

# INSIDER

**The Retail Real Estate  
News Weekly**

## DEVELOPMENTS

### THE DISTRICTS AT ZANJERO

Glendale, AZ  
500,000 sq. ft. (retail)

**Groundbreaking:**  
2007

**Opening:**  
February 2008

**Developer:**  
Marathon Commercial Development  
Henderson, NV

**Architect:**  
Bialosky + Partners  
Cleveland, OH

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**Details:**

When football fans go to Arizona Cardinals Stadium in Glendale, AZ for Superbowl XLII in February 2008, the game won't be the only attraction. The grand opening of The Districts at Zanjero — a 51-acre mixed-use lifestyle development — is scheduled to coincide with the Superbowl.

The project will be located four miles north of Interstate 10, just off Loop 101 on Glendale Avenue. The site is across the street from the Glendale Arena and the Arizona Cardinals Stadium. Before construction begins next year, off-site improvements will be made to Zanjero Boulevard.

In addition to approximately 500,000 sq. ft. of retail space, the Dis-

tricts will feature 200,000 sq. ft. of office space; 140,000 sq. ft. of lofts above retail; a 20-story boutique hotel with a fine dining restaurant on the top floor; and three mid-rise residential towers. Marathon Commercial Development is in negotiations with a boutique hotel operator and a residential development company.

Bialosky + Partners designed The Districts under the philosophy of "new urbanism," combining mixed-use commercial buildings and residences to foster a community feel.

The environmentally-friendly "green" buildings will ensure energy, water and resource efficiency to provide lower operating costs to tenants and loft owners.

The trade area offers a population of 1.5 million within a 30-minute drive, an employee population of 300,000 within 10 miles and millions who attend pro football games and concerts. More than 20 million people visit the Glendale area annually. □