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From the Denver Business Journal:

<https://www.bizjournals.com/denver/news/2022/08/23/apartments-retail-proposed-denver-broadway-station.html>

## **Broadway Station plans detail apartments and retail use**

**The planned project is part of the redevelopment of the former Gates Rubber Factory Site.**

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New details are out about one of the apartment projects planned at the multiuse redevelopment of Broadway Station, the former Gates Rubber Factory site near Broadway and Interstate 25.

Austin, Texas-based Endeavor Real Estate Group submitted plans to the



city of Denver last week for a six-story building with 359 apartments and 21,500 square feet of retail at 1059 S. Broadway, located in the northwest quadrant of West Mississippi Avenue and South Broadway at RTD's Broadway Station.

GOOGLE MAPS

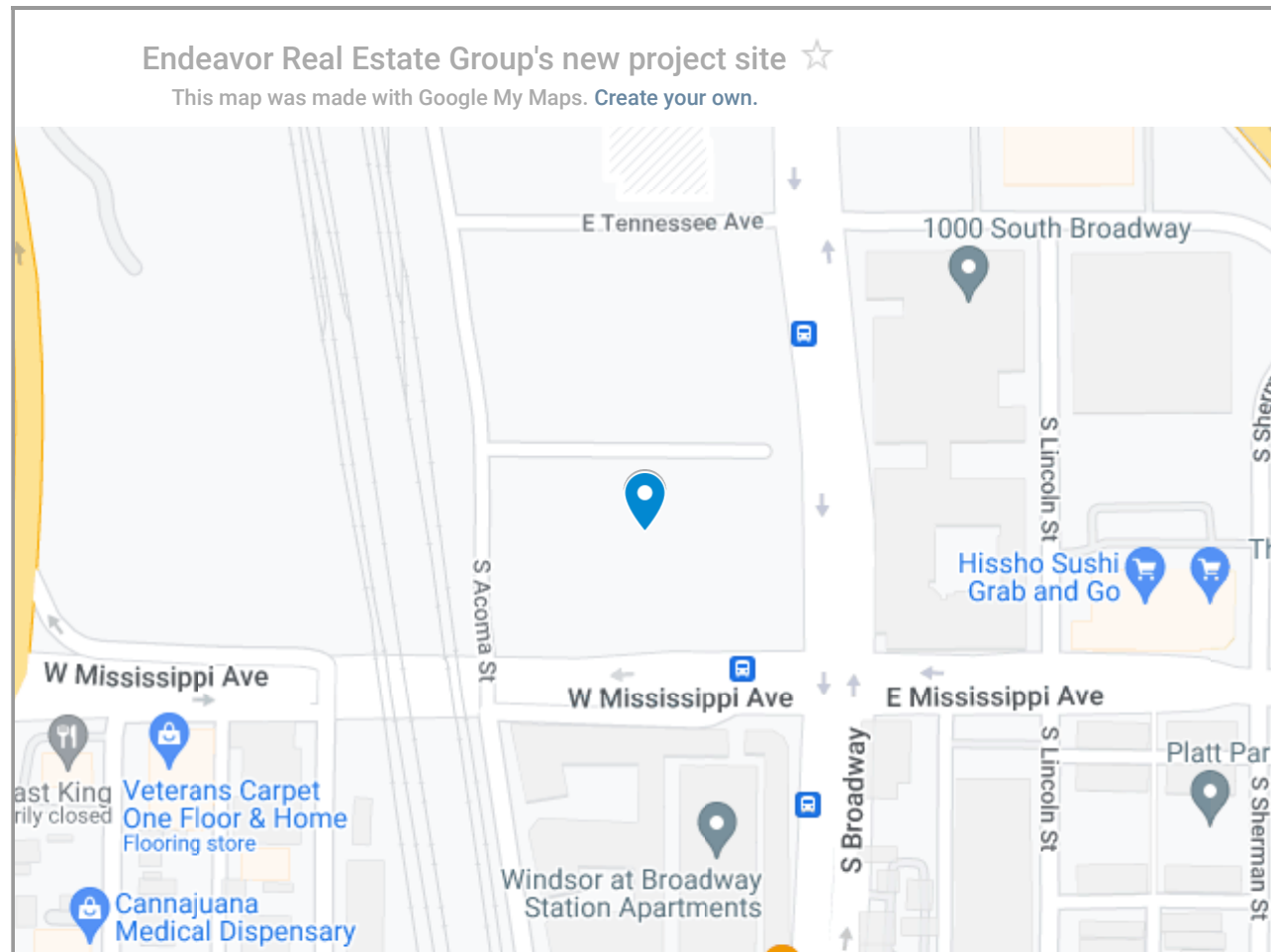
Endeavor Real Estate Group has proposed a mixed-use building at 1059 S. Broadway

Total square footage of the development, including garage and commercial space, will equal 564,600 square feet, according to plans. Amenities include a pool and outdoor deck.

Plans also include 454 parking spaces, 427 for residents and 27 community spots.

The site is part of Broadway Station, a 41-acre transit-oriented development bounded by Mississippi Avenue to the south, Broadway to the east, I-25 to the north and the South Platte River to the west (with the exception of Vanderbilt Park West, which is west of the river). The four distinct districts of Broadway Station are Santa Fe Yards, Santa Fe Residential, The Gates District and Vanderbilt Park West, according to Broadway Station Partners' website.

Endeavor Real Estate Group's newest concept plan is for Broadway Station Blocks E & F, according to the concept plan.



Concept plans represent the earliest stages of development and are subject to changes and approval from the city of Denver. Josh Larimer, vice president of design and multifamily at Endeavor Real Estate Group, declined to comment on the recent concept plan.

Endeavor Real Estate Group has been working on the redevelopment project of the former Gates Rubber Factory Site, which was demolished in 2014. In its master plan, Endeavor has proposed five buildings that would bring 887 residential units, 380,000 square feet of office and 180,000 square feet of retail and

restaurant space to the 10-acre site, according to previous Denver Business Journal reporting. The redevelopment, called the "Gates District at Broadway Station," is planned to honor the legacy of the Gates family, which began making leather tires on the site in the early 1900s.

Endeavor Real Estate Group purchased land that was part of the former Gates Rubber Factory site at West Mississippi Avenue and South Broadway for \$32 million in 2019, and spent \$10.1 million on two parcels at Broadway and East Mississippi Avenue that same year. According to property records, Endeavor Real Estate Group owns the 2.6-acre site at 1050 S. Broadway, as well as property directly north at 947 S. Acoma St., 958 S. Acoma St. 1007 S. Acoma St. and 1008 S. Acoma St.

Along with Endeavor Real Estate Group, KTGy and Kimley-Horn submitted the concept plan for 1059 S. Broadway.

**Kate Tracy**

Reporter

*Denver Business Journal*

