



## Editor's Insights

Lucinda Smedley • published in the March 2020 issue

Once again, the retail issue spotlights several new retail developments including the new activity at Main Gate Square, skillfully managed by Jane McCollum at the Marshall Foundation. We are grateful to all the contributors to this exciting issue including Rob Tomlinson of Cushman & Wakefield | PICOR, Ben Craney of NAI Horizon, Ron Schwabe of Peach Properties and Dabdoub-Schwabe, Angela Di Fuccia with Shot Ventures, Nancy McClure at CBRE, Sheila Kressler-Crowley at the Terry J. Lundgren Center for Retailing, Leah Bogen at Volk Company, Jim Bradley at AXIA and Sandra Sarabia at DSW Commercial. We also wanted to give a shout out to Becca Bogdansky, Communications and Media Manager at CBRE Phoenix for her assistance with this issue.

One of the national development trends that we are seeing all over the region is the increase of mixed-use development—all new office and apartment buildings in the urban core are including another type of commercial use—predominantly ground floor retail. In the suburbs, many large retail property owners are redeveloping malls and shopping centers to include offices, hotels and apartments.

Bourn Companies' Uptown is a redevelopment of the 51-acre Foothills Mall site. Uptown repurposes portions of the original mall, adds multiple uses and significant massing to create a 4 million square foot mini-metropolis. Anchored by a large, family-friendly integration of food, entertainment and innovative retail, Uptown will also include Tucson's first urban-style wellness residential community.



The Landing is a 65-acre mixed-use project designed to appeal to visitors and the surrounding community alike. An eclectic mix of retail, restaurants, office and hospitality encircle a vibrant family-friendly zocalo-like plaza

with local food, retail, entertainment and amusements. Adjacent residential features 125 single-family rental homes in 1, 2 & 3 bedroom floor plans.

Town West is seeking to redevelop the big box anchored Oro Valley Marketplace into Oro Valley Village Center and add two apartment properties, two hotels and an entertainment district in the heart of the property to create a walkable streetscape setting.

Along Fourth Avenue, Opus on 4th will add 4,600 square feet of retail and Union will add approx. 7,500 square feet of retail. At the top of Fourth Ave, the Trinity will add another 7,000 square feet of retail at completion.

Other areas of the city such as the Five Points neighborhood and the Sunshine Mile are also seeing mixed use projects being pursued. These types of projects have many benefits including making neighborhoods more walkable and more appealing to both young and older residents.

Speaking of walkability, The City of Tucson, in partnership with Rio Nuevo, is planning a holistic redesign of Toole Avenue from Congress Street to Stone Avenue. The project runs through the heart of downtown Tucson's Warehouse District, a collection of warehouses built mainly in the early 20th century for industrial uses. During the '70s and '80s, with industry moving to other parts of the city, the buildings were re-purposed as art studios, galleries, and more recently restaurants, breweries, and other commercial businesses. A Stakeholder Workshop is coming up on Saturday, March 7, 2020, 10 a.m.–Noon at the Park Tucson conference room (110 E. Pennington St, Tucson, AZ 85701). Or take the survey at [https://www.opentownhall.com/portals/310/Issue\\_8268](https://www.opentownhall.com/portals/310/Issue_8268).

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