

Former NIMBUS Brewery Fetches \$1.42 Million



6464 E Tanque Verde Rd,
Tucson, AZ

TUCSON, AZ – The former **NIMBUS Brewery and Restaurant** building was sold for \$1.415 million (\$168 PSF) for the vacant 8,439-square-foot restaurant located at 6464 E Tanque Verde Road in the heart of the restaurant district.

NIMBUS Brewery & Restaurant was a tenant and closed in 2013 after the brewery filed for Chapter 11. The landlord and seller was **McMahon Properties, LLC** of Tucson, owned by restaurateur, **Bob McMahon**, who in early 2014 also filed for Chapter 11 before the court converted it to Chapter 7 and ordered the liquidation of assets in May 2015.

This transaction was part of that bankruptcy sale and included restaurant equipment left in the building. The property is 2.19 acres of land zoned C-2 which allows for a restaurant or bar operation. It has approximately 154 parking spaces, almost double the code requirements for a restaurant.

The buyer is **All Real Property, Inc.** of Camp Verde, AZ (Shalom Laytin, CEO) that purchased property for investment. **Jim and Ryan Egan** of **Prime Commercial Real Estate** handled the transaction for the buyer.

Pete Villaescusa and **Jesse Peron** with **CBRE** in Tucson

represented the seller.

To learn more **Villaescusa** can be reached at 520.323.5112 and **Peron** is at 520.323.5130. **Jim Egan and Ryan Egan** should be contacted at 520.512.1000.

For additional information login and see RED Comp #3125.

Schneider Structural Engineers Buys Office, Moving to Downtown Tucson Gateway



435 E 9th
Street,
Tucson, AZ

TUCSON, AZ – **Schneider Structural Engineers, Inc.** (Ron Schneider, principal) purchased the office building at 435 E 9th Street in Tucson for \$800,000 (\$107 PSF). Located on 9th Street, just off 4th Avenue the property is one block from the 4th Avenue gateway into Downtown Tucson and perfect for the company that is working on several Downtown Tucson projects.

Founded by **Ron Schneider**, Schneider & Associates Structural Engineers, Inc. opened in Tucson in 1999, expanded to

Anchorage in 2003 and to Phoenix in 2007. In September 2011, the firm started doing business as Schneider Structural Engineers. In addition to Arizona and Alaska, the firm is also licensed in other states nationwide.

Schneider Structural Engineers will be moving from its office at Campbell Plaza to its new ideal location closer to its current multiple Downtown projects.

The engineers at Schneider Structural Engineers apply their depth of experience to a wide range of projects including numerous earth-friendly, LEED® certified structures, industrial clean rooms, hotels, high rises, hospitals, fire and police stations, military facilities, schools and historic restorations. Cost-effective design solutions incorporate new technologies to meet clients' needs and budgets.

Schneider told us the firm is currently working on the much anticipated **AC Marriott Hotel**, the public-private partnership project expected to break ground before the end of the month. Schneider Structural Engineers is also working on the **Stone Avenue Homes**, a 25-unit multifamily home community being built by Holualoa Companies at 201 South Stone Avenue downtown.

Schneider has also started on one of the first in the nation new Information Assurance (IA) / Cyber Defense (CD) designated **National Center for Academic Excellence** at the University of Arizona.

The property at **435 E 9th Street** has an open floor plan with high ceilings, natural wood beams, and motorized skylights, onsite parking with motorized iron gates.

The hip, loft-style office building is divisible for multi-tenant occupancy with two tenants that will remain in the building while Schneider occupies half of the 7,500-square-foot of space. Located 300 feet from the new SunLink Modern Streetcar line.

The seller, Seascope Ventures, LLC of Tucson (Steven and Christine Birchfield, members) had completely transformed the historical, former industrial building with high ceilings, into a state of the art office environment in 2001 with meticulous attention to detail. All within close walking distance of all the new restaurants and entertainment.

Paul Hooker with **Cushman & Wakefield** | **Picor** of Tucson represented the seller and **Andy Ogan** of **Lee & Associates** of Phoenix represented the buyer.

To learn more Hooker can be reached at 520.546.2704 and Ogdan is at 602.474.9565.

For additional information login and see RED Comp #3124.