

## Southlands 'Main Street' on Schedule

Final phase of Aurora retail center will open this fall



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The Main Street at Southlands is on schedule for an October opening, completing the retail portion of the southeast Aurora development.

The final phase of the Southlands retail project and its urban core, called Main Street, is on schedule and slated to open this fall, according to Bill Witcher, senior project manager with The Beck Group, the project's general contractor.

Beck is doing the sitework and core-and-shell construction at the 40-acre site at E-470 and Smoky Hill Road in Aurora.

Considered the heart of the Southlands development, Main Street is comprised of nearly 20 buildings, including a movie theater, several locally owned and national retailers and restaurants and a number of retail boutiques in an outdoor setting. The entire project is valued at \$158 million.

Main Street will provide residents with an urban downtown in a suburban setting, said Don Provost, principal of Alberta Development Partners LLC, the owner.

"Main Street at Southlands establishes a new standard for retail in Denver," he said. "There is nothing like it, period. The architectural character, urban-street fabric and tenant mix are unparalleled in the marketplace."

Beck Group's Senior Project Manager Todd Berry agreed. "Alberta is bringing a retail vision to Denver with Southlands that the area has not had before," he said. "This is not a simple retail outlet. It's a destination for that whole corridor of Aurora."

Main Street construction incorporates high-quality materials and a variety of exterior skins on the retail buildings, including masonry, metal panels, ceramic tiles and EIFS, Witcher said. Beck started work in July 2005 on its \$69 million contract and should finish on schedule for an October opening, he said.

**Project Anchor** Main Street is just the anchor phase of the much-larger Southlands project, which spans 301 acres and 1.7 million sq ft.

"Southlands serves as a major epicenter in the area," said Provost. "The mixed-use destination combines elements of today's most popular shopping attractions, including aspects of a lifestyle and entertainment center, Main Street and a super regional power center."

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Super Wal-Mart and Sam's Club opened at Southlands in October 2004 and the 400,000-sq-ft power center – anchored by several national chain stores, opened last summer.

Southlands has also supported the area's need for residential growth by creating more than 1,000 jobs during construction and will have provided an estimated 4,000 to 5,000 full- and part-time jobs once it's complete this fall.

Alberta and Pacific Coast Capital Partners have also purchased 407 acres of land adjacent to Southlands for additional residential development in the area. Called Wheatlands, it will contain approximately 500 multi-family and 1,000 single-family homes, as well as other amenities, including a clubhouse, a recreation center with a resort-style swimming pool, multiple parks and extensive open space.

Upon completion, the entire development is expected to be a valuable economic engine for Aurora and the southeast metro area. Aurora city officials estimate it will generate approximately \$10 million to \$12 million in sales tax revenue for the city based on more than

\$525 million in taxable sales at the center, with an estimated annual payroll of \$80 million. <<



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