

Book Broker fights on

Shop will head north, then return to renovated building

By **BILL RADFORD**
THE GAZETTE

Downtown is losing another bookstore — but it's only temporary this time.

The Book Broker will move at the end of July to 4622A Northpark Drive, near Interstate 25 and Garden of the

Gods Road. The used-book store will stay there while its home at 119 E. Bijou St. is renovated; developer Dan Robertson is adding three stories to the one-story building, with retail on the ground floor and 16 residential lofts above. The building includes 117 E. Bijou, which has been vacated by

Taste of India Express.

After Robertson bought the building last year, he and broker Jeff Kaiser made a tentative deal with Roy Jackson, owner of the Book Broker, to keep the store there. But Jackson worried about the financial

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RENDERING COURTESY OF COLORADO ARCHITECTURE PARTNERSHIP
What the Book Broker building will look like once renovated. Developer Dan Robertson is adding three stories to the one-story building, with plans for retail at the bottom and 16 residential lofts.

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BOOKS: It's a gamble, owner says

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impact of relocating during the renovation. So he weighed other choices, including finding a permanent new location, switching to an Internet-only business or closing for good.

"I feel like I'm kind of gambling," he said. "But the space (on Bijou) is going to be really nice." The space, about 4,200 square feet, will include an 851-square-foot mezzanine overlooking Acacia Park.

Jackson expects to move back in summer of next year. The Bijou Street location has

been a bookstore for nearly 20 years — first as Four Corners, then Gateways and, since 2001, the Book Broker. The store's absence will temporarily leave Poor Richard's as the only downtown bookstore. Book lovers still mourn the 2004 closing of the Chinook Bookshop on North Tejon Street.

Kaiser said he and Robertson were eager to keep the Book Broker. "It just adds to the culture, I think."

The Book Broker's new home on Northpark Drive is a warehouse, not a storefront, but Jackson will operate a

store there. He'll keep the warehouse as a place to house books after moving back downtown, since his new space on Bijou will be a bit less than half of what he has now.

"What I'm really planning on doing is concentrating heavily on my Internet side of the business and really trying to beef it up and getting it going as much as I can."

The Bijou building will also have a 2,000-square-foot space available for retail. Kaiser said he hasn't started to market that space yet.

The residential units will

range in size from 700 to 1,200 square feet, at a cost of \$225,000 to \$495,000. Janelle Walston, who will market the units, said they also will have outdoor living space with balconies of up to 350 square feet.

The units are expected to be ready by late summer 2008. Walston figures the Book Broker will be a plus in attracting residents.

"You live over the bookstore," Walston said. "It's just a great situation."

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