developer: BMC Investments

Stats: 100,000 SF Office /
9,500 SF Retail

Completion: 2024

201 Fillmore



201 Fillmore St

Type: Office

Developer: Schnitzer West

Stats: 140,500 SF Office

Completion: 2025

50 S. Steele St



50 S. Steele St

Type: Retail/Residential

Developer: Broe Real Estate Group

Stats: 450 +/- Housing Units

Completion: TBD

Clayton Lane



West side of Clayton Lane between 1st & 2nd Ave

Type: Retail/Residential

Developer: BMC Investments, Invesco

Stats: 8 stories, 482 apartments units,
over 126,000 SF Retail

Completion: TBD

Cherry Creek West



SW Corner of S University Blvd & E 1st Ave

Type: Office/Retail/Residential

Developer: East West Partners

Stats: 13-acre lot

Completion: TBD

Cherry Creek Office Development



2645 E 2nd Ave

Type: Office/Retail

Developer: Alpine Investments &
Breckenridge-Wynkoop LLC

Stats: 8 stories, 97,000 SF Class A office,
4,600 SF Retail & Restaurant Space

Completion: TBD

Cherry Creek by the Numbers

2023

14.2M
Visitors

\$112M
Tax Revenue

156.7K
Overnight
Visitors

328.4K
Visit
Nights

Spaces.

3,473,698	SF Office Space
2,124,223	SF Retail Space
6,401	Residential Units
1,770	Businesses
1,148	Hotel Rooms

People.

14,200,000	Annual Visitors
24,000	Employees
12,900	Residents

Hotel Stats:

6	Hotels
1,059	Guest Rooms
39,607	SF of Meeting Space

Places

230	Retailers
64	Personal Care Services
63	Restaurants, Bars, & Cafes
10	Fitness Studios
6	Hotels

About Cherry Creek Alliance

The Cherry Creek Alliance is a partnership designed to advocate on behalf of our vibrant business community and is committed to ensuring that the needs and interests of the area's business community are considered in City and Statewide decision-making.

As one of Colorado's largest economic centers, Cherry Creek is a headquarters for wealth management as well as home to Denver's largest concentration of independent businesses. Overall, Cherry Creek encompasses 1,770 businesses and 24,000 employees.

No other area in Colorado is like Cherry Creek - its volume of amenities including elevated shopping, dining, services, boutique hotels, wellness, walkability, and location make it attractive to consumers, employees and visitors alike.

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