



## Four Mile District Breaks Ground On 10-Acre Entertainment District

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Glendale Mayor Mike Dunafon (left), and Central Street Capital President Isiah Salazar proudly display the shovel that officially broke ground on the Four Mile District. Photo courtesy of Iris Miceli Photography

The much-anticipated groundbreaking ceremony for the *Four Mile District* was held on July 25, 2024, for a 10-acre entertainment district in Glendale. With a few stops and starts and obstacles over the last decade, forward progress is happening, and the \$150 million project is underway.

In 2020, it appeared that *Lincoln Property Company*, a Dallas based international real estate firm, would develop the district and plans seemed to be moving forward on what was then known as *Glendale 180*.

The project is now being developed by *Central Street Capital*, a family office founded by health care entrepreneur Rob Salazar. Central Street Capital has been investing in projects for 25 years including the *Assembly Student Living* on the *Auraria*

*Campus*.

The Four Mile District is a nod to the *Four Mile Historic Park*, which is home to one of Colorado's oldest standing structures, the *Four Mile House Museum*. The development site is along Glendale's popular Virginia Avenue which many know it as home to the nation's busiest *Target* and the popular gentleman's club, *Shotgun Willie's*.

In order to make room for the 10-acre entertainment district, the wastewater treatment facility, was decommissioned and demolished in 2006. The land and office building formerly occupied by *Gamma Construction* was purchased by the *City of Glendale* and also demolished.

One confirmed tenant, *Alamo Drafthouse*, a movie theatre, will have nine screens and consume approximately 40,000 square feet. A groundbreaking is scheduled for next year with an anticipated grand opening of late 2026 or early 2027.



Mayor Mike Dunafon called Glendale "the Vatican of liberty and Luxemburg of freedom," and said Glendale "had the No. 1 entertainment district in Colorado before LoDo" while addressing the attendees at the groundbreaking ceremony. Dunafon indicated it was undone by state regulation, but Four Mile District will hopefully return Glendale to the entertainment hub it once was.

During the 1960s and 1970s, the city was home to a variety of now well-known establishments that attracted visitors from across metro Denver. *Colorado Mine Company* (home of the "Fool's Gold" which was Elvis' favorite sandwich), *Cork 'N Cleaver*, *Celebrity Sports Center* (owned by *Disney*), *Cooper Theater*,



On July 25, 2024, Glendale officials and Central Street Capital break ground on Glendale's new Four Mile District. Photo courtesy of Iris Miceli

Photography



The rest of the space will be occupied by retail, restaurants, parking garages, and outdoor plazas. There are also plans for a hotel but it is unclear how that will co-exist with *Staybridge Suites* which is already next to the yet to be built district.

This district will be classified as a common consumption area, allowing visitors to walk around with alcoholic beverages, and bars to serve until 4 a.m. The City of Glendale owns the land where the entertainment district will be built. However, a 2021 development agreement that Central Street and the city reached allows Central Street to purchase it for \$1 when a certain amount of progress is completed.



*The Riviera (The Riv), Soda Straw, Sportspage, The Lift, and Tommy Wong's Island* are long gone but fondly remembered. Additionally, *Andy's Smorgasbord* became *Shotgun Willie's Country Western Bar* which is now *Shotgun Willie's Show Club* and, almost five decades later, *Bull & Bush Brewery* is still a favorite.

The start of the construction will be the not so glamorous improvements to 7-acres of the property. It will include the creation of a private road, and stormwater and power infrastructure. The parking garage will be the next item to construct and work on that will begin November 2024.

With a fence surrounding the former *Creekside Park* and markers placed all over the property, it appears the project is moving full steam ahead. More updates in this publication will be forthcoming.