



Developer plans small shopping centers in Avondale

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The developer behind Ballpark Village - the retail, office, residential and hotel complex near the planned Cleveland Indians stadium in Goodyear - plans to build two smaller shopping centers in Avondale that would serve the surrounding neighborhoods.

Goodyear-based Rose Properties Southwest said it has purchased two parcels where it will eventually build stores, restaurants and other "everyday neighborhood retail services," said John Ruggieri, the company's president.

- One shopping center is slated for the northwestern corner of Avondale Boulevard and Lower Buckeye Road, where the company plans to build 83,000 square feet of commercial space on 13.7 acres.
- Another center is planned for the northeastern corner of El Mirage and Lower Buckeye roads, where 39,200 square feet of commercial space will be built on 5.9 acres.

Rose Properties Southwest bought both properties from Triple G Farms LLC for \$5.55 million.

The company now owns five properties in Avondale, including the southwestern corner of Avondale Boulevard and Lower Buckeye Road, and more than 40 across the Valley. It plans to buy two more Avondale sites within months.

"We really like the future demographics for Avondale," Ruggieri said. "We think this is place to be for the next 20 years."

Ruggieri said the company has not set a timeline for developing the two sites that it recently bought in Avondale. No tenants have been named.