

# Stetson Hills to get retail

## Opening slated for winter 2008

By Joey Airdo  
Independent Newspapers

Residents of Stetson Hills and other Northwest Phoenix neighborhoods will receive a few new retailers next year when the Pederson Group opens Stetson Village.

"It happens to be a very underserved market right now," said Margaret Lloyd, vice president of leasing and development for the Pederson Group. "There's high growth — a lot of new homes being built in the area — and very few shopping centers ... servicing it."

The 144,360-square-foot shopping center is slated to open in winter 2008 on the northeast corner of 39th Avenue and Happy Valley Road.

Ms. Lloyd noted the center is located on the "going home side" of the road — just west of

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Interstate 17 on the north side of Happy Valley Road.

"Grocery stores look at that," Ms. Lloyd added. "It's kind of their peak time."

She said Sandra Day O'Connor High School, 25250 N. 35th Ave., adds to the ideal demographics of the shopping center, which will include a supermarket, a daycare facility, a bank and a number of other national and local tenants.

The Pederson Group has not yet signed any specific tenants for Stetson Village. However, Ms. Lloyd said the center is seeing plenty of activity.

Stetson Hills resident Candace Cotton wants to see a few restaurants move into Stetson Village.

"It would be nice for the high school kids if they could have a wholesome place to go and visit with friends," she explained.

Ms. Cotton said children need a place to occupy their time other than their homes.

"I think it's going to be very nice," she added.

Ms. Lloyd said Stetson Village will bring new jobs to Northwest Phoenix, thus boosting the area's

economy. She added the Pederson Group will use existing colors and materials of the community to help the shopping center fit in with the surrounding neighborhoods.

In a news release, Ms. Lloyd stated the Pederson Group worked for a couple of years with Phoenix and the Arizona State Land Department to acquire zoning and entitlements on the 22-acre site.

The Pederson Group Vice President Gary Pederson stated in the release Stetson Village will be developed under a 65-year ground lease with the Arizona State Land Department.

"The Pederson Group is confident that Stetson Village will be a positive addition to this rapidly growing and underserved retail trade area," he stated.

According to the release, the Pederson Group has developed and remodeled more than 24 retail and mixed-use projects in Phoenix.

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