

## NEW TO MARKET

### MULTI-FAMILY

#### 1→ ALMERIA AT OCOTILLO

**Developer:** P.B. Bell Companies and Gilbane Development  
**General Contractor:** MT Builders  
**Architect:** Whitneybell Perry  
**Location:** 2470 W. Edgewater Way, Chandler  
**Size:** 27.33 gross acres

The \$55M, Santa Barbara luxury style community will be located on the water at Dobson and Price. Expected completion is 4Q 2013.



#### 2→ VIVE DISTINCTIVE LIVING

**Developer:** P.B. Bell Companies  
**General Contractor:** MT Builders  
**Architect:** Whitneybell Perry  
**Location:** 1901 W. Germann Rd., Chandler  
**Size:** 13.2 gross acres

P.B. Bell recently broke ground on this \$25M community that will feature 194 luxury units. The resort-style multi-family project will feature high-tech amenities. Expected completion is 4Q 2013.



#### 3→ SAN PASEO

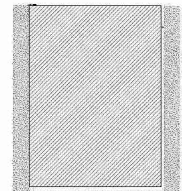
**Developer:** Mark-Taylor and Grossman Company Properties  
**General Contractor:** Mark-Taylor  
**Architect:** Mark-Taylor  
**Location:** Arizona Grand Parkway and Beverly Rd., Phoenix  
**Size:** 138 units

The \$20M multi-family community will be built around a lagoon-style pool and poolside cabanas and include a 24/7 fitness facility and cyber cafe. It will be adjacent to Arizona Grand Resort. Expected completion is 3Q 2013.

#### 4→ LIV NORTHGATE

**Developer:** The Rockefeller Group and Investment Property Associates  
**General Contractor:** MC Clark Wayland  
**Architect:** Whitneybell Perry Architects  
**Location:** NEC Warner and Recker roads, Gilbert  
**Size:** 402 units

The first of two phases recently broke ground and complement The Rockefeller Group's 155-acre, mixed-use North Gateway master plan, which can accommodate more than 1 MSF of office and industrial space and 12.2 acres of retail development. Liv Northgate will consist of 402 garden-style, luxury apartment units in 2- and 3-story buildings. Each apartment will be finished with a premium appliance package, custom cabinets and slab granite kitchen counters, among its amenities.



## HEALTHCARE



### 5→U.S. DEPT. OF VETERANS AFFAIRS SOUTHEAST COMMUNITY OUTPATIENT CLINIC

**Developer:** McShane Development Company  
**General Contractor:** McShane Construction Company  
**Architect:** Rees Architect  
**Location:** 3285 S. Val Vista Dr., Gilbert  
**Size:** 60,000 SF

The new 2-story facility will be built to LEED Silver for healthcare standards. The interior will incorporate a modern public waiting area and lobby, physician offices, treatment rooms, staff support areas, diagnostic testing and laboratories. The design supports the expansion of healthcare services to include audiology, radiology, dental care, family support and physical therapy, among others. Expected completion is 2Q 2014.

## EDUCATION

### 6→ MESA COMMUNITY COLLEGE PERFORMING ARTS CENTER

**Developer:** Maricopa County Community Colleges  
**General Contractor:** Layton Construction  
**Architect:** Jones Studio  
**Location:** 1520 S. Longmore Dr., Mesa  
**Size:** 44,050 SF

The \$10M MCC Performing Arts Center supports a sustainable building ethic through the adaptive re-use and expansion of a vacant movie house adjacent to campus. The centerpiece will be 450-seat multi-purpose theater. Expected completion is 2Q 2014.



## INDUSTRIAL



### 7→Empire Southwest Mesa Campus Expansion

**Developer:** Empire Southwest  
**General Contractor:** Porter Brothers  
**Architect:** Saemisch + Di Bella Architects  
**Location:** 1725 S. Country Club, Mesa  
**Size:** 125,000 SF

Empire Southwest's new construction project includes a 2-story administrative offices and a single-story component rebuild center warehouse. It also includes two new covered parking areas. This structure will utilize elevated equipment platforms for photovoltaic systems that will provide a large portion of the electrical needs for the entire campus. Estimated completion is 2Q 2014.

## RETAIL

### 8→THE SHOPS AT 7TH & OSBORN

**Developer:** Wetta Ventures LLC  
**General Contractor:** Chasse Building Team  
**Architect:** RSP Architects  
**Location:** 7th St. and Osborn, Phoenix  
**Size:** Phase 1, 1,700 SF

Phase 1 of the \$2M Shops at 7th and Osborn will incorporate the ideas of experience-based retail and is designed to fill a niche market: true, local, renewal. The site includes renovation of an existing church into a new, 4,000 SF restaurant; the adaptive re-use of an existing school building into retail space; and an addition of a new, mid-century inspired 1,700 SF coffee house. Expected completion is 2Q 2013.

