



New Westgate area project to feature condos, hotel

BY MIKE PADGETT

mpadgett@bizjournals.com

A 20-story boutique hotel, three midrise residential towers and a selection of residences over retailers are planned on 51 acres across from Westgate City Center.

The development, called The Districts at Zanjero, is designed with 500,000 square feet of retail and restaurants, 200,000 square feet of office space, and two- and three-story residential lofts.

The developer is Marathon Commercial Development of Henderson, Nev. Marathon officials are in negotiations with a boutique hotel operator and with Chicago-based Terrapin Properties, which specializes in the residential component of mixed-use properties.

The development is at the northwest corner of Glendale and 91st avenues, across

GET CONNECTED

Marathon Commercial Development:
702-990-3033

Grubb & Ellis/BRE Commercial:
602-224-4410

from Glendale Arena and developer Steve Ellman's Westgate City Center. The Districts at Zanjero is part of the larger 151-acre Zanjero development at that corner. Immediately west of The Districts at Zanjero is a new Cabela's, currently under construction.

Construction of The Districts at Zanjero will start in 2007, with completion of the first phase before Super Bowl XLII in February 2008 at Cardinals Stadium, said Diane Smith, marketing and development director at Marathon Commercial.

"We purchased this property in March," Smith said. "It's that strong entertainment venue (at Glendale Arena and Cardinals Stadium) that attracted us to that corridor."

Smith said the first phase will include the hotel, several restaurants and part of the retail component.

Details about the project's residential component — such as number of floors and residences in the residential buildings, and the number of loft-style units over retailers — won't be available until a market study is completed by Terrapin Properties, she said.

Marathon was founded in 1993 by Chief Financial Officer Ronald Winchell and the husband-and-wife team of President Barry Smith and Marketing Director Diane Smith.

Winchell is the son of Verne Winchell, founder of Winchell Donuts and an accom-

THE PLAYERS

What: The Districts at Zanjero, mixed-use project at the corner of Glendale and 91st avenues

Developer: Marathon Commercial Development

Architect: Bialosky + Partners
Retail leasing: Rick Francis, Grubb & Ellis/BRE Commercial; Diane Smith, Marathon Commercial Development

plished thoroughbred horse breeder.

The company has been active in Las Vegas since 1995 and recently began buying land for development in metro Phoenix.