

# PHOENIX LEASE REPORT – SEPT. 30 – OCT 4, 2013



Agua Fria  
Town Center  
(courtesy  
photo  
Velocity  
Retail Group)

## **GROUND LEASE AT Gilbert & Germann in Chandler, AZ**

Michael Clark and Dave Cheatham of Velocity Retail Group in Phoenix represented the landlord, Accelerated Development Services and Wadsworth Development in a 20 year ground lease of 1.73 acres located at the southwest corner of Gilbert and Germann in Chandler, Arizona. The Tenant, **First Choice ER**, was represented by Todd Folger of CBRE in Phoenix. The tenant plans to build an approximate 6,500 square foot facility, and be open for business by second quarter of 2014.

## **OFFICE – 1580 N FIESTA BLVD, GILBERT, AZ**

A lease for 34,368 sq. ft. in Fiesta Tech Center in Gilbert was recently consummated. The owner of the property is D Ray Hult Family, LP. Steve Grossoehme and Dan Casey of Rein & Grossoehme represented the owner and Payson MacWilliam and Don MacWilliam of Colliers represented an undisclosed tenant.

## **RETAIL – CHANDLER PAVILLIONS II, CHANDLER, AZ**

Velocity Retail's Dave Cheatham and Nick Ault represented the tenant, **My Pigsty** in the lease of a 34,000 sq. ft. space at

Chandler Pavillions II on the southeast corner of Harrison and 54th Street in Chandler. The landlord, MDI 154, LLC was represented by Mike Polachek of SRS Real Estate Partners. The space was previously occupied by Ultimate Electronics.

**RETAIL – 441 S WATSON ROAD, BUCKEYE, AZ**

**Goodwill of Central Arizona** finalized a 25,000 sq. ft. build-to-suit lease with DTD Devco 12, LLC, an entity controlled by Desert Troon Companies, at Watson Marketplace, 441 South Watson Road in Buckeye, AZ. Andy Kroot of Velocity Retail Group in Phoenix represented the tenant.

**OFFICE – 3135 S PRINCE RD, CHANDLER, AZ**

Tom Bean and Laurel Lewis of NAI Horizon in Phoenix represented the landlord, Hangar Winters Ventures LLC, in a 15 month office lease transaction for a 4,950 sq. ft. space at 3135 South Price Road in Chandler, AZ. Josh Wyss and Bruce Calfee with Cassidy Turley represented the tenant, **Insys Therapeutics, Inc.**

**RETAIL – PEORIA PLAZA SHOPPING, PEORIA, AZ**

**Westbrook Animal Hospital** leased a 3,004 sq. ft. space at Peoria Plaza Shopping Center, located at the southwest corner of Union Hills and 91st Avenue in Peoria and was represented by John Appelbe of Cassidy Turley. Judi Butterworth and Nick Ault of Velocity Retail Group in Phoenix represented the landlord, Shambhala Development, LLC

**OFFICE – 8101 N 19TH AVE. SUITE A, PHOENIX, AZ**

**NextCare Arizona, LLC** leased a 4,086 sq. ft. space at 8101 N. 19th Avenue, Suite A, in Phoenix. The landlord, Kling/Stong Trust was represented by Andy Kroot of Velocity Retail in Phoenix, and the tenant was represented by Ed Beeh and Robbie Petty of SRS Real Estate Partners in Phoenix. The space was formerly an O'Reilly Auto Parts Store.

**OFFICE – 8687 E VIA DE VENTURA, SCOTTSDALE**

Justin Horwitz of Sperry Van Ness in Phoenix represented the

landlord at Ventura Gateway to lease 2,987 sq. ft. to **Alert GPS Holdings, Inc.** The tenant was represented by Tanner Milne of Menlog CBRE.

**OFFICE – 1100 S DOBSON RD, CHANDLER, AZ**

Mike Myrick and Alexandra Loye of NAI Horizon in Phoenix represented the tenant, **Arizona Orthopedics, PLLC**, in a 65 month medical lease transaction for a 2,930 sq. ft. space at 1100 South Dobson Road in Chandler, AZ. Phil Wurth with Colliers International of Phoenix represented the landlord, SDBP III, LP.

**RETAIL – 13200 W FOXFIRE DR, SURPRISE, AZ**

Mark Wilcke of NAI Horizon in Phoenix represented the tenant, **Sisco's Fabrication and Custom Body Work, LLC**, in a 63 month industrial lease transaction for a 2,851 sq. ft. space at 13200 West Foxfire Drive in Surprise, AZ. John Pompay with Cassidy Turley represented the landlord, Foxfire Two, LLC.

**RETAIL – GILBERT FIESTA II, GILBERT AZ**

**Leslie Pools** lease 2,800 sq. ft. at Gilbert Fiesta II in Gilbert. Greg Vanlerberghe and Erin Schrauth of Sperry Van Ness in Phoenix represented the landlord. Darlene Saunders of Sperry Van Ness in Phoenix represented the tenant.

**OFFICE – 14614 N KIERLAND BLVD, SCOTTSDALE, AZ**

Laurel Lewis of NAI Horizon in Phoenix represented the tenant, **Cornerstone Home Lending, Inc.**, in a 40 month office lease transaction for a 2,771 sq. ft. space at 14614 North Kierland Boulevard in Scottsdale, AZ. Luke Walker with CBRE in Phoenix represented the landlord, Abart Properties VIII Holding Company, LLC.

**RETAIL – 2480 W HAPPY VALLEY RD, PHOENIX**

**Rod Works** leased a 2,488 sq. ft. space at The Shops at Norterra, located at 2480 W. Happy Valley Road, Phoenix. Velocity Retail Group's Jim Edwards and Larry Miller represented the tenant. The landlord, RED Development/USAA,

was represented by Heather Randall of RED Development in Phoenix. This will be **Rod Works** second valley location, and is set to open in November of this year.

**OFFICE – 8765 W KELTON LN, PEORIA, AZ**

Barbara Lloyd and Lane Neville of NAI Horizon of Phoenix represented the landlord, Pathfinder TRF Four, LLC, in a 38 month office lease transaction for a 2,135 sq. ft. space at 8765 West Kelton Lane in Peoria, AZ. Rob Ryan with West USA Commercial represented the tenant, **Barress and Barress, LLC**.

**RETAIL – CAMP VERDE OUTPOST MALL, CAMP VERDE, AZ**

Greg Vanlerberghe and Erin Schrauth of Sperry Van Ness in Phoenix represented both the landlord and tenant at Camp Verde Outpost Mall to lease 2,088 sq. ft. to **Camp Verde Eye Care**.

**OFFICE – 4515 S McCLINTOCK DR, TEMPE, AZ**

Tom Bean and Barbara Lloyd of NAI Horizon in Phoenix represented the landlord, Tempe CC, LLC, in a 52 month office lease transaction for a 1,586 sq. ft. space at 4515 South McClintock Drive in Tempe, AZ. Laurel Lewis with NAI Horizon represented the tenant, **Two Suns Health Services, LLC**.

**RETAIL – GILBERT FIESTA II, GILBERT AZ**

**The Tilted Mirror** clothing boutique leased 1,400 sq. ft. at Gilbert Fiesta II. The property is located on Williams Filed Road in Gilbert. Greg Vanlerberghe and Erin Saunders of Sperry Van Ness in Phoenix represented the tenant.



Union Hills &  
91st Ave,  
Phoenix  
(courtesy

photo)

**RETAIL – PEORIA PLAZA SHOPPING, PEORIA, AZ**

Judi Butterworth and Nick Ault of Velocity Retail Group in Phoenix represented the landlord, Shambhala Development, LLC in a lease of 1, 200 sq. ft. to **Awen's Day Spa** at Peoria Plaza Shopping Center, located at the southwest corner of Union Hills and 91st Avenue in Peoria

**RETAIL – AGUA FRIA TOWNE CENTER, PHOENIX**

**Take or Bake Pizza** has chosen Agua Fria Towne Center at the northeast corner of Camelback Road and Loop 101 for its first Phoenix location. The tenant leased 1,100 sq. ft. from Oak Tree Three Investments, LLC in a new 5-year deal. Nick DeDona with Strategic Retail Group of Phoenix represented the tenant. Judi Butterworth and Nick Ault of Velocity Retail Group in Phoenix represented the landlord.

**RETAIL – 20797 N JOHN WAYNE PARKWAY, MARICOPA, AZ**

Chris Gerow, Shelby Tworek, and Gabe Ortega of NAI Horizon represented the landlord, USB NA as Trustee for JPM 2007-LDP12-Maricopa Marketplace, in a 3 year retail lease renewal for a 1,080 sq. ft. space at 20797 North John Wayne Parkway in Maricopa, AZ.

**RETAIL – 6740 E UNIVERSITY DR, MESA, AZ**

Michael Franks and Michael Gaida of Sperry Van Ness in Phoenix represented **Winks Smoke Shop** in a 1,020 sq. ft. lease at Tapanema Plaza at 6740 E University Drive in Mesa. Franks and Gaida also represented the landlord.