

A Z R E

ARIZONA COMMERCIAL REAL ESTATE

Rethinking Retail

DEVELOPERS ROLL WITH THE CHANGES



Whole Foods Market anchors KML Development's \$202M Mosaic Tempe, which broke ground September 2007.

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ARIZONA BUILDERS' ALLIANCE
Building Excellence

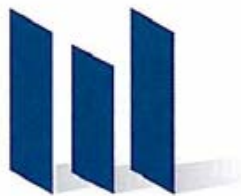
International Council of Shopping Centers



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→ PEBBLE CREEK PROJECT

March Development chose Integrity Building Corp. to build a Pebble Creek retail and office development. Located at 2293 N. Pebble Creek Pkwy in Goodyear. The project includes 20,000 SF of Class A office space and a 6,400 SF retail component. Archicon is the design partner for the \$8.5 million project, which will finish construction March 2008. Subcontractors include Milling Machinery, Ironhorse and Underground Utilities.

→ THE RITZ-CARLTON, DOVE MOUNTAIN

The project is a collaboration between local Phoenix husband-and-wife development team Tim and Casey Bolinger of Scottsdale-based Greenbrier Southwest Corp. with Cottonwood Properties of Tucson, and The Ritz-Carlton Hotel Co. Construction began fall 2007 on the 250-room resort hotel and spa, with an estimated completion date of September 2009. The 850-acre development is located within the 6,200-acre Dove Mountain master-planned community in NW Tucson.

→ VENTURE DEVELOPMENT'S STAPLEY CENTER

Venture Development Group will complete Stapley Center, a 3.84-acre retail project, February 2008. Sigma Contracting is the general contractor, with Looker & Cappello Architects as the design partner. Located at 1124 E. McKellips Rd., the \$4 million project features 24,000+ SF of retail space divided among three buildings. Tenants include Quiznos, Maui Wowi, TCF National Bank and a proposed tire center.

→ TURNER TO BUILD M SQUARE

Currently in for pre-certification for LEED Platinum status, c.i. Development Group is working with SVK Design to create this 91,000 SF retail and office project. General contractor is Turner Construction. The \$27.8 million development is located on the SWC of Cactus and Litchfield roads in Surprise. Construction began November 2007 and is set to finish 4Q08.

→ SKYSONG: SECOND BUILDING

Steel framework construction has begun on the second SkySong building, which will include 157,000 SF of research offices and first floor retail. Completion is scheduled for May 2008. The SkySong tensile fabric structure is planned for installation spring 2008. ■■■