

# Loop 101 corridor continues to flourish

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The West Valley's Loop 101 corridor continues to see activity with several commercial and residential projects charging ahead at Camelback Road on the Phoenix-Glendale border.

West of the freeway, potential homebuyers can now view models of Frank Lloyd Wright-inspired condominiums at the 9920 project. And two Mesa development firms are teaming up on neighboring retail and office projects just east of the freeway.

Glenwood Development Co. is building Camelback 101 Village Plaza, a 53,000-square-foot neighborhood retail center that will be anchored by a monstrous Fitness Works athletic club.

And COBE Development is erecting Camelback 101 Professional Plaza, a 46,000-square-foot complex with mostly for-sale condominium offices ranging from 1,600 square feet to 12,000 square feet. So far, more than half of the office spaces have been sold to real estate, mortgage and title companies, as well as dental practices, said Steve Beck, a principal with COBE. Both projects, which will be linked by pedestrian and vehicular connections, will create about 300 new jobs, Beck said.

Beck credited nearby University of Phoenix Stadium and the surrounding entertainment district for the early interest in the office project.

"They've definitely fueled activity in that area. It has been a hotbed for growth," he said. "We recognized it, capitalized on it, and now were going vertical."

Some offices will open as early as December, with build out expected by February 2008. The retail project, which will include a karate studio, Bank of Arizona branch, Quiznos subs, and a fast food restaurant, is expected to see its first customers by the first quarter of 2008, said Cody Backus, a Glenwood leasing agent. Other types of businesses could include insurance agencies, tanning and nail salons and a clothing store, he said.

There are already a Super Wal-Mart and Home Depot nearby.

New housing in the area should support the office and retail projects.

Diversified Real Estate Group recently said it is showing five models of its 9920 Distinctive Condominiums project, which is comprised of 261 units on 19 acres at Camelback and 99th Avenue west of Loop 101. Stoneview at 9920 includes 22 buildings with floor plans ranging from 777 square feet to 1,439 square feet with up to three bedrooms. Condos will range in price from about \$150,000 to \$290,000. For information, visit [www.9920az.com](http://www.9920az.com).

Information about the other developers can be found at [www.cobedevelopment.com](http://www.cobedevelopment.com) or [www.glenwooddevco.com](http://www.glenwooddevco.com).