

Scottsdale Airpark Evolves Into Urban “18-Hour” City



Greater Scottsdale Airpark 2030 Report Highlights Shift to Mixed-Use Lifestyle

Scottsdale, Arizona – Colliers International in Arizona has released its Greater Scottsdale Airpark 2030 Report, which highlights market conditions and predictions for the popular Scottsdale Airpark submarket. The area has become an “18-Hour” city with a growing mix of apartments, modern retail, hotel amenities, and traditional commercial space.

“The Scottsdale Airpark has experienced a renaissance of sorts, formulating its own urban character that is proving very attractive to employers,” says Jim Keeley, SIOR, CCIM, founding partner of the Scottsdale Office of Colliers International in Arizona. “Job seekers, employers, and entrepreneurs are seeking live-work-play environments throughout the nation. The Scottsdale Airpark has expanded far beyond its light industrial roots to become a community where people live, walk their dogs, visit a great restaurant, and also work in a multitude of different industries.”

Highlights of Scottsdale Airpark action in 2019 include Tesla’s opening of its new, 40,000-square-foot service center; Optima adding two more multifamily properties; Silicon Valley ed-tech company Shmoop University, Inc. moved to the airpark, and Whish Body Products expanded its presence on Greenway-Hayden Loop.

Once a commercial submarket focused on light industrial and

manufacturing space, the area's popularity has ostensibly priced itself out of that product type. "We really need more office/warehouse space to satisfy pent up tenant demand," says Keeley. "Land prices have escalated so much in the Airpark that developers can't rationalize building that product type here anymore."

Retailers have been taking occupancy of spaces in Scottsdale Airpark. Some non-functional space built in the past decade has been renovated to meet current tenant needs, often scooped up by specialty boutiques.

According to Keeley, "The self-storage segment of the market is likely over its skis at this point. We have nine projects with more than 500,000 square feet in the market already. Two more are under construction, and three additional self-storage projects are planned. This pipeline will probably exceed demand and create an over-supply of storage space."

Demand for office space in the Scottsdale Airpark has outpaced supply, and the area needs some new development. The Axis Raintree is underway and will bring approximately 175,000 square feet of new space just west of the Loop 101 at Raintree. Cavasson's 134-acre project at Hayden and the Loop 101 will bring 500,000 square feet of office space for Nationwide Insurance Company and a Choice Hotel. Approximately 800,000 square feet of new office space is on the horizon for the Airpark, but that new inventory will not fully satisfy demand. More new office developments will likely be announced this year as the expanding economy leads more businesses to the area.

Rental rates in Scottsdale Airpark have not yet risen to the level of 2008, but building sale prices have exceeded those achieved during that time. During 2019, 41 different projects in the Scottsdale Airpark were sold. Approximately half of those were office properties, selling for an average price of \$233 psf, compared to an average \$219 psf for office sales in

2018. Low-interest rates and low CAP rates are working in favor of the real estate investment market. National leaders in commercial real estate are predicting stable or lower interest rates during 2020, as well as compressing CAP rates.

Full report here [2030 Report DEC 2019.](#)

Tucson Lease Report February 17-21, 2020



A 2.58 acre ground lease on N Highway Drive in Tucson to Safe Harbor Asset Management handled by Ron Zimmerman of Cushman Wakefield | Picor and Felix Gafner of RealtyFleix.com, highlights this week's lease

report.

The following commercial leases were reported to the **Real Estate Daily News for the Tucson Lease Report for February 17 thru 21, 2020.**

GROUND LEASE – N HIGHWAY DR, TUCSON

Safe Harbor Asset Management, LLC leased 2.58 acres of vacant commercial land, Lots 12, 13 & 14 located at 3825, 3841 & 3881 N. Highway Dr. in Tucson, from JH Associates, LLC. Ron Zimmerman, Principal and Industrial Specialist with Cushman & Wakefield | PICOR, represented the landlord in this transaction. Felix Gafner with RealtyFelix.com, LLC, represented the tenant.

RETAIL – 3760 S PARK AVE., TUCSON

KC Ministries leased 2,500-square-feet of retail space in Park/Ajo Commerce Center, 3760 S. Park Ave., Suite A in Tucson, from Park Ajo Associates, LLC. Ron Zimmerman, Principal and Industrial Specialist with Cushman & Wakefield | PICOR, represented the landlord in this transaction.

INDUSTRIAL – DODGE BUSINESS PARK, 3601 E 44TH ST., STE 103, TUCSON

Harrington Technologies, LLC leased 1,197 square feet of industrial space in South Dodge Business Center, 3601 E. 44th St., Suite 103 in Tucson, from Dodge Business Plaza Partners, LLC. Principal Robert C. Glaser, SIOR, CCIM, and Max Fisher, Industrial Specialists with Cushman & Wakefield | PICOR, handled this transaction.

RETAIL – 2425 E BROADWAY BLVD., TUCSON

Christine Carisa Abeyta leased 1,200-square-feet of retail space located at 2425 E. Broadway Blvd. in Tucson, from DSSL Associates, LLC. Diane Carlson, Retail Specialist with Cushman & Wakefield | PICOR, represented the tenant in this transaction. Gary Emerson with GRE Partners, LLC, represented the landlord.

OFFICE – WEST GRANT CENTRE, 1955 W GRANT RD., STE E, TUCSON

Small Steps in Wellness, PLLC leased 189-square-feet of office space in West Grant Centre, 1955 W. Grant Rd., Suite E in Tucson, from WestGrant Investors, LLC. Molly Gilbert, Office Specialist with Cushman & Wakefield | PICOR, represented the landlord in this transaction.

Submit sales and leases to REDailyNews@outlook.com

FastMed Partners with CBRE to Increase Patients' Access to High-Quality Care in New and Upgraded Facilities



CBRE to provide a broad range of real estate services to FastMed's growing clinic footprint

PHOENIX, Arizona – [FastMed Urgent Care](#), one of the nation's largest urgent care providers, announces its partnership with [CBRE](#), the largest U.S. commercial real estate firm, to select high-potential locations for its new clinics, optimize leases, and manage clinic maintenance and upgrades in FastMed's existing facilities.

“With 109 existing clinics in three states and ambitious growth plans, FastMed needed a strong real estate partner to help us with site selection, lease negotiation, and clinic construction and maintenance,” said Web Golinkin, CEO of FastMed Urgent Care. “CBRE has the resources and expertise to partner with us in all of these areas as we continue on our mission to provide patients with the best end-to-end healthcare experience in terms of quality, accessibility, affordability and compassion.”

“The CBRE integrated service platform has been tailor-made for enterprise-wide optimization engagements like the one with FastMed. CBRE sees tremendous opportunity to leverage its strategic technologies, supply chain network, data analytics, and advisory resources to drive a material impact to both the

top and bottom lines. Portfolio optimization means different things to different companies,” said Brad Meyer, senior vice president at CBRE. “With our FastMed partnership, it translates to improving the patient experience with existing and new clinics located nearer to their lifestyle patterns, superior facility design and maintenance, and reducing operating expenses to enable valuable investment back into the business.”

To learn more about FastMed Urgent Care and to find a clinic near you, please visit <https://www.fastmed.com/>.

To learn more about CBRE, please visit <https://www.cbre.us/>.