

Rival shopping districts on tap for Surprise

Erin Zlomek

The Arizona Republic

May. 20, 2008 12:00 AM

Retail centers from Vestar Development Co. and Westcor are expected to rise across the street from each other in Surprise, potentially creating a 148-acre shopping district at Loop 303 and Cactus Road.

Westcor expects to break ground on an 81-acre power center anchored by a Target toward the end of this year. At about the same time, Vestar Development Co. could begin construction on its 67-acre Sycamore Farms Towne Center at the same intersection.

Vestar expects Sycamore Farms to be similar to its other Valley projects, including Tempe Marketplace in the East Valley and Desert Ridge Marketplace in north Phoenix.

Westcor and Vestar are two of the dominant retail developers in the Valley.

Both stand to receive sales-tax reimbursements for their Surprise projects.

Vestar would get \$7.4 million in reimbursements, which would cover about 50 percent of the infrastructure and public-road-improvement costs needed for the project, said Surprise Deputy City Manager Sintra Hoffman.

Westcor would get \$240 million in reimbursements that would cover infrastructure at its Cactus Road retail center, a second center near Loop 303 and Waddell Road that would be anchored by a Wal-Mart, and a neighboring autoplex and regional shopping mall.