



TEXAS/SOUTHWEST NEWS

Former Sausage Factory Sells for over \$300/sf

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The historic Gold Star Sausage Factory building, a five-building, 48k sf former factory property in the heart of Denver's emerging River North (RiNo) district, was acquired by an unnamed investor for \$14.85 mil (\$309/sf). The property was sold by San Diego-based Pathfinder Partners LLC, which had transformed the asset into a completely modernized office and commercial complex.



Located at the corner of 28th and Walnut St, the property's origins date back to the 1930s, when it was the site of Puritan Pie Company. Gold Star Sausage Company moved there in the 1950s, and, together with several adjacent structures, operated its factory at the location until 2015.

In October 2015 Pathfinder partnered with Denver-based Winfield Partners LLC – whose principals are Trent Rice and Brian Bair – to purchase the vacant property. They undertook a multi-million-dollar renovation – designed by Colorado-based OZ Architecture – transforming the sausage plant into a contemporary creative office and commercial space, while preserving the buildings' vintage character and iconic signage.

The renovated complex now features unique architectural features including sky-lit bow-truss roof systems, soaring 18- to 25-foot ceilings and a rugged brick façade accented by expansive steel-framed windows. Additionally, a large exterior loading dock was repurposed to serve as an outdoor plaza. Current tenants include Design Wright Studios, Artisan Rug Gallery and Boffi Studios Denver.

According to Lorne Polger, senior managing director of Pathfinder Partners, the firm's renovation of this 1930's-era building was focused on staying true to the neighborhood's roots while creating a truly unique and marquee property for the area.

The sale of the Gold Star building was brokered by Shames Makovsky's Trent Rice, who represented the seller, and Todd Snyder, also with Shames Makovsky, who repped the buyer.