Developer Requested to Transform Downtown Mesa Site

By Tasha Anderson for AZBEX

The City of Mesa wishes to transform 27 acres of city-owned land at the SWC of University and Mesa drives into a “vibrant and cohesive urban mixed-use project” and is requesting a partner to help with that vision.

On May 6, the City of Mesa issued a Request for Qualifications for a developer to help redevelop the currently vacant Opportunity Zone site, also known as Transform 17.

The conceptual masterplan for Transform 17, as recommended by Mesa City Council on March 21, shows “a significant amount of residential; dining and retail including a grocery store; an innovative office quarter; public park amenities; and a comprehensive pedestrian path-way (or mobility loop) linking the site to downtown and light rail,” according to the RFQ.

The conceptual plan envisions development to include amenities that are missing in the area and bring the district to life all year round, to be sensitive to the character of surrounding neighborhoods and provide plenty of open spaces, provide a variety of building types to create a “distinctive place”, and supports and strengthens the downtown core.

Background

Portland-based, Crandall Arambula, was hired back in September 2018 as an urban planning consultant to create three different conceptual masterplans based on community stakeholder input and market research.

Two community workshops were held, the first on November 13, 2018 and the second on January 29, 2019 in order to gather community input. A presentation of all three concepts along with the recommended concept was made on March 21.

The site itself formerly held a 1920’s-1950’s single-family neighborhood before the city acquired it in the 1980’s. At that time, the plan was to redevelop the site into a resort/convention center, but the concept, along with several other concepts, never came to fruition.
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- Project Awards
- Sub-bid Requests [bids@azbex.com](mailto:bids@azbex.com)
- CRE Transactions
- Job Postings
- In-person Industry Events [events@azbex.com](mailto:events@azbex.com)

Send your submissions to [publisher@azbex.com](mailto:publisher@azbex.com).

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BEX NEWS

AZBEX Database Version 2.0 feature to look forward to:
Search projects by mapped area.

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BEX-EVENTS

The next Leading Market Series will be on June 6, 2019 and the topic Office & Industrial. Don’t miss it! [Register here](mailto:).
ARTICLES

1  Developer Requested to Transform Downtown Mesa Site
6  Eisenberg Company to Deliver New Industrial Projects in Q4 2019
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9  Self-Storage on Track to Replace Surprise Safeway Site
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24 Nearly 90 Apt. Projects in the Pipeline in Metro Phoenix
25 Equipment Leasing and Finance Industry Confidence Improves in May

DATABASE PROJECTS

This colored gradient and icon will be displayed on the articles entered into our database. Each project will have in-depth research and details as well as contacts. To learn more about the database click here.
Eisenberg Company to Deliver New Industrial Projects in Q4 2019

**Source:** Cushman & Wakefield

**Eisenberg Company,** a Phoenix-based development company, announced two new industrial projects delivering in the fourth quarter of 2019. The projects, **Avondale 107th** and **Washington 83,** are slated to start construction this quarter and will total a combined 533.5KSF.

“We are excited to bring two first class projects online to meet the core needs of the industrial market,” said Jason Eisenberg, President of Development at Eisenberg Company.

On behalf of Eisenberg Company, Andy Markham, Mike Haenel and Phil Haenel of **Cushman & Wakefield** negotiated the purchase of the land for the two developments in two separate transactions totaling approximately 33 acres. Eisenberg Company purchased 24 acres at 107th Avenue and Pierce Street in Avondale from **El Malon Partners** and 8.5 acres at the NWC of Washington Street and 83rd Avenue in Tolleson from **Cohen Asset Management.**

**Avondale 107th** will be a four-building industrial development totaling 405.7KSF. Buildings A and B will feature 107th Avenue frontage, 28’ clear height, truckwell and grade level loading, 200’ truck maneuverability and are 81.5KSF each. Buildings C and D will feature 32’ clear height, dock high/grade level loading, optional fenced/gated security and are 121.3KSF each. All four buildings will have an office to suit, 60’ speed bays, HVAC ready and LED lighting.

**Washington 83** will be a single building industrial development totaling 127.8KSF. The property will feature 32’ clear height, ESFR sprinklers, 35 dock high and four grade level doors, LED lighting, HVAC ready and have four points of ingress/egress. In addition, Washington 83 can be divisible into four units if necessary.

Executive Managing Director of Cushman & Wakefield, Andy Markham stated, “Consistent demand for highly functional industrial space remains very strong in the southwest valley submarket. The Eisenberg Company has designed and is executing on that demand with these two Class A projects.”

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**On the Job**

**Avondale 107th**
- **Volume:** 405.7KSF
- **Owner:** Eisenberg Company
- **Architect:** Butler Design Group
- **GC:** Nitti Builders

**Washington 83rd, Tolleson**
- **Volume:** 127.8KSF
- **Owner:** Eisenberg Company
- **Architect:** Butler Design Group
- **GC:** Nitti Builders

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Andy Markham, Mike Haenel and Phil Haenel of the Cushman & Wakefield Phoenix office are serving as the exclusive marketing agents for both Avondale 107th and Washington 83. **Nitti Builders** and **Butler Design Group** are the design and build team for the developments. •
SALES TRANSACTIONS

1. Continental Realty Advisors (CRA) has completed the sale of **Courtney Village Apartments**, a multifamily property in Phoenix, for $62.2M. Additional terms of the transaction were not released.

2. Trammell Crow Company purchased an 8.24-acre site at the SWC of Raintree Dr and 87th St in Scottsdale for $11.5M. Barry Gabel, Chris Marchildon, Will Mast and Mitchell Stravitz of CBRE represented the seller, Liberty Property Trust.

3. United Flea Markets recently purchased the 30-acre **Tanque Verde Swap Meet** at 4100 S. Palo Verde Rd, Tucson, for $7M.

4. Starcorp, LLC purchased two Carl’s Jr.’s for a total of $3.4M. The properties located at 1880 E. Broadway Blvd, Tucson and 5775 W. Northern Ave, Glendale, were sold by Strata Equity Corporation. Chris Hollenbeck and Brad Douglass of Cushman & Wakefield represented the seller.

5. A private, Scottsdale-based investor represented by Victoria Miachika of Real Estate Intelligent Marketing, LLC, recently purchased two adjacent apartment complexes, totaling 16 multifamily units, located at 4401 North 21st Street and 4405 North 21st Street, Phoenix, for $3M. The Vestis Group multifamily brokerage team of Natan Jacobs and Matt Morrell worked in conjunction with Jeff Seaman of CBRE, Inc., who negotiated the transaction on behalf of the seller, MODE Apartments + Homes.

6. Tides at Scottsdale, a 24-unit mid-century modern apartment community at 4020 N. Parkway Ave., Scottsdale, was acquired by 5209, LLC for $3M. CBRE’s Brian Smuckler, Jeff Seaman and Bryson Fricke represented the buyer and the seller, Tides at Scottsdale, LLC.

7. CapPlus Technologies has purchased a state-of-the-art manufacturing and distribution facility within the Spectrum Ridge Business Park, 905 East Salter Drive, Phoenix for $2.925M. The seller was United Heating and Cooling. Kidder Mathews commercial real estate brokers, Mike Ciosek, Eric Bell and Dylan Scott represented both parties.

8. Labrador Capital, LLC purchased a 10.1KSF office building located in **Camp Lowell Corporate Center**, 4544 E. Camp Lowell Dr. (Building. K) in Tucson, from RLP Building, LLC for $2.37M. Brandon Rodgers, SIOR, CCIM, Principal and Industrial Specialist with Cushman & Wakefield | PICOR, represented the buyer. Mark Irvin, SIOR, CCIM with Mark Irvin Commercial Real Estate Services, LLC, represented the seller.

LEASE TRANSACTIONS

9. A string of major leases by national credit tenants has pushed the Harvard Investments / Lincoln Property Company (LPC) Waypoint Mesa office development to 98 percent leased. Beazer Homes has leased 15KSF for a division headquarters and Design Center.

Cognizant, who moved into 50.7KSF at Waypoint Four in mid-2018, has also doubled its presence at the building, expanding to take the entire second and third floors with a total 101KSF lease.
**BID RESULTS & PROJECT AWARDS**

**City of Safford** - **Architectural Design & Construction Administration Services for Police Facility.**
Award Date: 05/13/19
The contract was awarded to BWS Architects in the amount of $322,386.00.

**City of Glendale** - **Design Services for Ball Park Blvd Extension Project.**
Award Date: 05/14/19
The contract was awarded to Salt River Project (SRP) in the amount of $136,719.00.

**Yavapai County** - **Professional Services for Pavement Management.**
Award Date: 05/15/19
The contract is recommended to be awarded to Applied Pavement Technology, Inc. in an amount not to exceed $216,742.00.

**Town of Chino Valley** - **Professional Consulting Services for Water Consultation.**
Award Date: 05/14/19
The contract was awarded to Mark Holmes, LLC in an amount not to exceed $30,000.00.

**Lake Havasu City** - **Professional Construction Management Services Water Booster Station 1C Replacement & Tank Rehabilitation.**
Award Date: 05/14/19
The contract was awarded to Atkins North America, Inc.

**Town of Gilbert** - **Professional Consulting Services for the Review & Revisions to Maricopa Area Governments (MAG) Supplemental Specifications.**
Award Date: 05/16/19
The contract was awarded to Speedie & Associates in the amount of $51,250.00.

**Town of Gilbert** - **Purchase & Development of Land.**
Due Date: 04/30/18
Award Date: 05/16/19
Reference # 2018-2105-0196
Click here for previously published RFQ list.
The contract was awarded to Heritage North Partners, LLC.

**Mohave County** - **Grace Neal Channel Phase One.**
Due Date: 04/18/19
Reference # 19B03
Click here for previously published bid tabulation.
The contract is recommended to be awarded to Perco Rock Company in the amount of $2,159,702.93 on 5/20/19.

**ADOT** - **Deployment of Mobile Speed Feedback Signs, 32 Locations, Statewide.**
Due Date: 05/09/19
Reference # BPM000682
1. Trafficade Service, Inc. $244,488.00
5. Sharon Harper of Plaza Cos., Stan Shafer of Holualoa Cos. and Jonathan Vento of True North Studio have been selected to a national list of notable commercial real estate executives by Phoenix Business Journal. The full list of CRE Influencers can be found here.

6. Alliance Residential has taken the number one spot on the National Multifamily Housing Council’s 25 Largest Apartment Developers of 2019, up from number four in 2018. The full list can be found here.

7. The Arizona Private Lender Association (APLA) recently announced its 2019/20 Board of Directors. They are: President, Rob Leonard, Colonial Capital; Vice President, Jack Hilton, Hilton Financial Corporation; Treasurer, Aaron Zeese, PAJ Enterprises; Secretary, Phil Sollomi, Scottsdale Private Lending; and Statutory Agent, Jeff Craven, Craven Law Firm. Other board members are Bill Anastopoulos, Gold Coast Mortgage Group; Geoff Ball, Applewood Funding; Adam Nach, Lane & Nach, P.C.; and Christine Zeihen, OPM Capital.

8. Cawley Architects is celebrating its 25th anniversary with the naming of four new partners: Rafael Macias, Director of Construction Administration and Quality Assurance; Lynette Dreitz, Director of Finance and Administration; Kevin Fawcett, Project Director; and David Fulk, Project Director.

9. The Association of University Research Parks a professional association of university-related research, science and tech parks and innovation districts, has relocated its headquarters to the University of Arizona Tech Park in Tucson.

10. Sundt Construction, Inc. has promoted Nicole Calamaio to Vice President of Talent Management. In her new role, Calamaio is responsible for providing leadership in the areas of human resources, total rewards and administrative workforce development.

11. C&S is excited to welcome Juan Lozoya to their growing Phoenix office. Juan is an engineer with 13 years of experience in building design in a variety of market sectors including healthcare, aviation, K-12 education, self-storage, municipal, semi-conductor facilities, and other technology-based industry segments.
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<td>WHITE MOUNTAIN PROPERTY HOLDINGS LLC - NEW 18,088 SF 2-STORY INDUSTRIAL BLDG W/ PATIO &amp; WASH AREA &amp; PARKING LOT</td>
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<td>602-980-8014</td>
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<td>5/3/19</td>
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<td>MCCARTHY BUILDING COMPANIES INC</td>
<td>602-980-8014</td>
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</table>
1. Hines Interests has begun construction on a 640-unit, 65.3KSF (NRA) self-storage facility at Priest Dr. and Warner Rd in Tempe. A second, 673-unit, 76KSF (NRA) facility set to be located at Dysart and Camelback Roads in Litchfield Park is expected to begin in June and be completed by the end of 2019. CubeSmart will manage both sites.

2. Two Goodyear hotels, Tru by Hilton and Springhill Suites by Marriott, recently broke ground and are expected to open in Spring 2020. The hotels, both located off of the I-10 and Bullard Ave, will have a combined 178 rooms.


4. Legacy Sports Arena, LLC has started construction on the $67M Legacy Sports Arena and Hotel project, a 171KSF amateur sports facility and an adjacent 58KSF boutique hotel at 2727 W. Bronco Butte Trail, Phoenix. Milberger Architectural Group is the architect for the arena and K&I Architects & Interiors is the architect for the hotel. A.R. Mays Construction is the general contractor.

5. The $26M Cambria Hotel — a seven-story, 127-room project being developed by True North Studio in the Roosevelt Row Arts District in Phoenix— completed vertical construction Tuesday and is on track to open in November.

6. The 98KSF Watermark at Continental Ranch senior living facility, at 8689 N. Silverbell Rd, Marana, has opened its doors.

7. Path Construction Southwest, Arrington-Watkins Architects and Pinal County recently celebrated the grand opening of the Pioneer Justice Court in San Tan off Hunt Highway.

8. Valley Metro's light rail extension to Gilbert Road in Mesa will officially open on Saturday. The $184M extension creates two new stations and a new park-and-ride in the East Valley.

9. Arista at Ocotillo, a new $40M luxury mid-rise apartment community developed by Gilbane Development Company and owned by P.B. Bell, recently opened at 3200 S. Dobson Rd in Chandler.
INDUSTRY EVENTS CALENDAR

AAED
MAY 22 - Southern Arizona Chambers’ New Executive Vision

ABA
JUN. 13 - ABA Member Mixer Hosted by Buesing Corp.
AUG. 21 - ABA/ASA/AMCA General Contractor’s Expo

ACEC
MAY 20 - ACEC of Arizona East Valley Liaison: Town of Gilbert Water Division Update

APWA
JUL. 17 - APWA July 2019 Luncheon

ASA AZ
JUN. 11 - Building Leaders Development Group Luncheon: Developing Strategic Alliances
JUN. 20 - ASA Networking Mixer

AZCREW
MAY 21 - May Luncheon: Medical Market Overview
JUN. 18 - June Luncheon: Loop 202 Extension - Economic Impact

BD GUILD
MAY 21 - Business Development Guild Certified Business Developer 2019 Curriculum
MAY 28 - Pre Positioning Your Team for the Win: The Pre Sell

CJE
JUL. 11 - Southwest Chapter Summer Meeting

GIS
JUN. 13 - 14 - GIS Training

GREEN BUILDING
JUN 6 - Cutting Edge Residential and Commercial Green High-Performance Buildings

NAWIC
MAY 28 - Phoenix Chapter 98 Membership & Guest Meetings (2018-2019)

SMPS
MAY 22 - Elements of Design Module 3: Maximize Your Social Media Presence with Graphics
JUL. 18 - An A/E/C Marketer’s Guide To Navigating Marketing Technology

THE REFERENCE LIBRARY
May Breakfast and Lunch Series

USGBC
MAY 21 - USGBC Arizona Emerging Professionals: Tour of DPR Construction

VALLEY PARTNERSHIP
JUN. 28 - Friday Morning Breakfast: Topic: TBD

BEX EVENTS
JUN. 6 - Leading Market Series: Office & Industrial
OCT. 17 - Public Works Conference

SAVE THE DATE
AUG. 7-9 - APWA Statewide Conference - Celebrating Public Works
OCT. 23-25 - AED 2019 Fall Forum

FOR MORE EVENTS CHECK OUT BEX-EVENTS.COM.
TO SUBMIT AN EVENT, EMAIL THEM TO EVENTS@AZBEX.COM
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<th>Project Volume</th>
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<td>19013</td>
<td>RFP</td>
<td>Town of Oro Valley - Water Quality Analysis &amp; Testing Services. Log-In Required. Contact: Allison Muhr at 520-229-4726 or <a href="mailto:amuhr@orovalleyaz.gov">amuhr@orovalleyaz.gov</a>. First published on 4/26</td>
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<td>5/17/19 2pm</td>
<td>181934</td>
<td>RFP</td>
<td>City of Glendale - Engineering Services for Design of Heroes Park Regional Lake. The work consists of design of a large urban fishing lake. Contact: Kathy Mitchell at <a href="mailto:KMitchell@glendaleaz.com">KMitchell@glendaleaz.com</a>, Michelle Lizarraga at <a href="mailto:MLizarraga@glendaleaz.com">MLizarraga@glendaleaz.com</a> or Bill Passmore at <a href="mailto:BPassmore@glendaleaz.com">BPassmore@glendaleaz.com</a>. First published on 4/30</td>
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<td>RFP</td>
<td>Navajo Tribal Utility Authority - 2019 Biological Survey for Project Specific. Contact: Shelly E. Cleveland, Contract Administrator, at 928-729-6401 or <a href="mailto:shellyc@ntua.com">shellyc@ntua.com</a>. First published on 5/7</td>
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<td>Navajo Tribal Utility Authority - 2019 Engineering Services for Project Specific. Contact: Shelly E. Cleveland, Contract Administrator, at 928-729-6401 or <a href="mailto:shellyc@ntua.com">shellyc@ntua.com</a>. First published on 5/7</td>
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<td>5/17/19 5pm MDT</td>
<td>RFP</td>
<td>Navajo Tribal Utility Authority - 2019 Cultural Resource Services for Project Specific. Contact: Shelly E. Cleveland, Contract Administrator, at 928-729-6401 or <a href="mailto:shellyc@ntua.com">shellyc@ntua.com</a>. First published on 5/7</td>
<td>Link</td>
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<tr>
<td>5/17/19 5pm MDT</td>
<td>RFP</td>
<td>Navajo Tribal Utility Authority - 2019 Engineering Services for Miscellaneous Projects II. Contact: Shelly E. Cleveland, Contract Administrator, at 928-729-6401 or <a href="mailto:shellyc@ntua.com">shellyc@ntua.com</a>. First published on 5/10</td>
<td>Link</td>
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<tr>
<td>5/17/19 5pm MDT</td>
<td>RFP</td>
<td>Navajo Tribal Utility Authority - 2019 Biological Survey for Miscellaneous Projects II. Contact: Shelly E. Cleveland, Contract Administrator, at 928-729-6401 or <a href="mailto:shellyc@ntua.com">shellyc@ntua.com</a>. First published on 5/10</td>
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## COMMERCIAL

### PROJECT SOLICITATIONS

<table>
<thead>
<tr>
<th>Due Date &amp; Time</th>
<th>Project Volume</th>
<th>Plan-holders</th>
<th>Solicitation/Project #</th>
<th>Request Type</th>
<th>Owner - Project Description</th>
<th>Pre-Bid/ Site Visit</th>
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<tbody>
<tr>
<td>6/11/19 3pm</td>
<td>List</td>
<td>#200003</td>
<td>IFB</td>
<td>Town of Sahuarita - Sahuarita Advanced Manufacturing &amp; Technology Center (SAMTEC). The work consists of construction of a 32KSF manufacturing center, including site improvements, landscaping and wet &amp; dry utilities. Log-In Required. Contact: Beth Abramovitz, Project Manager, at 520-344-7108 or <a href="mailto:Babramovitz@sahuarttaaz.gov">Babramovitz@sahuarttaaz.gov</a>. First published on 5/10</td>
<td>5/22/19 10am</td>
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</tr>
<tr>
<td>6/19/19 12pm</td>
<td>19ITB05 1019-DRR</td>
<td>IFB</td>
<td>City of Sierra Vista - City Hall Remodel Project. The work consists of renovations to an existing space, including demolition &amp; installation of new interior walls, electrical conduit, HVAC equipment, lighting, mechanical, fire protection systems, &amp; additional work. Contact: Donald R. Riley, Chief Procurement Officer, at <a href="mailto:Donald.Riley@SierraVistaAZ.gov">Donald.Riley@SierraVistaAZ.gov</a>. First published on 5/17</td>
<td>6/5/19 10am</td>
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## SUB BID REQUESTS

Includes Multi-Trade Requests for Subcontractor Bids

<table>
<thead>
<tr>
<th>Due Date &amp; Time</th>
<th>Project Volume</th>
<th>Solicitation/Project #</th>
<th>Request Type</th>
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<tbody>
<tr>
<td>5/17/19 12pm MT REVISED</td>
<td></td>
<td></td>
<td>Sub bids</td>
<td>Alexander Building Company is requesting sub bids on Black Rock Coffee Bar, Phoenix. The work consists of construction of a new 1,887 SF building. Contact: Brandon Campbell at 480-748-4523. First published on 5/3 &amp; revised due date on 5/14</td>
<td>Link</td>
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<tr>
<td>5/17/19 12pm MT REVISED</td>
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<td></td>
<td>Sub bids</td>
<td>Alexander Building Company is requesting sub bids on Tire Works Total Car Care, Phoenix. The work consists of construction of a new 5,569 SF building. Contact: Brandon Campbell at 480-748-4523. First published on 5/3 &amp; revised due date on 5/14</td>
<td>Link</td>
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<tr>
<td>5/17/19 4pm</td>
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<td>Sub bids</td>
<td>Agate Construction is requesting sub bids on Bureau of Indian Affairs Fire Station, Cedar Creek. The work consists of a 1,900 SF pre-engineered building with insulated wall panels, 2 apparatus bays, 2 bathrooms, staff lounge area, office space &amp; site development. Log-In Required. Contact: David Shiel at 480-994-9455 or <a href="mailto:David.shiel@agateinc.com">David.shiel@agateinc.com</a>. First published on 5/3</td>
<td>Link</td>
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<tr>
<td>5/20/19 12pm PT</td>
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<td>Sub bids</td>
<td>Shames Construction is requesting sub bids on Sam's Club #4955-212, Surprise. The work consists of remodel of an existing 135,687 SF warehouse store to include site work improvements &amp; building interior/exterior improvements. Contact: Estimating at <a href="mailto:estimating@shames.com">estimating@shames.com</a> or Renee Martz at <a href="mailto:rmartz@shames.com">rmartz@shames.com</a>. First published on 5/3</td>
<td>Contact for Docs</td>
</tr>
<tr>
<td>5/20/19 12pm MT</td>
<td></td>
<td></td>
<td>Sub bids</td>
<td>R&amp;O Construction is requesting sub bids on Sam's Club #4955-212, Surprise. The work consists of remodel of an existing 135,687 SF warehouse store to include site work improvements &amp; building interior/exterior improvements. Log-In Required. Contact: David Hadfield, Estimator, at 801-337-6390 or <a href="mailto:davidh@randoco.com">davidh@randoco.com</a>. First published on 5/7</td>
<td>Link</td>
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