

## \$65 million retail project at Marley Park

[14 comments](#) by **Erin Zlomek** - Aug. 7, 2008 06:24 AM  
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A \$65 million retail project is planned within DMB's Marley Park master-planned [community](#).

Marley Park Square is set to rise at the southwestern corner of Litchfield and Waddell roads across the street from Glimcher Ventures Southwest's Surprise Pointe retail center.

Marley Park Square is not to be confused with M Square, a LEED-certified shopping plaza expected to open this year at Cactus and Litchfield roads.

### **The timeline**

The project will be built in four phases over a 24-month period. The first phase is expected to open in 12 months, with the succeeding three phases getting built simultaneously. Ground was broken on the site around May, but only infrastructure has been finished. The complex should go vertical within the next few months, said Ricky Lyons, chief executive of Champion, the development firm building the project. Planning for the project started 18 months ago.

### **The tenants**

Marley Park Square's first phase includes about 100,000 square feet of commercial space. So far, Ace Hardware, QuikTrip and MidFirst Bank have signed on as tenants, Lyons said. Champion also is in negotiations with a mini department store and six restaurants ranging from fast food to sit-down options. The second phase includes 22,000 square feet of retail space for similar, service-oriented tenants.

In the third phase, 64,000 square feet of neighborhood office space is planned, to be complemented by the fourth phase: an 85,000-square-foot, suburban class-A office building.

### **The jobs**

The center is expected to employ more than 600 people at build-out. Lyons said he chose the location because it is across the street from David Glimcher's Surprise Pointe retail project, a complex that includes an UltraStar Cinemas and other planned entertainment venues.

Marley Park Square also is north of what city officials have flagged as Surprise's future employment corridor. In addition to retail projects, the area ultimately will house several industrial warehouses and distribution centers along the BNSF Railway tracks. At build-out, the entire corridor is expected to employ around 6,000 people across multiple centers.

"We picked this corner because it is what we refer to as a meeting place," Lyons said. "There are three very important things (at the location): high quality residential (in Marley Park), high quality neighborhood retail development with Surprise Pointe and the nearby Fry's, and then there's Surprise's employment hub."