



Editor's Insights

Lucinda Smedley • published in the December 2018 issue

On a recent Friday night visit to downtown, it's amazing to see all the buildings lit up, the trees wrapped and all the holiday festivities in progress. Downtown Tucson is as vibrant as other established downtowns across the country! It's also great to see the construction fences up signaling the start of two long awaited apartment projects—HSL Properties' The Flin and Aerie Development's RendezVous Urban Flats—bringing a combined 340 new housing units into downtown, with a potential to add 500–700 additional residents to downtown.

In the annual Projects in the Pipeline issue, we thrilled to include over 60 major projects in the pipeline throughout the region, including 20 new projects that have been announced since last year's issue. The new projects include seven along the streetcar route—75 Broadway, Partners on Fourth, Hampton Inn/Home2 Suites hotel, Moxy & Element Hotels, Union on Sixth, Graduate Tucson & The Collective at Main Gate, and the Chase Bank site—five within Tucson—Benedictine Monastery, Chroma, former Volvo dealership site (below), Wingate and Kino South-Vail Crossings, in Pima County, two in Oro Valley or adjacent—El Con Gateway and Tangerine State Land, two in Marana or adjacent—Sunbelt's acquisition of Red Rock Village and Downtown Marana Overlay District, and three in Sahuarita—Northwest Hospital at Sahuarita Town Center, SAMTEC, and The District.



Former Volvo Dealership site

Location: 930 E. Broadway

Project Size: 1.86 acres (80,414 sf)

Developer: Welcome Hospitality LLC

Timing: 2020

Sloan McFarland of Mary + Martha/Welcome Hospitality LLC was the winning bidder of the city-owned Broadway Volvo site, which was appraised at \$3.39 million. At a recent Rio Nuevo meeting, McFarland proposed a “mercado-like element” at the

site, just east of Euclid Ave. The infill development might even be home to a hotel.

It's also great to see all the activity on the westside of downtown including the new developments at the Mercado District, the success of the MSA Annex, the almost complete West End Station, and the progress of the Caterpillar Mining Center which is estimated to be completed by March. Plans for the Baustista development site indicate that it would sit along what will soon be a year-round flowing Santa Cruz River. The all-important space along the Santa Cruz River is designed as a grand promenade with retail and commercial uses, along with various park amenities for the residents.

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