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From the Denver Business Journal:

<https://www.bizjournals.com/denver/news/2026/07/10/denargo-market-beer-garden-opening-denver.html>

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Denargo Market beer garden debuts this weekend



Image: Hopscotch owns the rights

The Hopscotch beer garden sits on the undeveloped land for the Denargo Market in Rino.
COURTESY OF HOPSCOTCH BEER GARDEN



By [Lincoln Roch](#) – Intern, Denver Business Journal
Jul 10, 2026

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Story Highlights

- Formativ and Golub & Co. opened Hopscotch Beer Garden on vacant Denargo Market land.
- The beer garden is built to relocate when vertical construction eventually begins.
- Denargo Market's full buildout will take 10-plus years to complete.

The developers behind Denargo Market have found a way to put some of their vacant land in Denver's River North area to use.

Seven years after Denver-based Formativ and Chicago-based Golub & Co. purchased most of the land for [the planned 17-acre, \\$1.5 billion mixed-use development](#), construction has not begun on the 3 million square feet zoned for vertical development. On Saturday, the two companies will open the Hopscotch Beer Garden to utilize part of the land while the RiNo development takes hold.

"Knowing that the vertical construction might take a little bit longer than we all had anticipated when we purchased the land in 2019, we knew we couldn't just let all of this new investment that we've made in these public parks and spaces just sit there," said Laura Newman, vice president of investment and development at Golub & Co.

Hopscotch is anchored by two shipping containers retrofitted to serve as the bar. Roughly 17,000 square feet total, it features a large patio space and a reinforced tented structure that can be heated during inclement weather.

With an initial staff of nine, the bar will serve beer, wine, cider and canned cocktails. Instead of a kitchen there will be a rotating schedule of food trucks.

The beer garden is located in the northwest corner of the development along Denargo Street and the South Platte River, next to 4 acres of public space.

A riverfront park, event lawn, firepit, slide and water feature opened in September [as part of the](#) development's first phase. The phase also built out sidewalks and bike lanes.



Denver Mayor Mike Johnston speaks during the grand opening of phase one at Denargo Market on September 4, 2025, in Denver.

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Designed by Sasaki, which also did the landscape architecture for the first phase, the entire beer garden is built to be moved to other land when construction eventually begins. Newman declined to share the exact price of the buildout, but, she said, the cost and time spent were not insignificant.

Hopscotch was [first announced in December](#), with an initial plan to open later during the winter.

With the total buildout of Denargo Market expected to take 10-plus years, the plan is for Hopscotch to stay open in its current form for several years. It may eventually be folded into a groundfloor retail space at one of the future buildings, Newman said.

Once completed, the overall Denargo Market project will include more than 1,000 residential housing units, a hotel and 80,000 square feet of retail space, [according to previous DBJ reporting](#).