



UNIVERSITY OF DENVER • BURNS SCHOOL • PANEL HANDOUT • SEPTEMBER 11, 2026

Colorado real estate industry groups: a student field guide

Who to join, what it costs, and where the doors for people under 35 are.

Every deal in this market gets done by people who already know each other. Industry organizations are how you become one of those people before you have a business card that matters. This guide covers every group active in Colorado that a real estate student can join or show up to, with the 2026 dues as posted, the student rate and its rules, and — most important — the programs that exist specifically for members under 35.

Prices below are annual, per individual, as published on each organization's site on September 11, 2026 unless noted. Where a figure or date could not be confirmed it is marked accordingly; treat anything marked 'confirm' as a target, not a fact.

HOW TO USE THIS

- Join two, not eight. Pick the one that matches the product type you want (ULI or CREDA for development, ICSC for retail, IREM or BOMA for management, CCIM or SIOR for brokerage) and one that matches who you are (CREW, a YPN, an affinity group). Then show up monthly.
- Student rates end at graduation. Most orgs then move you to an under-35 tier at roughly half of full dues — ULI, CREDA, ICSC, IFMA and CoreNet all have one. Lock in the under-35 mentorship programs in your first two working years; several cap eligibility at 2–5 years of experience.
- The cheapest seat in the room is a student ticket to a signature event: \$35 for a ULI breakfast, \$50 for any ICSC regional show, \$105–\$125 for the Rocky Mountain Real Estate Challenge. Buy those before you buy a membership.
- Application windows cluster in January–March (ULI Partnership Forum, DMCAR Young Professionals, CREDA Developing Leaders mentorship, CREW and ICSC scholarships). Put them on a calendar now.

AT A GLANCE

Every organization on one page

Dues shown are the individual rate for the tier most students will actually pay after graduation (national + Colorado chapter where both apply). 'Under-35 track' names the program or discounted tier reserved for early-career members. Full detail, eligibility rules and sources follow. CREJ and Bisnow conferences (ticket-only, no membership) are covered at the end of the directory.

ORGANIZATION	FOCUS	REGULAR DUES	STUDENT DUES	UNDER-35 TRACK
ULI Colorado	Development, land use, planning, capital	\$540 Associate; \$264 under 35 (\$22/mo)	\$132/yr (\$11/mo) full-time; Etkin Scholars = free	Young Leaders Group • Partnership Forum • Development 360°
CREDA Colorado (NAIOP)	Development, industrial, office, investment	\$1,100 Full; \$500 Developing Leader (35 and under)	\$75 + \$20 fee; full-time, not employed full-time	Developing Leaders • DL Mentor Program • Rocky Mountain Real Estate Challenge
ICSC	Retail real estate, mixed-use, retailer expansion	\$300 Standard; \$175 Next Generation (under 40)	\$50 one-time, lasts until graduation; free at partner schools	Next Generation tier • NGLN cohort • Foundation scholarships & mentorship
CREW Denver	Cross-disciplinary CRE network; advancing women	\$455 Full or Associate (<2 yrs); \$280 civic	\$130 undergrad / \$235 grad (+\$25 fee); NoCo \$170	Associate tier (<2 yrs) • free 6-month Mentorship • UCREW • Foundation scholarships

ORGANIZATION	FOCUS	REGULAR DUES	STUDENT DUES	UNDER-35 TRACK
DMCAR	Commercial brokerage; market data; broker events	Up to \$879 REALTOR stack; \$350 broker-only (DMCAB)	None — needs a Colorado broker license	Young Broker Group · Young Professionals Program (35 and under, \$250)
CCIM CO/WY	Investment analysis; brokerage; the CCIM designation	\$695 national Candidate + \$150 chapter	\$55 national + \$30 chapter; free at partner universities	Student → Candidate path; University Fast Track
SIOR Colorado	Industrial and office brokerage (production-gated)	Designee ~\$1,345 + \$725 initiation (unverified)	None	Member Associate — Early Career Membership (1–8 yrs)
IREM Denver	Property, asset and facilities management	Associate \$335 app fee (50% off under 35) + chapter dues	\$0 dues, \$0 fee — full-time students	Future Leaders program · 50% off Associate fee under 35
Appraisal Institute CO	Valuation and appraisal	Candidate / Practicing Affiliate ~\$295 national + chapter	Student Affiliate ~\$50–\$60 (confirm)	Candidate for Designation path (course discounts)
CoreNet Colorado	Corporate / occupier real estate, workplace	Not published; est. \$495–\$895 by category	Student tier (proof of enrollment + ID); est. \$50–\$100	Young Leader tier (35 and under) · Young Leaders Committee
IFMA Denver	Facility management and building operations	\$648 Professional (\$249 intl + \$399 chapter)	\$10 international; chapter not listed	Young Professional tier \$308 (35 and under, 5-yr max)
BOMA Denver	Office and commercial building ownership and management	Building \$1,915–\$6,775 by SF; Associate \$2,465 (waitlisted)	None (building membership); scholarship + Career Day	Emerging Professionals Committee (<7 yrs, member firms)
AAMD	Multifamily ownership, management, suppliers	Company: \$225–\$420 base + \$5.00–\$9.15 per unit	None (company membership)	—
HBA Denver	Residential construction and land development	Builder \$963 + permit fees; Associate \$1,063; \$50 app fee	None (company membership)	Young Leaders Council (under 40, \$39.99) · Emerging Leaders Program
Downtown Denver Partnership	Downtown planning, advocacy, civic leadership	Organizational tiers (Trailblazer / Catalyst / Pinnacle); amounts not published	None (organizational membership)	Downtown Denver Leadership Program (~60/yr, Feb–Oct)
Chamber Leadership Fdn	Civic leadership cohorts	Program tuition only; Leadership Denver \$4,900 + \$65 app	None — designed for 2+ years of work	Impact Denver (emerging leaders, 6 months)
Project REAP	CRE career access for under-represented professionals	Not a membership; academy historically sponsor-funded	For recent graduates and career-changers	REAP Academy (12-week cohort)
NAR / CAR / DMAR	Licensed brokerage (residential and commercial)	\$156 NAR + \$45 + \$195 CAR + local board (DMCAR \$350)	NAR Student \$25/yr; 18+, enrolled, no license	Colorado YPN · DMAR YPN (free, no age limit)
NAHREP · AREA A · NAREB	Primarily residential brokerage and lending; strong investor and title crossover	NAHREP \$49 / \$250 · AREA A \$120 · NAREB not published	None — NAHREP \$49 is the de facto student rate	NAREB Young Realist Division (national)
Counselors of RE (CRE)	Senior advisory designation	Not published	None — 10 years required	—
AUREO	University real estate offices	Member-gated	None — employees of institutions only	—
Colorado RE•CON (ICOR)	Small-balance investing: flips, rentals, notes	\$279 individual / \$379 family	None	—

START HERE

The core five — join at least one this semester

These are the rooms where Colorado commercial real estate actually happens. Each has a real student tier and a real program for members under 35.

Urban Land Institute — ULI Colorado

UNDER-35 PROGRAM

DISTRICT COUNCIL • EST. 1998 • 1,400+ MEMBERS • 200+ IN YOUNG LEADERS

ULI is the 45,000-member global research and education institute for every land-use discipline — developers, planners, architects, lenders, brokers and public officials — and ULI Colorado is one of its most active district councils. It is the organization to join if you want to understand how projects get entitled, financed and built, and it runs the deepest bench of under-35 programming in the state.

REGULAR DUES	Associate \$540/yr (\$45/mo) — the standard tier. Under 35: 50% off, \$22/mo (about \$264/yr). Government / nonprofit / academic: \$22/mo. Full Member (senior, selective): \$1,332/yr; under 35 \$55/mo. One national membership covers ULI Colorado — no separate chapter fee. 12-month minimum.
STUDENT DUES	\$11/mo (about \$132/yr) — 75% off Associate. Full-time undergraduate or graduate students. Includes full Associate benefits, member pricing at events and eligibility for the Young Leaders Group.
ELIGIBILITY	Student rate needs full-time enrollment. Bruce Etkin Student Scholars: 15 Colorado students a year (4th-year undergrads or grad students, 21+, real estate, business, architecture, planning, construction, law or finance; DU Burns and Sturm are academic partners) get a free event passport September–April and a fully funded one-year membership on completion. 2026–27 applications closed Sept 1; next window closes about Sept 1, 2027.
EARLY-CAREER	Young Leaders Group (YLG) — 200+ member cohort that runs the Discovery Series educational events, social and volunteer committee, Deals & Drinks socials, and the two programs below. ELIGIBILITY ULI member, under 35 COST Included in membership APPLY Ongoing; committees meet monthly Partnership Forum — Six-month mentorship: groups of 12–15 Young Leaders meet 1–2× a month with a senior developer or investor as moderator — site tours, guest speakers, confidential career conversation. Kickoff March, graduation July. ELIGIBILITY 35 and under AND a current ULI member; apply and be accepted COST \$15 application fee (\$30 non-member) + \$350 participation fee on acceptance APPLY 2026: applications Jan 22 – Mar 2, sessions Mar–Jul. Expect late January 2027. Development 360° — Seven Tuesday sessions over three months walking one real project start to finish with its developer and architect. Fall 2026 cohort: DHA Sun Valley Block 3 with OZ Architecture (Sept 15 – Dec 1). ELIGIBILITY Ages 20–50 (recently widened from 35 and under); active ULI membership required on acceptance; bio + letter of support COST \$400 program fee APPLY Fall 2026 applications closed Sept 10. Next cohort expected August 2027. Real Estate Diversity Initiative (REDI) — Development training and mentorship for women, people of color and LGBTQIA+ professionals — teams build a plan and pro forma for a real site (pro forma instruction through DU) and pitch to a panel. Monthly Thursdays, June–October. ELIGIBILITY Under-represented professionals; undergraduate degree; two reference letters COST \$500 members / \$1,100 non-members (includes one-year membership); scholarships available APPLY Applications typically spring for a June start — 2027 status to confirm
IN COLORADO	Monthly Breakfast Series at Davita Market Place (3rd Thursdays; \$35 student / \$65 member / \$95 non-member); Emerging Trends breakfast each January; Impact Awards gala each spring; holiday party Dec 10; UrbanPlan volunteer program. Southern and Northern Colorado programming too.
JOIN	colorado.uli.org · join at uli.org/join · membership@uli.org · 1-800-321-5011

CREDA Colorado (formerly NAIOP Colorado)

UNDER-35 PROGRAM

COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION • EST. 1976 • 600+ MEMBERS

The developers' trade association — owners, investors and the lenders, brokers, attorneys and contractors who serve them — with a heavy public-policy agenda and the best-attended social events in Denver CRE. NAIOP Colorado rebranded as CREDA Colorado in 2026 (national NAIOP is now CREDA Global); same organization, same people, same Fight Night.

REGULAR DUES	2026 combined national + chapter: Full Member \$1,100 (first from a firm); Affiliate \$800 (second and subsequent); Developing Leader \$500 (35 or under, proof of age); Public / Nonprofit \$800. Plus a \$20 one-time processing fee. National-vs-chapter split is not published.
STUDENT DUES	\$75/yr + \$20 fee. Full-time student not employed full-time in the industry; copy of student ID and current class schedule required annually; non-renewable after graduation. DU can also hold a University Membership that extends select benefits to enrolled real estate students — ask the Burns School.

ELIGIBILITY	Developing Leader status is automatic for any member 35 or under with date of birth on file — it is a discount and a program, not a separate application.
EARLY-CAREER	Developing Leaders (DL) — National program for members 35 and under: discounted dues and event tickets, DL Award, education series. Colorado DL runs Skiing with the Icons (a full day at Arapahoe Basin with senior executives), project tours, Capitol visits, spotlight luncheons, Real Estate on the Rocks quarterly happy hours and volunteer days. ELIGIBILITY Member 35 or under COST Included with \$500 DL membership APPLY Ongoing DL Mentor Program — Six-month one-on-one pairing of a Developing Leader with a senior professional, May through November, with group events. ELIGIBILITY DL member, 35 or under COST Not posted — appears to be included APPLY 2026: applications Mar 2 – Apr 6, interviews mid-April, kickoff May 28. Expect the same window in 2027. Rocky Mountain Real Estate Challenge — The CU-vs-DU graduate case competition, now in its 24th year: student teams act as developer on a real site with 100+ volunteer industry mentors and present to judges in front of 700+ professionals. DU won 2025. Teams are selected through the Burns School each winter; everyone else should buy a student ticket. ELIGIBILITY Team: DU / CU graduate students via faculty. Audience: anyone COST 2026 tickets: student \$105–\$125, member \$205–\$245, non-member \$250–\$300 APPLY Kickoff mid-January; Competition Day late April (2026: Apr 22 at The Brighton)
IN COLORADO	Fight Night (Oct 7, 2026 — student 21+ ticket \$475+), golf and pickleball tournaments, Awards of Achievement each spring, joint DMCAR/CREDA holiday party in December. CREDA Global's national Fall Conference is in Denver Oct 5–7, 2026.
JOIN	credacolorado.org · join via credacolorado.org/join · (303) 782-0155

NOTE The 'Development 360' program often attributed to NAIOP is actually ULI Colorado's — see above.

ICSC — the Marketplaces Industry association

UNDER-35 PROGRAM

NATIONAL MEMBERSHIP • NO COLORADO CHAPTER DUES • COLORADO PROGRAMS RUN BY ICSC STAFF

ICSC is the global trade association for shopping centers, mixed-use retail and the retailers, owners, brokers, lenders and municipalities around them — and it is the dealmaking network for anyone who wants to lease, develop or represent retail. It also has the most developed student pipeline of any CRE association: a \$50 membership that lasts through graduation, a \$50 flat student rate at every regional show, and a foundation that hands out 100+ scholarships a year.

REGULAR DUES	Standard \$300/yr. Next Generation (under 40) \$175/yr. Retailer \$175. Public Sector / Academic \$175. Single national membership — there are no separate Colorado chapter dues.
STUDENT DUES	\$50 one-time for the full term of enrollment, not annual. Full-time: 12+ credits undergraduate or 6+ graduate at an accredited university; transcript or registrar letter for verification. Free for students at ICSC University Partner schools (whether DU is one: ask the Burns School). Includes the \$50 student rate at ICSC@WESTERN, RETAIL FORWARD COLORADO and other events, job board, research and Foundation programs.
EARLY-CAREER	Next Generation membership — Full membership at \$175 for professionals under 40 — the widest age window of any CRE association. ELIGIBILITY Under 40 COST \$175/yr APPLY Any time Next Generation Leadership Network (NGLN) — Selective two-year leadership cohort with summits and specialized programming; current cohort 2024–2026. ELIGIBILITY Under 40, working in the marketplaces industry; nominated COST Not stated APPLY Nominations expected to reopen late 2026 ICSC Foundation student programs — 100+ scholarships a year (many include an industry mentor and comped conference attendance), the \$10,000 Jaffe Retail Entrepreneur Prize, a student mentorship program, internship board, Launch Academy for under-represented undergrads, Student Member Advisory Committee and an annual case competition. ELIGIBILITY Student members COST Free APPLY 2027–28 scholarship applications open January 2027 · cmerolle@icsc.com
IN COLORADO	ICSC LOCAL COLORADO networking (mid-May; 2026 was May 14) and ICSC RETAIL FORWARD COLORADO half-day dealmaking at the Ritz-Carlton Denver (late July; 2026 student ticket \$50). ICSC@WESTERN in San Diego (Sept 14–16, 2026) is the regional show that covers the Mountain States; ICSC LAS VEGAS (May 2027) is the national one, with a Next Generation reception.
JOIN	icsc.com · pricing at icsc.com/join/become-a-member/member-types-pricing · student form at icsc.com/find-and-connect/student-resources

CREW Denver — Commercial Real Estate Women UNDER-35 PROGRAM

CHAPTER OF CREW NETWORK (80+ CHAPTERS) • SISTER CHAPTER CREW NORTHERN COLORADO

CREW Denver is the local chapter of CREW Network, the global business-networking organization built to advance women in commercial real estate — brokerage, law, finance, development, architecture, construction, title and every other qualified field — and it welcomes members of all genders. New members are put on committees immediately, which is the fastest path to real relationships with senior people in this market.

REGULAR DUES	Full Member \$455 (2+ years in a qualified CRE field). Associate Member \$455 (same, under 2 years — the early-career tier). Affiliate \$455. Civic (government / nonprofit) \$280. Plus \$25 application fee. Calendar-year dues; join Oct 1 – Dec 31 and you are paid through the following year (up to 15 months). CREW Northern Colorado: Full / Affiliate \$375.
STUDENT DUES	CREW Denver: Undergraduate \$130, Graduate \$235, plus \$25 application fee. CREW Northern Colorado: Student \$170. Full-time enrollment, pursuing a career in a qualified CRE field, chapter approval. Includes full chapter membership plus CREW Network directory, career center and national programming.
ELIGIBILITY	Membership is open to all genders (CREW Network policy). The CREW Network Foundation scholarships, however, are for women only: 3.5 GPA, full-time junior, senior or graduate student in a qualified field.
EARLY-CAREER	Mentorship Program — Free six-month program, 20 mentor/mentee pairs, speed-matching in February; entry-level and mid-career tracks; men and women welcome on both sides. ELIGIBILITY Entry-level mentee: CREW member with 1+ year in CRE. Mentors 12+ years COST Free member benefit APPLY 2026 cycle opened Oct 24, closed Jan 16. Expect late October 2026 for the 2027 cycle. UCREW — College outreach sessions each fall and/or spring — CREW members teach networking fundamentals, career paths and relationship-building to students. ELIGIBILITY College students; no membership required COST Free APPLY Fall / spring; contact the chapter for the DU date CREW Network Foundation scholarships — 2026: 28 undergraduate scholarships at \$5,000 and 16 graduate at \$10,000 (U.S.), each with a free 24-month CREW membership, Convention registration with \$1,000 travel stipend and a six-month mentoring match. ELIGIBILITY Women; 3.5 GPA; full-time junior, senior or graduate student in a qualified CRE field COST Free to apply APPLY Applications Jan 5 – Apr 1, 2027 (2026 pattern); notified late June
IN COLORADO	Monthly luncheon programs downtown, holiday party in December, annual awards, summer golf. The 2026–27 event calendar is member-gated; the chapter's public listing was empty on Sept 11. CREW Network Convention: Sept 23–25, 2026 Miami Beach; Sept 29 – Oct 1, 2027 Phoenix.
JOIN	denver.crewnetwork.org/join • crewnortherncolorado.com/join-crew • scholarships at crewnetwork.org/crew-network-foundation

DMCAR — Denver Metro Commercial Association of REALTORS UNDER-35 PROGRAM

COMMERCIAL LOCAL BOARD OF THE REALTOR FAMILY (NAR • COLORADO ASSOCIATION OF REALTORS)

DMCAR is the trade association for Denver-metro commercial brokers and the firms that work with them — the commercial arm of the REALTOR family — and it runs the metro's marquee broker programs: the Colorado Commercial Real Estate Symposium, Spring Forecast, The Next Rung career program and the DMCAR/CREDA holiday party. You cannot join until you hold a license, but its Young Professionals Program is the most structured early-career cohort in Denver brokerage.

REGULAR DUES	REALTOR member up to \$879/yr, prorated: DMCAR local \$350 + NAR \$156 + NAR public-awareness assessment \$45 + Colorado Association of REALTORS \$195. Requires an active Colorado broker license and a REALTOR managing broker. Broker-only DMCAB membership (no NAR/CAR): \$350/yr. Affiliate / industry-partner dues not published.
STUDENT DUES	No student category. A student without a license cannot join; the entry points are attending events at non-member rates and, once licensed, the Young Broker Group.
EARLY-CAREER	Young Broker Group — The metro's only young-broker network: networking, introductions to managing brokers, Young Broker job board. ELIGIBILITY DMCAR member COST Included APPLY Ongoing Young Professionals Program — Eight-month cohort, max 15 people (one per company): monthly sessions on banking, development, brokerage, legal, asset management and economic development with panels, building tours and happy hours. ELIGIBILITY Age 35 or younger, 2–5 years in the industry, any CRE sector; supervisor sign-off COST \$250, non-refundable APPLY 2026: applications due Feb 10, sessions Mar–Oct. Expect January – early February 2027 • hhowerton@dmcar.com

IN COLORADO	Colorado Commercial Real Estate Symposium (fall), The Next Rung (career advancement — the most student-relevant program), Lurking Legal Issues (online CE), Spring Forecast (April; 2026 was Apr 8), joint holiday party with CREDA (December). 2026–27 dates and prices were not yet posted on Sept 11.
JOIN	dmcar.com/membership • Young Professionals at dmcar.com/membership/young-broker • 303-753-6227

DESIGNATIONS & SPECIALTY

Credential bodies and specialty networks

Each of these owns a designation or a product niche. Join the one that matches the career you actually want; most have a cheap student on-ramp and an under-35 discount for the years after.

CCIM Institute • Colorado/Wyoming CCIM Chapter

100+ CHAPTER MEMBERS • CI 101–104 COURSES DELIVERED IN DENVER

CCIM Institute confers the Certified Commercial Investment Member designation — the industry's financial-analysis credential, built on the CI 101–104 curriculum — and the Colorado/Wyoming chapter delivers the courses locally with networking and CE. For a student who wants to be taken seriously on underwriting, the \$85 combined student membership and a CI 101 seat are the best value in this guide.

REGULAR DUES	Candidate member (pursuing the designation, no prerequisites): \$695/yr national + \$150/yr chapter. Chapter Affiliate (licensed professional, not an Institute member): \$165. Designee national dues not published.
STUDENT DUES	Starter Student \$55/yr national (full-time undergrad or grad) + \$30/yr chapter Academic/Student. Students at CCIM University Partner schools join free (first-time student membership free Aug 1 – Dec 31 per Institute page). Includes conference discounts and 50% off the online Foundations for Success course.
ELIGIBILITY	Designation: CI 101–104 + ethics + negotiation, a portfolio showing 2+ years of full-time CRE experience, and a comprehensive exam (70% to pass). University Fast Track membership exists for graduates of partner programs — details on ccim.com.
IN COLORADO	Deals & Drinks Oct 1, 2026; TheAnalyst PRO CE Oct 21; holiday party Dec 10. CI 101 in Denver each spring (2026: Mar 23–26), CI 103 + negotiations each June. Chapter membership includes several no-cost events a year.
JOIN	cowyccim.org • ccim.com/membership-and-tools/become-member

SIOR — Society of Industrial and Office REALTORS, Colorado Chapter

UNDER-35 PROGRAM

DESIGNATION BODY FOR TOP INDUSTRIAL AND OFFICE BROKERS

SIOR is the production-gated designation for top industrial and office brokers: five-plus years and a chapter-set gross fee income threshold (\$500,000 in Colorado for 2026) in three of the last four years. It is a mid-career credential, not a student membership — but it publishes an explicit early-career track, and its members are the people who will hire you into brokerage.

REGULAR DUES	Designee initiation \$725 and annual dues \$1,345 (from SIOR admissions documents — confirm current). Colorado chapter dues on top of national: not published.
STUDENT DUES	None. No student category exists. Students engage as guests of SIOR brokers or through sponsored events.
EARLY-CAREER	Member Associate — Early Career Membership — SIOR's formal early-career track: a mentor from the chapter, one designee endorsement, ethics course, core education; up to six years in the category with a requirement to hit a full GFI year within three. ELIGIBILITY 1–8 years of full-time brokerage; 50% of chapter GFI (\$250,000 in Colorado) in the prior 12 months COST \$175 application + \$150 ethics course + \$450 annual dues (2020 toolkit — confirm) APPLY Rolling
IN COLORADO	Chapter meetings, a spring Masters event, an Avalanche game and December holiday cocktails — calendar is on the members-only mySIOR portal. SIOR Spring and Fall World Conferences nationally.
JOIN	sior.com/become-an-sior • chapter via my.sior.com

IREM Greater Denver (Chapter 17) • Institute of Real Estate Management

UNDER-35 PROGRAM

CHARTERED 1947 • CPM, ARM AND ACOM CREDENTIALS

IREM is the professional body for property, asset and facilities managers and home of the CPM (Certified Property Manager) credential; the Denver chapter serves residential and commercial managers across the metro. It is the only organization in this guide whose student membership is completely free, and its Future Leaders group is a real early-career community.

REGULAR DUES	Associate: non-refundable application fee \$335 (Nov–Dec applications \$435, covers the following year) plus chapter dues; 50% off the fee for applicants under 35. CPM Candidate \$515/yr; CPM \$645/yr + \$425 enrollment; ARM / ACoM \$250/yr + \$80. Chapter dues are added to each (amount not published). Not prorated.
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STUDENT DUES	\$0 dues and \$0 application fee. Must be enrolled full-time at an accredited college or university (undergrad or grad). Includes career center, job board, research and the Careers in Real Estate Management guidebook, plus chapter events.
EARLY-CAREER	Future Leaders — The chapter's early-career group — book club (next Sept 17, 2026), socials and education. ELIGIBILITY Early-career members; no age cap stated COST Included APPLY Ongoing IREM Foundation scholarships — Partial tuition for up to three credentialing courses toward CPM / ARM / ACoM; need-based. ELIGIBILITY IREM member in good standing — student members qualify COST Free to apply APPLY 2026 deadline was Jan 30 — expect late January 2027
IN COLORADO	Happy hour Sept 23, 2026; monthly luncheons and education; holiday party December; awards and installation Jan–Feb; golf in summer. Chapter office 303-940-9442.
JOIN	iremdenver.org/join • student join at irem.org/membership/student-membership

Appraisal Institute — Colorado Chapter

MAI • SRA • AI-GRS • AI-RRS DESIGNATIONS

The Appraisal Institute is the national professional association of real estate appraisers and awards the MAI and SRA designations; the Colorado chapter delivers local education, chapter meetings and networking. It is the on-ramp if you want a valuation career — and a useful adjunct credential if you plan to underwrite or lend.

REGULAR DUES	Candidate for Designation / Practicing Affiliate about \$295/yr national (search-snippet figure — confirm) plus Colorado chapter dues (not published). Affiliate tier for non-appraisers (bankers, developers, brokers) with proration. Candidate-path fees: \$150 per comprehensive exam module, \$300 experience application, \$100 designation application.
STUDENT DUES	Student Affiliate for full-time students — historically about \$50–\$60/yr with proof of enrollment (confirm at 1-888-756-4624). Education discounts and chapter meeting access.
IN COLORADO	Chapter education (USPAP, qualifying and continuing ed) and a December installation meeting; the chapter site (colo-ai.org) had no 2026–27 calendar posted.
JOIN	colo-ai.org • appraisalinstitute.org/why-join

CoreNet Global — Colorado Chapter

UNDER-35 PROGRAM

CORPORATE REAL ESTATE: OCCUPIERS AND THE TEAMS THAT SERVE THEM

CoreNet Global is the association for corporate real estate — in-house real estate executives at large occupiers plus the brokers, architects, project managers and economic developers who serve them. If your interest is the tenant side of office and industrial, this is the room; the Colorado chapter has an active Young Leaders committee.

REGULAR DUES	CoreNet publishes no public price list — dues 'depend on member type and geography.' Best estimate from prior U.S. schedules: Corporate End User \$495–\$595, Service Provider \$795–\$895, Young Leader \$295–\$325. Single global membership with chapter affiliation. Confirm at help@corenetglobal.org.
STUDENT DUES	Student category: enrolled full-time in a degree-granting program at an accredited college (no online-only universities); proof of class registration and student ID required. Price not published — estimate \$50–\$100.
EARLY-CAREER	Young Leaders Committee — Educational and networking growth for members under 35: networking events, education sessions, mentoring and speed-networking. ELIGIBILITY 35 and under COST Included with Young Leader membership APPLY Ongoing • chair Mason Nolan, Swinerton
IN COLORADO	Bi-monthly programs and happy hours, Young Leaders speed-networking, spring awards, summer golf — the event calendar is login-gated.
JOIN	colorado.corenetglobal.org • corenetglobal.org/connect/become-a-member

IFMA Denver Chapter — International Facility Management Association

UNDER-35 PROGRAM

FACILITY MANAGEMENT; 44-YEAR-OLD AWARDS GALA

IFMA Denver is the local chapter of the facility-management profession — the people who run buildings after they are built — with monthly luncheons, facility tours, an outdoors series and a Young Professionals group. Adjacent to core CRE, but it is a large, welcoming and cheap community for anyone headed toward operations, property management or corporate real estate.

REGULAR DUES	Professional \$249 IFMA international + \$399 Denver chapter = \$648. Associate \$718. Promo code Denver100 takes \$100 off chapter dues through April.
STUDENT DUES	\$10/yr international student membership (full-time, verified); Denver chapter student dues not listed (likely \$0). Member pricing on events and credential discounts.
EARLY-CAREER	Young Professional membership — Discounted full membership: \$159 international + \$149 chapter. ELIGIBILITY 35 or younger; maximum five years in the tier COST \$308/yr APPLY Any time Young Professionals Happy Hour — Recurring YP socials — next Oct 22, 2026 at FlyteCo Tower. ELIGIBILITY Open COST Event pricing APPLY Quarterly
IN COLORADO	Full 2026–27 calendar posted: DIA facility tour Oct 7, YP happy hour Oct 22, holiday gala and 44th awards Dec 3, annual meeting Jan 19, Nuggets game Feb 11, Convention Center tour Feb 25, luncheons Nov 10 / Mar 16 / Apr 13, World FM Day breakfast May 11.
JOIN	ifmadenver.org/membership · join at my.ifma.org

OWNERS & OPERATORS

Ownership and management associations (company-based)

These three are company or building memberships — you join through an employer, not as an individual. Know them now; they matter the day you take a job.

Denver Metro BOMA — Building Owners and Managers Association

UNDER-35 PROGRAM

FEDERATED WITH BOMA INTERNATIONAL • TOBY AWARDS

Denver Metro BOMA represents commercial office, medical, industrial and retail building owners, property managers and engineers, plus the vendors who serve them, and runs the TOBY awards, monthly luncheons and Career Day. Membership belongs to the building or company; every property-management employee at a member building — including emerging professionals — gets benefits at no extra charge.

REGULAR DUES	2027 building member dues scale with size: \$1,915 (under 50,000 SF) to \$6,775 (over 800,000 SF); industrial and retail portfolios \$1,890–\$3,160; government \$2,135. Associate (vendor) \$2,465 — waitlisted. BOMA Colorado SIG \$600. Includes BOMA International dues.
STUDENT DUES	No individual or student tier. Students reach BOMA through the Workforce Development Committee's Career Day, the Ronald L. Simpson Scholarship and the mentorship program, or by working for a member building.
EARLY-CAREER	Emerging Professionals Committee — Educational sessions and networking for the newest people in property management. ELIGIBILITY Under 7 years in the industry; must work for a BOMA building-member property management company COST Included in employer membership APPLY Ongoing
IN COLORADO	Monthly luncheons (free to building members), gift and toy drive late Oct – mid Dec, holiday party, speed networking early spring, TOBY & Mile High Awards in spring, sporting clays and golf in summer. Dated 2026–27 calendar not yet posted. 303-383-4870.
JOIN	bomadenver.org/join-denver-metro-boma · scholarship at bomadenver.org/ronald-l-simpson-scholarship

Apartment Association of Metro Denver (AAMD)

AFFILIATE OF THE COLORADO APARTMENT ASSOCIATION AND NAA

AAMD is the Denver-metro trade association for rental housing — owners, management companies, developers and supplier partners — and the largest local affiliate of the Colorado Apartment Association and the National Apartment Association. Its May Education Conference & Trade Show at the Colorado Convention Center is the largest multifamily gathering in the state.

REGULAR DUES	Company-based only. Owner / management: \$225 (under 25 units) or \$420 base plus \$9.15 per unit sliding to \$5.00 per unit at scale, plus \$195 per community over 100 units. Supplier partner \$275–\$775 by headcount. Every employee of a member company is covered.
STUDENT DUES	None. Attend open education and events at non-member rates, or through an employer.
IN COLORADO	Education Conference & Trade Show May 12, 2027 (Colorado Convention Center; 275+ exhibitors); NAA Apartmentalize is in Denver June 15–17, 2027. Fall clay shoot and chili cook-off; CAM credential course Oct 5–9, 2026; Tribute Awards. No young-professional council was found on the site — confirm with AAMD.
JOIN	aamdhq.org/membership

Home Builders Association of Metro Denver

UNDER-35 PROGRAM

LOCAL AFFILIATE OF CAHB AND NAHB

HBA Denver is the residential construction trade association for the metro — homebuilders, land developers, remodelers and suppliers — and one payment activates local, state (CAHB) and national (NAHB) membership. Relevant if your path is land development, homebuilding or master-planned communities, where the deal flow runs through this room rather than the commercial groups.

REGULAR DUES	Builder \$963/yr plus \$185–\$335 per new-home permit; Associate \$1,063/yr; \$50 one-time application fee. Company-based.
STUDENT DUES	No student or individual tier. Students join through a member employer.
EARLY-CAREER	Young Leaders Council (YLC) — Leadership luncheons, mentorship program, book club, cornhole tournament, volunteer days and the annual Young Leader Award. ELIGIBILITY HBA members under 40 COST \$39.99/yr add-on APPLY Ongoing Emerging Leaders Program (ELP) — Ten-month nominated leadership cohort meeting the second Thursday, 3–5 pm; board observation, committee service and event attendance required. ELIGIBILITY Nominated HBA members COST Not published APPLY Nominations via membership manager · kevereth@hbadenver.com
IN COLORADO	ELP golf Sept 22, clay shoot Sept 30, Home Builders Foundation gala Oct 8, MAME Awards Nov 6, 2026 at Infinity Park; Parade of Homes each late summer.
JOIN	hbadenver.com/hba-membership-details

CIVIC, LEADERSHIP & PIPELINE

Civic leadership, affinity groups and career-pipeline programs

Not all of these are membership organizations, but each is a door that Denver real estate people walk through on the way up.

Downtown Denver Partnership

UNDER-35 PROGRAM

BUSINESS-LED CIVIC ORGANIZATION FOR THE CENTER CITY

The Partnership is the business-led organization that plans, manages and advocates for Denver's center city and convenes the downtown business community. Membership is organizational, but its Leadership Program is the recognized civic-leadership cohort for emerging professionals in Denver real estate, and its Annual Meeting is where the year's downtown data is released.

REGULAR DUES	Three organizational tiers — Trailblazer (entry), Catalyst, Pinnacle (premier). Dollar amounts are not published; employees of member firms participate.
STUDENT DUES	No individual or student category. Students attend public events (Annual Meeting 2026 was \$199) and apply to DDLP once employed.

EARLY-CAREER	Downtown Denver Leadership Program (DDLDP) — Twenty-plus-year civic leadership program, about 60 participants a year from every sector: expert workshops and small-group civic projects tied to the Downtown Area Plan, February through October. ELIGIBILITY Emerging leaders; member firms get priority; no age cap published COST Tuition not published APPLY 2027 cohort: interest form live at downtowndenver.com/ddlp; applications expected fall 2026 Urban Exploration • City Scout — Peer-city study trips for established leaders (2026 Berlin; 2027 Minneapolis) and a shorter project-focused trip (2026 Montreal). ELIGIBILITY Established leaders and members COST Not published APPLY Registration opens mid-January
IN COLORADO	Downtown Denver Awards Nov 12, 2026 at Union Station; Annual Meeting February (2026: Feb 18, Block 162, \$199); Member Assemblies; Parade of Lights Dec 5.
JOIN	downtowndenver.com/membership • downtowndenver.com/ddlp

Denver Metro Chamber Leadership Foundation

UNDER-35 PROGRAM

IMPACT DENVER • LEADERSHIP DENVER

The Chamber's leadership arm runs the cohort programs that move Denver professionals from emerging to established civic leadership — Impact Denver first, Leadership Denver later — with networks heavy in real estate, development, law and finance. It is not a student program; it is the thing to apply to two or three years into your first job.

REGULAR DUES	Not a membership. Leadership Denver: \$65 application fee, \$4,900 tuition; 11-month program for established professionals (2027 class runs Aug 2026 – June 2027). Impact Denver tuition not published (estimate \$2,500–\$3,000).
STUDENT DUES	None.
EARLY-CAREER	Impact Denver — Six-month program for emerging leaders: skills, civic knowledge and network, plus a project for a local nonprofit. Two cohorts a year. ELIGIBILITY Early to mid-career, roughly 2–10 years of experience COST Tuition not published APPLY Fall 2026 deadline was June 6; spring 2027 applications expected Oct–Dec 2026
JOIN	denverchamber.org/leadership-foundation

Project REAP — Real Estate Associate Program

UNDER-35 PROGRAM

NATIONAL; FULLY VIRTUAL ACADEMY

Project REAP is the 25-year-old national nonprofit that opens commercial real estate careers to professionals from under-represented backgrounds through an intensive, industry-taught academy, mentorship and a 2,000+ alumni network. The academy is now fully virtual, so Colorado participants attend from Denver; 71% of alumni move into or up in CRE.

REGULAR DUES	No dues. Academy has historically been sponsor-funded and free to Fellows — confirm current policy at reap@projectreap.org .
STUDENT DUES	Not for current students; recent graduates and career-changers with a bachelor's degree or equivalent experience apply.
EARLY-CAREER	REAP Academy — Twelve-week virtual CRE curriculum taught by industry practitioners, with mentorship and job board access. ELIGIBILITY Under-represented professionals; degree or equivalent experience; demonstrated CRE interest COST Historically free (sponsor-funded) — confirm APPLY Fall 2026 runs Sept 10 – Dec 18. Spring 2027 (March–June) applications open fall 2026 — watch projectreap.org/apply in Oct–Nov
JOIN	projectreap.org/apply

REALTOR family — NAR student membership • Colorado YPN • DMAR YPN

UNDER-35 PROGRAM

1.5M-MEMBER NATIONAL ASSOCIATION; COLORADO STATE ASSOCIATION; DENVER RESIDENTIAL BOARD

NAR is the 1.5-million-member national REALTOR association; the Colorado Association of REALTORS is its state body and DMAR is the residential Denver board (DMCAR, above, is the commercial one). Full REALTOR membership requires a Colorado broker license, so the student path is NAR's national-only student membership — cheap access to NAR research, courses and conference discounts while you decide whether to get licensed.

REGULAR DUES	Full REALTOR via a Colorado local board: NAR \$156 + NAR public-awareness \$45 + CAR \$195 + local board dues (DMCAR \$350; DMAR not fetched). License required.
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STUDENT DUES	NAR Student Membership \$25/yr, payable Jan 1. Must be 18+, enrolled in a post-secondary institution, and hold no real estate or appraiser license in any state. National only — no state or local board membership, MLS or REALTOR designation. No student category at CAR or DMAR.
EARLY-CAREER	Young Professionals Network (YPN) — Local YPN chapters run socials, education and volunteer days and feed the leadership pipeline. Colorado YPN has 11 local chapters; DMAR YPN is free with no age limit. ELIGIBILITY REALTOR member (CAR primary member for Colorado YPN; DMAR member for DMAR YPN) COST Free with membership APPLY Ongoing; Colorado YPN 'Elevate Your Network' each October
JOIN	nar.realtor/student-membership • coloradorealtors.com • dmarealtors.com/young-professionals-network

Affinity associations — NAHREP Denver • AREAA Greater Denver • NAREB Denver

HISPANIC, ASIAN-AMERICAN AND BLACK REAL ESTATE PROFESSIONAL ASSOCIATIONS

Denver has active chapters of the three national affinity associations: NAHREP (Hispanic real estate professionals), AREAA (Asian real estate professionals) and NAREB, whose members are called Realists. All three are open to anyone in real estate regardless of background, are primarily residential, and are inexpensive, high-energy networking rooms with lender, title and investor crossover.

REGULAR DUES	NAHREP Denver: Standard \$49/yr; Platinum \$250/yr (any chapter nationwide, invitation-only masterminds). AREAA: \$120/yr national (July–June, prorated \$10/month), one fee covers all 40+ chapters. NAREB: national and Denver board dues not published — membership@nareb.com .
STUDENT DUES	None of the three publishes a student rate. NAHREP's \$49 Standard tier is the practical entry.
EARLY-CAREER	NAREB Young Realist Division — National division, founded 1996, that recruits college students and young adults into the industry. Denver activity not confirmed. ELIGIBILITY Students and young professionals COST Not published APPLY youngrealist.com
IN COLORADO	NAHREP Denver Top Producers Panel Oct 22, 2026 at DMAR HQ; installation galas each Q1; national conventions each fall. AREAA Greater Denver had no events posted.
JOIN	nahrepdenver.org/membership • areaa.org/greaterdenver • nareb.com/membership

KNOW THEY EXIST

Senior-only societies and adjacent groups — awareness, not membership

You cannot join these yet. They are listed because their members are the people running the panels, and because two of them appeared on early drafts of this list.

The Counselors of Real Estate — Colorado Chapter

21 COLORADO MEMBERS • CHAIR MIKAELA RIVERA, CRE

CRE is the invitation-based society of about 1,000 senior real estate advisors worldwide — brokers, appraisers, attorneys, developers and academics who provide objective counsel — and confers the CRE designation. Requirements are 10 years in a real-estate profession (a master's counts for two) plus three years of advisory work, and some form of NAR membership.

REGULAR DUES	Dues and application fee not published. Three application deadlines a year; next Sept 30, 2026.
STUDENT DUES	None. Awareness only.
JOIN	cre.org/chapter/colorado

AUREO — Association of University Real Estate Officials

INSTITUTIONAL-EMPLOYEE NETWORK

AUREO is the small, candid professional network for the real estate officers employed by colleges and universities — the people who buy, sell, lease and develop campus land. Membership is limited to employees of institutions, so it is not joinable as a student; it matters as a career target, because DU, CU, CSU and Auraria all run real estate offices that hire analysts.

REGULAR DUES	Not published (member-gated). 2026 conference Sept 19–23, Anchorage: \$795–\$1,050 registration.
STUDENT DUES	None.
JOIN	aureo.org

Colorado RE•CON (formerly ICOR — Investment Community of the Rockies)

STATEWIDE REAL ESTATE INVESTOR ASSOCIATION

ICOR rebranded as Colorado RE•CON, a 400+-subscriber investor association for fix-and-flip, rental, wholesale and note strategies, with workshops in Denver, Colorado Springs and Fort Collins. It is entrepreneur education rather than institutional CRE — useful if you intend to buy your own first duplex, not for a development or brokerage career.

REGULAR DUES	Individual \$279/yr; Family \$379/yr. Event tickets \$49–\$99 for non-members.
STUDENT DUES	None.
IN COLORADO	Market + Legal Risk workshop Sept 24, 2026 and Operations + Technology Risk Oct 20, 2026 at PPA Event Center, Denver.
JOIN	coloradorecon.com

EVENT PRODUCERS

Not memberships — but the cheapest way into the room

Two publishers run most of the paid conferences in Denver. No dues, no application; buy a ticket, sit in the front, introduce yourself to a panelist afterward.

Colorado Real Estate Journal (CREJ) conference series

ABOUT 20 HALF-DAY SECTOR CONFERENCES A YEAR, NEARLY ALL AT THE CABLE CENTER ON THE DU CAMPUS

CREJ is Colorado's commercial real estate newspaper and the state's largest producer of CRE conferences — half-day sector programs with 300–500 practitioners and an exhibitor hall, almost all held at The Cable Center at 2000 Buchtel Blvd, a five-minute walk from Daniels. For \$115 you sit in a room with every active developer and broker in one product type.

REGULAR DUES	No membership. Every conference is \$115, includes 4 hours of Colorado real estate CE; no member, early-bird or student pricing. Bus tours about \$125.
STUDENT DUES	None. Pick one sector conference per semester; the schedule is free at crej.com .
IN COLORADO	2026 pattern (2027 schedule expected imminently): Property Management + Retail Summit 2nd week Feb; Denver CRE Outlook, Spring Multifamily, Health Care, Life Sciences 2nd week Mar; Data Centers, Workplace & Design, Affordable Housing, Hotel mid-Apr; Office, Industrial, Development & Construction, Land Development, Green Building and CRE Forecast 1st week May.
JOIN	crej.com/crej-conference-series

Bisnow Denver

NATIONAL CRE PUBLISHER; PAID HALF-DAY CONFERENCES IN ~40 MARKETS

Bisnow runs paid morning conferences built around local owner, developer and broker panels with heavy networking before and after. Its Denver events are the most accessible who's-who rooms in the market, but there is no membership and no student rate — register in the lowest tier early or ask a sponsor firm for a comp.

REGULAR DUES	Per ticket: Denver State of the Market Sept 24, 2026 is \$280 general admission, \$270 each for groups of three or more; tiers rise as they sell out.
STUDENT DUES	None published. Occasional 20% promo codes.
IN COLORADO	Denver State of the Market Sept 24; Northern Colorado State of the Market Oct 22; Multifamily Annual Conference (BMAC) Nov 5; Denver Healthcare Real Estate Nov 18, 2026. Q1 2027 forecast, industrial and construction events typically follow.
JOIN	bisnow.com/events/denver

BUILT FOR PEOPLE UNDER 35

Programs, cohorts, forums and masterminds for early-career members

Everything in Colorado that is reserved for, or priced for, people under 35 or in their first years of work — in one place. Age caps and experience windows are strict; several close at 2–5 years in the industry, so the time to apply is your first two years out of school.

ORGANIZATION	PROGRAM	WHAT IT IS	WHO QUALIFIES	COST • WHEN TO APPLY
ULI Colorado	Young Leaders Group	200+ member cohort; Discovery Series education, socials, volunteer committee; runs the two programs below	ULI member under 35	Included • ongoing
ULI Colorado	Partnership Forum	Six-month mentorship in groups of 12–15 with a senior developer or investor as moderator; site tours, confidential career development	35 and under; current ULI member; accepted by application	\$15 app + \$350 • apply late Jan 2027 (2026: Jan 22 – Mar 2)
ULI Colorado	Development 360°	Seven sessions over three months walking one real project start to finish with its developer and architect	Ages 20–50; active ULI member on acceptance; bio + letter of support	\$400 • next cohort ~Aug 2027
ULI Colorado	Etkin Student Scholars	15 Colorado students get a free event passport Sept–Apr and a funded one-year membership on completion; eligible for Partnership Forum and Development 360	4th-year undergrads or grad students, 21+, at Colorado universities incl. DU	Free • apply by ~Sept 1, 2027
ULI Colorado	REDI	Development training and mentorship; teams build a plan and pro forma for a real site and pitch to a panel	Women, people of color, LGBTQIA+ professionals; degree	\$500 member / \$1,100 non • spring apps (confirm)
CREDA Colorado (NAIOP)	Developing Leaders	Discounted membership and tickets, Skiing with the Icons, project tours, Capitol visits, Real Estate on the Rocks happy hours, volunteer days	Member 35 or under (automatic)	\$500 DL dues • ongoing
CREDA Colorado (NAIOP)	DL Mentor Program	Six-month one-on-one pairing with a senior professional, May–November	Developing Leader, 35 or under	Included • apply Mar–Apr 2027 (2026: Mar 2 – Apr 6)
CREDA Colorado (NAIOP)	Rocky Mountain Real Estate Challenge	CU vs DU graduate case competition on a real site; finals before 700+ professionals	Team via Burns School faculty; audience open	Student ticket \$105–\$125 • finals late Apr 2027
ICSC	Next Generation membership	Full membership at \$175	Under 40	\$175/yr • any time
ICSC	Next Generation Leadership Network	Selective two-year leadership cohort with summits	Under 40; nominated	Not stated • nominations late 2026
ICSC Foundation	Scholarships • Mentorship • Launch Academy	100+ scholarships/yr, many with a mentor and comped conference; \$10K Jaffe prize; student mentorship; internship board	Student members	Free • scholarship apps open Jan 2027
CREW Denver	Associate tier + Mentorship Program	Early-career membership tier plus a free six-month mentorship (20 pairs, speed-matching in February)	Associate: under 2 yrs in CRE. Mentee: member with 1+ yr	\$455 dues; mentorship free • apply late Oct 2026 – mid Jan 2027
CREW Network Foundation	College scholarships	\$5,000 undergrad / \$10,000 grad awards with 24-month membership, Convention trip and mentoring	Women; 3.5 GPA; full-time junior, senior or grad in a CRE field	Free • Jan 5 – Apr 1, 2027
DMCAR	Young Professionals Program	Eight-month cohort of 15 (one per company): banking, development, brokerage, legal, asset management sessions, tours, happy hours	35 or younger; 2–5 years in the industry; supervisor sign-off	\$250 • apply Jan – early Feb 2027
DMCAR	Young Broker Group	Networking, introductions to managing brokers, young-broker job board	DMCAR member	Included

ORGANIZATION	PROGRAM	WHAT IT IS	WHO QUALIFIES	COST • WHEN TO APPLY
IREM Denver	Future Leaders • under-35 discount	Early-career group (book club, socials) and 50% off the Associate application fee	Early-career members; under 35 for the discount	Included • \$167.50 app fee under 35
CoreNet Colorado	Young Leader tier • Young Leaders Committee	Discounted membership; networking, education, mentoring and speed-networking	35 and under	Est. \$295–\$325 (unverified)
IFMA Denver	Young Professional membership	Discounted membership plus quarterly YP happy hours	35 or younger; max five years	\$308/yr
SIOR Colorado	Member Associate — Early Career	Formal on-ramp to the SIOR designation with a chapter mentor and endorsement	1–8 yrs brokerage; 50% of chapter GFI (\$250K)	\$175 + \$150 + \$450/yr (confirm)
BOMA Denver	Emerging Professionals Committee	Education and networking for the newest property-management staff	Under 7 yrs; employed by a BOMA building-member PM company	Included in employer membership
HBA Denver	Young Leaders Council • Emerging Leaders Program	YLC luncheons, mentorship, book club, awards; ELP ten-month nominated leadership cohort	YLC: members under 40. ELP: nominated members	YLC \$39.99 • ELP not published
Downtown Denver Partnership	Downtown Denver Leadership Program	Civic leadership cohort of ~60 with workshops and small-group projects, Feb–Oct	Emerging leaders; member firms prioritized	Not published • interest form for 2027 live now
Chamber Leadership Fdn	Impact Denver	Six-month emerging-leader program with a nonprofit project; two cohorts a year	Roughly 2–10 years of experience	Not published • spring 2027 apps Oct–Dec 2026
Project REAP	REAP Academy	Twelve-week virtual CRE academy with mentorship and job board	Under-represented professionals; degree or equivalent	Historically free • spring 2027 apps this fall
NAR • CAR • DMAR	Young Professionals Network	Local YPN chapters: socials, education, leadership pipeline	REALTOR member (licensed)	Free with membership

CALENDAR

Nine-month event calendar: September 2026 – May 2027

Dated events as posted on September 11, 2026, plus recurring signature events placed in their usual month. Anything tagged 'confirm' is a typical-timing placeholder — the 2027 date had not been published. Student prices are shown where they exist; most orgs sell student tickets only to student members.

DATE	ORGANIZATION	EVENT	LOCATION	COST • NOTES
September 2026				
Sep 14–16	ICSC	ICSC@WESTERN — the regional dealmaking show covering the Mountain States	San Diego Convention Center	Student member \$50 flat • member \$650 (on-site \$900) • non-member \$1,350
Tue, Sep 15	ULI Colorado	Downtown Greeley Redevelopment Tour & Panel (Northern Colorado)	WeldWorks Brewing, Greeley	Not posted
Thu, Sep 17	ULI Colorado	Breakfast Series: AI in the City	Davita Market Place, 2000 16th St Mall	\$35 student • \$65 member • \$95 non-member
Thu, Sep 17	IREM Denver	Future Leaders Book Club	TBD	Not posted
Wed, Sep 23	ULI Colorado	Denver Deals & Drinks: Paws, Brews & Baseball (Young Leaders social)	TBD	Not posted
Wed, Sep 23	IREM Denver	Chapter Happy Hour	TBD	Not posted
Wed, Sep 23	Downtown Denver Partnership	Member Assembly: Summit House tour	MSU Denver	Members
Sep 23–25	CREW Network	CREW Network Convention 2026	Fontainebleau, Miami Beach	Not posted
Thu, Sep 24	CREDA Colorado (NAIOP)	Developing Leaders Mentor Program event	TBD	Not posted
Thu, Sep 24	Bisnow	Denver State of the Market	The Curtis, 1405 Curtis St	\$280 GA • \$270 groups of 3+ • no student rate
Wed, Sep 30	Counselors of RE	CRE designation application deadline (fall round)	cre.org	Awareness — 10-year requirement
October 2026				
Thu, Oct 1	CCIM CO/WY	Deals & Drinks chapter networking, 5–7 pm	TBA	Not posted; often no-cost for chapter members
Oct 5–7	CREDA Global (NAIOP)	CREDA Global Fall Conference — national NAIOP conference, hosted in Denver this year	Sheraton Denver Downtown	Not posted
Wed, Oct 7	CREDA Colorado (NAIOP)	Fight Night 2026: Built by Legends — pro boxing + industry bouts, ~700 attendees	ReelWorks Denver, 1399 35th St	Student (21+) \$475–\$600 • DL \$575–\$700 • member \$800–\$925
Wed, Oct 7	IFMA Denver	Facility Tour & Happy Hour	Denver International Airport	Not posted
Thu, Oct 8	ULI Colorado	A Blueprint for Failure: Lessons from Deals and Developments	Cushing Terrell, 1700 Broadway	Not posted
Thu, Oct 8	HBA Denver	Home Builders Foundation Annual Gala	7711 E Academy Blvd, Denver	Not posted
Thu, Oct 15	ULI Colorado	Southern Colorado Happy Hour	Penny Arcade, Manitou Springs	Not posted
Mid-Oct CONFIRM	DU Burns School	Burns School Kick-off Breakfast with industry (prior years: a Friday in mid-October)	DU campus	Students free
Tue, Oct 20	Colorado RE-CON	Operations + Technology Risk workshop (investor education)	PPA Event Center, 2105 Decatur St	\$49–\$99 non-member

DATE	ORGANIZATION	EVENT	LOCATION	COST • NOTES
Wed, Oct 21	CCIM CO/WY	Raise the Bar: TheAnalyst PRO — 3 hrs CE + CRE tech training	TBA	Not posted
Thu, Oct 22	ULI Colorado	Breakfast Series: Beyond Office Conversion — Building Downtown Neighborhoods	Davita Market Place	\$35 student • \$65 member • \$95 non-member
Thu, Oct 22	IFMA Denver	Young Professionals Happy Hour, 4–6 pm	FlyteCo Tower	Not posted
Thu, Oct 22	Bisnow	Northern Colorado State of the Market	TBD	Est. \$250–\$300
Thu, Oct 22	NAHREP Denver	Top Producers Panel, 11 am – 3 pm	DMAR HQ, 4601 DTC Blvd	Not posted
Late Oct CONFIRM	CREW Denver	Mentorship Program applications open (2026 cycle opened Oct 24; deadline mid-January)	denver.crewnetwork.org	Free • members with 1+ yr in CRE
Late Oct – Dec	BOMA Denver	Annual Gift & Toy Drive (volunteer opportunity, 14 charities)	Metro Denver	Donation
November 2026				
Thu, Nov 5	Bisnow	Bisnow Multifamily Annual Conference Denver (BMAC)	TBD	Not posted
Fri, Nov 6	HBA Denver	MAME Awards 2026 — 'Neon Nights' (the homebuilder awards; Young Leader Award presented)	Infinity Park Event Center, Glendale	Not posted
Thu, Nov 12	Downtown Denver Partnership	Downtown Denver Awards — reception and dinner	Denver Union Station	Not posted
Fall • TBD CONFIRM	DMCAR	Colorado Commercial Real Estate Symposium (CCRES) — economists, keynote, forecast panel	Denver	Not posted
Wed, Nov 18	Bisnow	Denver Healthcare Real Estate Conference	TBD	Not posted
Thu, Nov 19	ULI Colorado	Breakfast Series: The Future of Burnham Yard	Davita Market Place	\$35 student • \$65 member • \$95 non-member
Fall/winter • TBD CONFIRM	DMCAR	The Next Rung — career-advancement program (most student-relevant DMCAR event)	Denver	Not posted
December 2026				
Nov – Dec CONFIRM	Project REAP	Spring 2027 REAP Academy applications open	projectreap.org/apply	Free to apply
Thu, Dec 3	IFMA Denver	Holiday Gala, 44th Awards Celebration & Silent Auction	TBD	Not posted
Dec 9–10	ICSC	ICSC NEW YORK	Javits Center, NYC	Student member rate expected ~\$50 (confirm)
Thu, Dec 10	ULI Colorado	ULI Colorado Holiday Party (300+ attendees)	TBD	Not posted
Thu, Dec 10	CCIM CO/WY	CO/WY CCIM Holiday Party, 5–7 pm	TBA	Not posted
December • TBD CONFIRM	DMCAR + CREDA	DMCAR & CREDA Colorado Holiday Party — 400+ brokers and developers	Downtown Denver	Not posted
December • TBD CONFIRM	CREW Denver • BOMA • IREM • SIOR	Chapter holiday parties (CREW Denver, BOMA Denver, IREM Denver, SIOR Colorado cocktails)	Denver	Member-gated calendars
January 2027				

DATE	ORGANIZATION	EVENT	LOCATION	COST • NOTES
Jan 5 – Apr 1 CONFIRM	CREW Network Foundation	College scholarship applications — \$5,000 undergrad / \$10,000 grad (women; 3.5 GPA)	crewnetwork.org	Free to apply
January	ICSC Foundation	2027–28 scholarship applications open (100+ awards, many with a mentor)	icsc.com/who-we-are/foundation	Free to apply • student members
Mid-Jan • TBD CONFIRM	CREDA Colorado (NAIOP)	2027 Rocky Mountain Real Estate Challenge kick-off (2026: Jan 15, Fort Collins)	Site TBD	Not posted
Jan – early Feb CONFIRM	DMCAR	Young Professionals Program applications (2026 deadline Feb 10)	dmcar.com	\$250 program fee • 35 and under, 2–5 yrs
Late Jan – Mar CONFIRM	ULI Colorado	Partnership Forum applications (2026: Jan 22 – Mar 2; Meet-the-Moderators Feb 18)	colorado.uli.org/partnership-forum	\$15 app + \$350 • 35 and under, members
Late Jan • TBD CONFIRM	ULI Colorado	Emerging Trends in Real Estate 2027 breakfast (ULI/PwC) — signature event (2026: Jan 30, Ellie Caulkins)	TBD	2026: \$75 member / \$100 non-member early
Late Jan CONFIRM	IREM Foundation	Credential-course scholarship deadline (2026: Jan 30)	irem.org/scholarship	Free to apply • student members qualify
February 2027				
2nd week Feb • TBD CONFIRM	CREJ	Spring Property Management Conference and Retail Summit & Expo (2026: Feb 10–11)	The Cable Center, DU campus	\$115 each • no student rate
Thu, Feb 11	IFMA Denver	Annual IFMA Nuggets Game	Ball Arena	Not posted
Winter • TBD CONFIRM	CREDA Colorado (NAIOP)	Skiing with the Icons — Developing Leaders day with senior executives	Arapahoe Basin	DL rate
Mid-Feb • TBD CONFIRM	Downtown Denver Partnership	Annual Meeting — the year's downtown data (2026: Feb 18, Block 162)	Downtown Denver	2026: \$199
Thu, Feb 18	ULI Colorado	Breakfast Series: Beyond the Boom — Data Center Opportunities & Challenges	Davita Market Place	\$35 student • \$65 member • \$95 non-member
Feb 23–24	ULI	ULI 2027 Housing Opportunity Conference — national event in Denver	Hyatt Regency Denver, 650 15th St	Not posted
Late Feb • TBD CONFIRM	CU Denver CAP	College of Architecture & Planning Career Fair (2026: Feb 27) — development, planning and design firms recruit	CU Denver	Free
March 2027				
1st week Mar • TBD CONFIRM	CU Klump Center	CU Real Estate Forum — the region's premier CRE conference (2026: Mar 5, Limelight Boulder)	Boulder	Student rate typically offered
2nd week Mar • TBD CONFIRM	CREJ	Denver CRE Outlook & Expo, Spring Multifamily, Health Care, Life Sciences (2026: Mar 10–11)	The Cable Center, DU campus	\$115 each
Mar – Apr CONFIRM	CREDA Colorado (NAIOP)	Developing Leaders Mentor Program applications (2026: Mar 2 – Apr 6)	credacolorado.org/developing-leaders	Included • 35 and under
Thu, Mar 18 CONFIRM	ULI Colorado	Breakfast Series (monthly, 3rd Thursday)	Davita Market Place	\$35 student
Late Mar • TBD CONFIRM	CCIM CO/WY	CI 101 Financial Analysis course in Denver (2026: Mar 23–26)	Denver	Institute tuition
April 2027				

DATE	ORGANIZATION	EVENT	LOCATION	COST • NOTES
Early Apr · TBD CONFIRM	ULI Colorado	Impact Awards Gala (2026: Apr 2, Seawell Ballroom)	Denver	2026: ~\$100 student to \$400 non-member (unverified)
April · TBD CONFIRM	DMCAR	Spring Forecast — market trends and policy outlook (2026: Apr 8)	Denver	Not posted
Mid-Apr · TBD CONFIRM	CREJ	Data Centers, Workplace & Design, Affordable Housing and Hotel summits (2026: Apr 14–15)	The Cable Center, DU campus	\$115 each
Thu, Apr 15 CONFIRM	ULI Colorado	Breakfast Series (monthly, 3rd Thursday)	Davita Market Place	\$35 student
Spring · TBD CONFIRM	BOMA Denver	TOBY & Mile High Awards; Speed Networking event; Career Day	Denver	Not posted
Late Apr · TBD CONFIRM	CREDA Colorado (NAIOP)	2027 Rocky Mountain Real Estate Challenge Competition Day — CU vs DU finals before 700+ (2026: Apr 22, The Brighton)	Denver	2026: student \$105–\$125 · member \$205–\$245
Spring · TBD CONFIRM	CREDA Colorado (NAIOP)	Awards of Achievement (development awards)	Denver	Not posted
May 2027				
1st week May · TBD CONFIRM	CREJ	Office Summit, Industrial Summit, Development & Construction, Land Development, Green Building, CRE Forecast (2026: May 5–7)	The Cable Center, DU campus	\$115 each
Wed, May 12	AAMD	Education Conference & Trade Show — 275+ exhibitors	Colorado Convention Center	Not posted (member combo w/ Apartmentalize \$895)
Mid-May · TBD CONFIRM	ICSC	ICSC LOCAL COLORADO — local networking program (2026: May 14)	Denver	Not posted
Thu, May 20 CONFIRM	ULI Colorado	Breakfast Series (monthly, 3rd Thursday)	Davita Market Place	\$35 student
May 24–26 · confirm CONFIRM	ICSC	ICSC LAS VEGAS — the national dealmaking show, with the Next Generation reception	Las Vegas Convention Center	Student member rate expected (2026 regionals: \$50)
Late May · TBD CONFIRM	CREDA Colorado (NAIOP)	DL Mentor Program kickoff (2026: May 28)	Denver	Included

DATES NOT YET POSTED

Recurring events whose 2026–27 dates were not published

Watch these calendars. Several chapters gate their event lists behind a member login, which is itself an argument for the student membership.

EXPECTED WINDOW	ORGANIZATION	EVENT	NOTES
Monthly	CREW Denver	Luncheon programs; annual awards; February mentorship speed-matching	Public calendar showed no events Sept 11 — member-gated. denver.crewnetwork.org/events
Monthly	BOMA Denver	Membership luncheons (free to building members); Career Day	Dated calendar returned 404; annual events at bomadenver.org/annual-boma-events
Bi-monthly	CoreNet Colorado	Programs, happy hours, Young Leaders speed-networking, spring awards	Calendar login-gated at colorado.corenetglobal.org/events
Quarterly	CREDA Colorado (NAIOP)	Real Estate on the Rocks — Developing Leaders happy hours; project tours; Capitol visits	credacolorado.org/events

EXPECTED WINDOW	ORGANIZATION	EVENT	NOTES
Quarterly	SIOR Colorado	Chapter meetings; spring Masters event; Avalanche game	Members-only mySIOR portal
Fall / spring	CREW Denver	UCREW college outreach session	Ask the chapter whether a DU session is scheduled
Online, annual	DMCAR	Lurking Legal Issues — legal breakfast, 2 CE	dmcar.com/annual-events
Oct – Dec 2026	Chamber Leadership Fdn	Impact Denver spring 2027 cohort applications	denverchamber.org/programs-and-workshops/impact-denver
Fall 2026	Downtown Denver Partnership	DDLDP 2027 cohort applications (kickoff February)	Interest form live at downtowndenver.com/ddlp
Spring 2027	ULI Colorado	REDI applications for a June start	2026 cohort status unverified — hannah.king@uli.org
Late Jul 2027	ICSC	ICSC RETAIL FORWARD COLORADO — half-day dealmaking (2026: Jul 22, Ritz-Carlton Denver; student \$50)	Just outside the nine-month window; the best local ICSC event
Aug 2027	ULI Colorado	Development 360° next cohort applications	colorado.uli.org/development-360
By ~Sept 1, 2027	ULI Colorado	Etkin Student Scholars 2027–28 applications	colorado.uli.org/student-scholarship-program — the single best deal in this guide for a DU student

SOURCES & CAVEATS All figures read from each organization's public website on September 11, 2026 by Carpenter Consulting Group; where a page was unavailable, the figure is marked 'confirm' or 'unverified' and carries the source year. Chapter dues, application fees and event prices change annually; confirm before paying. Two corrections to the common wisdom found during research: Development 360° is a ULI Colorado Young Leaders program, not a NAIOP program; and NAIOP Colorado rebranded as CREDA Colorado in 2026 (national NAIOP is now CREDA Global). Lambda Alpha International has no Colorado chapter — its Ely Chapter is Chicago — and is omitted.