

Tai J. Palacio

COUNSEL

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Tai Palacio advises institutional investors, developers, real estate funds and REITs on complex real estate transactions across a broad range of asset classes, including data centers, hospitality, multifamily, seniors housing, office, industrial and retail. Her practice includes commercial real estate finance, private equity investment and joint ventures, and commercial leasing, with experience representing clients on both the lender and borrower side.

In her finance work, Tai drafts and negotiates loan documents, performs due diligence, resolves title issues and helps clients close structured loans for large-scale development and investment projects. Her joint venture experience includes platform arrangements for phased acquisitions, portfolio-level transactions and deals involving contributed properties. She also represents landlords and tenants in the leasing and management of retail, office, restaurant and industrial assets. Tai's background, with law degrees from both the United States and Ireland, brings a cross-border perspective to her practice and international relationships that inform her approach to global real estate strategy.

Education

- University of Denver Sturm College of Law (J.D., 2017)
- University College Dublin Sutherland School of Law (Masters of Common Law, 2011)
- Florida State University (B.S., 2005)

Bar Admissions

- Colorado

Memberships

- Colorado Golf Association, Board of Directors
- PGA REACH Foundation – Colorado Section, Trustee

Capabilities

- Real Estate
- Real Estate Finance
- Finance

Matters

- Represented the TBC Corporation in its agreement to divest its retail portfolio to Mavis Tire Express Services, through which Mavis acquired 392 Tire and Service Centers and 203 Tire Service Centers.
- Represented a real estate investment management firm on a mixed membership and asset acquisition of a \$1.26 billion industrial portfolio located in core markets throughout 11 states in the U.S.
- Represented a real estate investment management firm on a \$633 million loan secured by industrial assets in 10 states throughout the U.S.
- Represented VICI Properties Inc. on its financing and development of world class golf properties globally.
- Represented one of the nation's largest fixed rate and fixed annuity providers in 19 permanent loans ranging from \$17-\$185 million and totaling over \$1.1 billion for the acquisition or refinancing of warehouse distribution centers, office buildings, multifamily buildings and retail properties across the country.
- Represented an institutional lender in a \$200 million portfolio loan, comprised of ten industrial properties in Texas and Louisiana.
- Represented a REIT on the portfolio acquisition of various senior housing projects in excess of \$500 million.
- Represented a golf course owner in the acquisition and disposition of golf course properties in California.

Publications

July 2025

People of the CGA: Tai Palacio

Featured, Colorado AvidGolfer