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Commercial Real Estate

Cherry Creek North company files plans mixed-use redevelopment



A rendering of a planned five story mixed use building in Cherry Creek North.

CITY AND COUNTY OF DENVER RECORDS



By [Lincoln Roch](#) – Intern, Denver Business Journal
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Story Highlights

- Lario Investments LLC plans a five-story mixed-use building at 2702 E. 3rd Ave.
- The 3rd & Clayton project would replace a 1966 office building with restaurants.
- Lario Investments owns the Cherry Creek North property purchased in 2023.

The core blocks of Denver's Cherry Creek North area could see the construction of yet another mixed-use building in the next few years.

A company from the neighborhood filed plans with the city to replace a three-story office building at 2702 E. 3rd Ave., built in 1966, with a five-story, 106,811-square-foot mixed-use building.

The redevelopment, named 3rd & Clayton, would feature 7,500 square feet of retail space on the ground floor, 55,861 square feet of office space and three floors of subgrade parking.

"The proposed building ... aims to fulfill the overall design intent of the Cherry Creek North Design Guidelines and contribute to a successful mixed-use community fabric," a narrative submitted with the concept plan states.

The property is owned by Lario Investments LLC, which purchased the building in 2023 for \$12.5 million, according to county records.

Business records from the Colorado Secretary of State's office associate Lario Investments LLC with the Lario Oil and Gas Co., a 99-year-old energy business headquartered at 260 N. Josephine St., two blocks away from the 3rd & Clayton

site. Lario Investments lists 260 N. Josephine as its principal business address in state records.

The 3rd & Clayton property's previous owner, Jerry Wrench, had owned the site for 48 years. In addition to three floors of office space, the current building also has a garden level with two restaurants, La Merise French Bistro and Sweet Ginger Asian Bistro and Sushi.

To meet zoning requirements, the building at the southeast corner of 3rd Avenue and Clayton Street would have a stepped facade that reduces the size of the third, fourth and fifth floors, plans show. Each step and the roof of level 5 would be used as four accessible rooftop patios. The first floor would include a lobby with a reception area and a building fitness center at the southwest corner of the building.

The retail space in the new building would have entrances directly accessible from the sidewalk in order to activate the pedestrian experience on both Clayton Street and E. 3rd Ave, plans say. The parking structure would total 125 spaces.

Open Studio Architecture submitted the concept plan and two other records on July 21. Plans said that prior to construction, the owner would abate all existing buildings and site features of hazardous materials.

Cherry Creek has become one of the busiest commercial real estate submarkets in the country, with leasing remaining competitive as high-profile office and residential buildings are being constructed.

Three buildings on Clayton Street were knocked down earlier this summer to make room for an eight-story, 175,000-square-foot building, [according to previous reporting by the Denver Business Journal](#). Demolition began in March to [clear the way for Cherry Creek West](#), a \$1.8 billion, 13-acre mixed-use project that aims to create a new entryway to Cherry Creek.

One of Colorado's largest oil and gas companies, Antero Resources, [is slated to move from downtown](#) to anchor a new 130,000-square-foot office two blocks from 3rd & Clayton later this year.

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T H E L I S T

Denver-Area's 11 largest Commercial Real Estate Developers

Total square feet developed in the Denver area in 2025

Rank	Prior Rank	Business name
1	2	Evergreen Devco
2	4	Mortenson Development Inc.
3	6	Alpine Investments

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