

I-25 AND HAMPDEN

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GTK

Continental theater along interstate demolished for redevelopment

Critics call it a smashing hit — to the building.

Last week, crews from Alpine Demolition began knocking down the shuttered Regal Continental by the Interstate 25-Hampden Avenue interchange in Denver.

The 77,000-square-foot theater at 3635 S. Monaco Street Parkway, which was built in the 1960s, closed in 2023. It was one of 39 Regal locations that shuttered when the brand's parent company, Cineworld, went bankrupt.

The next premiere is expected to be new apartments.

The property is owned by Realty Income Corp., a real estate investment firm that purchased it in 2014 for \$14.8 million.

But Century Living, the multifamily development arm of Greenwood Village-based Century Communities, wants to build two 4-story apartment complexes with a combined 326 units and 5,000 square feet of retail space, according to plans submitted to Denver over the summer.

Century Communities declined to comment. The firm first submitted plans for the site in April of last year, initially proposing about 100 more apartments and no retail. A month later, it went under contract to buy the 7-acre lot, records show.

A King Soopers and Regional Transportation District rail stop are adjacent to the site.

— Matt Geiger, *BusinessDen*