

# Tucson Lease Report July 23-27, 2018



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The following commercial leases were reported to the **Real Estate Daily News** for the **Tucson Lease Report** from **July 23 thru 27, 2018**.

## **INDUSTRIAL – 3133 S. DODGE BLVD., TUCSON**

**Bay Insulation of Arizona** leased 8,600-square-feet at 3133 S. Dodge from Dodge Properties, LLC. Gary Emerson of GRE Partners, LLC represented the landlord and Tim Healy of CBRE represented the tenant.

## **RETAIL – 3782 E. 43<sup>rd</sup> PL, TUCSON**

**eWheels, LLC** leased 5,675-square-feet at 3782 E. 43<sup>rd</sup> Place from Doubletree Investments. Gary Emerson of GRE Partners, LLC represented the tenant and Steve Cohen of Cushman & Wakefield/Picor represented the landlord

## **RETAIL – 2880 W. DREXEL RD., TUCSON**

D & K Market lease of the 2,400-square-foot building on 16,000-square-feet of land at 2880 West Drexel Road to a tenant that will reopen another convenience store at the property. The building was originally built and occupied by 7-11. Terry Dahlstrom of Volk Company represented Valdrex, L.L.C.

## **RETAIL – 40 E. CONGRESS ST, TUCSON**

Serial Grillers leased approximately 1,184-square-feet at 40 East Congress Street. Serial Grillers offers a wide variety of food, including pizza, sandwiches, burgers, and American fare along with a wide selection craft beer and wine. This will be their fifth Tucson-area location. The landlord is BP City Park Operator, LLC, which was represented by Bourn Advisory Services, LLC. Jeramy Price of Volk Company represented Serial Grillers, LLC.

#### **RETAIL – AJO & KINNEY RD., TUCSON**

Direct Paging and Cellular, Inc leased 1,000-square-feet at Ajo & Kinney is a new retail building to be constructed just east of the southeast corner of Ajo Highway and Kinney Road. The tenant will open Cricket Wireless in the space and will join Domino's and Dairy Queen. This brings remaining space at the building down to 2,300 square feet. Kevin Volk of Volk Company represented the Landlord, Ajo SEC Shops LLC.

#### **RETAIL – NOGALES HIGHWAY and N. ABREGO RD., SAHUARITA**

The following shop space leased at the Crossing at Sahuarita, a shopping center being developed by Wadsworth Development Group and Accelerated Development Services at the southeast corner of Old Nogales Highway and Abrego Drive in Sahuarita.

- **Saigon Nails Spa, LLC** leased 1,300-square-feet
- **MOD Super Fast Pizza, LLC** leased 2,853-square-feet
- **GoWireless, Inc.** leased 2,700-square-feet

These shop tenants plan to open in July and will join Sprouts, TJ Maxx, Beall's, and PetSmart, which have recently opened in the shopping center. Brenna Lacey and Kevin Volk of Volk Company and Brian Gast of Velocity Retail Group represented the landlord, FAE Holdings 461354R, LLC.

#### **RETAIL – NE CORNER of CORTARO FARMS and I-10, MARANA**

The following shop space leases at the northeast corner of Cortaro Farms Road and Interstate 10 in Marana. These tenants will be located in a retail shops building to be constructed

as part of the 21-acre, mixed-use project being developed by Cortaro Commercial JV, LLC.

- **ATI Holdings of Arizona, LLC** leased 2,200-square-feet for a physical and rehabilitative medicine facility. The tenant was represented by Western Retail Advisors.
- **Serial Grillers, LLC** leased 3,500-square-feet for a restaurant with patio area. This will be their fourth Tucson-area location.

Brenna Lacey and Jeramy Price of Volk Company and Chuck Wells of Advisors Commercial Real Estate represented the landlord, Cortaro Commercial JV, LLC.

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## **Tucson Lease Report June 18-22, 2018**



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**INDUSTRIAL – 3600 S PALO VERDE RD., TUCSON**

Block One Property, LLC, a Tucson-based owner, has completed a

5,520-square-foot lease at 3600 S. Palo Verde Rd with Single Source, Inc. Tim Healy with CBRE's Tucson office represented Block One Property in the transaction and Rob Glaser with Cushman & Wakefield | PICOR represented the landlord.

#### **RETAIL – 7585 S HOUGHTON RD., TUCSON**

Jeramy Price of Volk Company represented Serial Grillers, LLC in its lease of the 5,483- square-foot former Chuy's building at 7585 South Houghton Road. Serial Grillers offers a wide variety of food, including pizza, sandwiches, burgers, and American fare along with a wide selection craft beer and wine. This will be their third Tucson location. The landlord is Harco Properties, L.L.C.

#### **OFFICE – 177 CHURCH AVE., TUCSON**

WSP USA Buildings Inc., based in New York, leased 5,424-square-feet at the Transamerica Building, located at 177 Church Avenue, for their new Tucson location. Buzz Isaacson and Alex Hardie with CBRE Tucson represented the landlord, TA Building Corp., in the transaction.

#### **INDUSTRIAL – 4279 SOUTH SANTA RITA, TUCSON**

Kevin Volk of Volk Company represented 4275 Santa Rita LLC in its lease of 4,700-square-feet at 4279 South Santa Rita to Adrian Lopez and Lizet A. Lopez. The space will be used for distribution. Ron Zimmerman of Picor represented the tenant

#### **RETAIL – 3382 E SPEEDWAY BLVD., TUCSON**

Debbie Heslop, CCIM, of Volk Company represented the landlord, Rancho Center, LLC, in a lease of the 3,402-square-foot end cap at 3382 East Speedway Boulevard with Pacific Dental Services, LLC. The space is located within Rancho Center, which is anchored by Whole Foods, Bookmans, Mattress Firm, and Performance Bikes. With the completion of this lease, there are now only two small vacant suites remaining in the center. The Tenant was represented by Joe Doucett of Newmark Knight Frank.

**OFFICE – 10445 N ORACLE RD., ORO VALLEY**

Old Republic Title Agency signed a 2,080-square-foot lease at Rooney Ranch, located at 10445 N. Oracle Rd. Buzz Isaacson and Alex Hardie represented the landlord, Berkeley Land Co. Inc., in the transaction. Deval Gupta with Cushman and Wakefield's Phoenix office represented the tenant.

**RETAIL / INDUSTRIAL – 1321 W AJO RD., TUCSON**

EMCOR Government Services, Inc. renewed its lease for 1,730 square feet at 1321 West Ajo Way, Suite 103. The space is located within Ajo Business Center, a retail and industrial project at Ajo Way and Benson Highway. Kevin Volk of Volk Company represents the landlord, Ajo Business Center Limited Partnership.

**OFFICE – 4677 E SPEEDWAY BLVD, TUCSON**

Kevin Volk and Jeramy Price of Volk Company represented the Landlord, Brazo, LLC, in a lease of 1,533-square-feet at 4677 East Speedway Boulevard to Jiawei Zhang, dba Sunshine USA, LLC. The tenant currently operates a foot reflexology and foot massage business in an adjacent space and will be using this additional space to expand its business. The space is located at Mission Plaza, a Sprouts-anchored shopping center at the northwest corner of Speedway and Swan.

**OFFICE / RETAIL – JACKSON HEWITT TWO LOCATIONS ON VALENCIA**

Volk Company recently handled two lease renewals with Tax Services of America, dba Jackson Hewitt. Terry Dahlstrom and Kevin Volk of Volk Company represent the landlords at both locations.

- Jackson Hewitt renewed its lease of 1,200-square-feet at 450 West Valencia Road. The space is located within Valencia Mercado Shopping Center, which is located at the northeast corner of 12<sup>th</sup> Avenue and Valencia Road and is anchored by Food City. Other notable tenants in the center include USA Pawn & Jewelry, Peter Piper Pizza, McDonald's, Jack-in-the-Box, and Church's Chicken.

- In the second transaction, Jackson Hewitt renewed its lease of 1,200-square-feet at Valencia Road and Cardinal Avenue. The space is located within Valencia Corners Center, which includes Jack in the Box, Subway, TitleMax, Pro Cuts, and Cricket.

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## Tucson Lease Report Jan. 29 – Feb. 2, 2018



Tucson Lease  
Report Jan. 29-  
Feb. 2, 2018

The following commercial leases were reported to the **Real Estate Daily News** for the **Tucson Lease Report** from **Jan. 29 thru Feb. 2, 2018.**

### **RETAIL – 4439 N. ORALE RD., TUCSON**

GVD Commercial Properties, Inc. leased 21,510-square-foot former Golfsmith space at 4439 North Oracle Road to Base Hits Tucson Inc. The tenant plans to open a D-Bat facility offering batting cages and personal training for baseball and softball, including developmental youth camps and private lessons, as well as equipment, and apparel. D-Bats has over 50 locations

in 14 states. This will be the first D-Bat facility in Tucson; other Arizona locations are in Mesa and Peoria. The space is located at the northwest corner of Oracle and Wetmore and across from the Tucson Mall. Other tenants in the shopping center include Ross, Pier 1, and Longhorn Steakhouse. Roy Drachman of Roy Drachman Real Estate represented the tenant. Terry Dahlstrom of Volk Company represented GVD Commercial Properties, Inc.

#### **OFFICE – 2920 N Swan, Ste 226, Tucson**

Bernhard TME, LLC leased 2,892-square-feet at 2920 N. Swan, Suite 226, Plaza Palomino. Andrew Sternberg, Phil Skillings and Ben Craney from NAI Horizon represented the landlord and David Montijo with CBRE represented the tenant in this transaction.

#### **OFFICE – 100 N. STONE AVE., TUCSON**

Inspired Fitness, LLC leased 2,256-square-feet of office space at 100 N. Stone Avenue in the Pioneer Building. Michael Coretz of Commercial Real Estate Group of Tucson represented the tenant. David Volk and Bruce Suppes of CBRE represented the landlord, Holualoa Pioneer, LLC, in the transaction.

#### **RETAIL – 661 W. VALENCIA RD., TUCSON**

Riesgo Barbershop has leased 1,608-square-feet at 661 W. Valencia Road, from GS Property Investments, LLC, for a 3-year lease term. Robert J. Nolan of Oxford Realty Advisors handled the transaction.

#### **RETAIL – Oro Valley Marketplace**

Oro Valley Jiu-Jitsu, LLC leased 1,455-square-feet in Oro Valley Marketplace at SWC Oracle & Tangerine. Matt Milinovich with Strategic Retail Group and Dave Dutson with NAI Horizon represented the landlord and Greg Furrier with PICOR represented the tenant in this transaction.

#### **RETAIL – 1057 N. KOLB ROAD, TUCSON**

Red Star Vapor, L.L.C leased 1,380-square-feet at 1057 North

Kolb Road. The space is located at the southwest corner of Speedway and Kolb within Sunburst Plaza, which includes tenants such as Pizza Hut, Cricket, and H&R Block. Debbie Heslop, CCIM, and Dave Hammack of Volk Company represented Sunburst Plaza, L.L.C.

**RETAIL – 7555 W. TWIN PEAKS, MARANA**

The Springs Church has extended their lease at 7555 W. Twin Peaks in Marana from John Kai, Jr. LLC, the landlord.

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