

HOME

A GUIDE TO FOUNTAIN HILLS
& NORTHEAST SCOTTSDALE
SPRING 2008



The Pederson Group, a Phoenix-based developer, is investing \$23 million to \$25 million to rebuild and renovate Fountain Hills Plaza, corner of Palisades Boulevard and La Montana Drive. The parking lot will be replaced and some canopied-covered parking spaces will be created. Tenants will remain open during the construction period but the developers said the businesses will always be accessible for shoppers. The shopping center was built in 1987.

\$23-\$25M upgrade to spruce up FH Plaza; build new Bashas' square feet.

A Phoenix-based developer known for revitalizing community retail centers is investing \$23-\$25 million into upgrading Fountain Hills Plaza.

The anchor of the redesigned shopping center at the southwest corner of Palisades Boulevard, and La Montana Drive will be an expanded Bashas' Supermarket. Paul's ACE Hardware store also will increase in size by about 6,000

square feet.

Jim Pederson, president of The Pederson Group that purchased the strip center, said most of the existing tenants -- retail businesses and professional offices -- will continue to operate during renovations and construction. One exception is Bedmart which is relocating to Saguario and El Lago boulevards.

Pederson said the intent is to make the center "Fountain Hills' premiere shopping destination."

The new Bashas' should be completed in the first quarter of 2009. In the meantime, consumers have Safeway on Fountain Hills Boulevard and Fry's at Shea Boulevard and Eagle Mountain Parkway for grocery shopping.

Other improvements to Fountain Hills Plaza will be expanded parking, construction of shade structures and new facades on existing storefronts.

The existing façade of the retail center will be removed and replaced with a Western-style ranch décor with pitched metal roofs, tile awnings and new signage. The parking lot will be re-graded; energy-efficient lighting will be installed.

Originally built in 1987, Fountain Hills Plaza has a diverse mix of retail tenants.

"New infill retail projects are important to any community," said Pederson. "When existing shopping centers located in older parts of a community become antiquated and are allowed to deteriorate, the entire trade area is impacted," said Peterson.

"In this case, the new Bashas', expanded ACE Hardware Store, and new and improved shop space will revitalize the area and contribute to the neighborhood's stability."

Expanded Bashas' store

The Bashas' store will represent a new prototype design for the supermarket group.

The building will be nearly 50,000-

square-feet in size and deeper than the existing 35,800-square-foot structure.

The architectural layout will be similar to the Bashas' market at Hayden and Indian School Road.

Amenities will include a variety of nutritional supplements and natural and organic products; a gelato bar; made-from-scratch bakery; Italian pizza kitchen, and full-service deli offering Boar's Head-brand meats and cheeses and chef-prepared, hot entrees.

Shoppers can look forward to a United Drug pharmacy customer lounge area with a 42-inch flat-screen television and free WiFi access; a self-checkout area, and Cub House center for children ages 2-10.

Businesses open, operating

- Flajacks, restaurant
- R&R Nails, nail salon
- Touché, hair salon
- Fountain Fashions, women's apparel
- Fountain Hills Medical Clinic
- Spooner and Shaft Physical Therapy
- Paul's ACE Hardware
- Cheryl's Accessories, home fashion accessories; baby and infant clothes; gift items, silk flowers, some women's and infant apparel; small home items.
- Crazy Coyote, gift and card shop
- Pony Express, packaging and shipping
- Instant Imprints, custom screen printing, embroidery, banners and signs
- CSI/Graphics to Go, marketing, printing and graphic designs
- Dee Harrison, American Family Insurance agency
- Fountain Hills Dental Care
- Radio Shack, electronic store
- Le Baron Cleaners
- R&R Tire & Auto, Inc.



Fountain Hills Plaza will have a new look upon completion of Bashas' and landscaping around the center, located at Palisades and LaMontana boulevards.

Businesses open in FH Plaza

(cont. from page 11)

- Meridian Bank
- Chocofin Chocolatier
- Nabers Realty

Relocating

- Bedmart to retail center, Saguario and El Lago boulevards.

Closing

- Nova Records; Matt Johnson, an instructor of private piano, guitar and sax lessons, plans to open a business, Sonoran Music, on Colony Drive in mid-June. He will offer private lessons and sell some musical instruments.