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NEW MIXED-USE PROJECT PLANNED ACROSS FROM GLENDALE ARENA
Marathon Commercial Development Announces The Districts at Zanjero in Glendale, Ariz.

GLENDALE, Ariz. (May 10, 2006) – Marathon Commercial Development, a Nevada-based commercial development company, announced today The Districts at Zanjero, a 51-acre lifestyle center that will integrate residential, retail, dining, a 20-story boutique hotel and first-class office space. The Districts at Zanjero will be located four miles north of Interstate 10 just off Loop 101 on Glendale Avenue, across the street from the Glendale Arena and the Arizona Cardinals Stadium in Glendale.

“Glendale is a fast-growing city that is turning into the entertainment mecca of the Phoenix Valley,” said Barry Smith, president of Marathon Commercial Development. “The Districts at Zanjero will provide the live-work-shop-dine-play atmosphere that the city needs and that retailers, visitors and homeowners alike will want to be a part of.”

Developed under the philosophy of “new urbanism,” The Districts at Zanjero will combine mixed-use buildings and housing in an environment with a downtown, true sense of community feel. The Districts at Zanjero will comprise approximately 500,000 square feet of retail and restaurants, 200,000 square feet of office space, two- and three-story residential lofts above retail, and a 20-story boutique hotel with a fine dining restaurant on the top floor. Plans for The Districts at Zanjero also include three mid-rise residential towers.

Marathon Commercial Development is presently in negotiations with a boutique hotel operator and in advanced negotiations with Terrapin Properties, a Chicago-based residential development company that specializes in the residential component of mixed-use properties.

Off-site improvements, including Zanjero Boulevard, will be completed by August 2006 when Cabela’s, the world’s foremost outfitter of hunting, fishing and outdoor gear opens its 165,000-square-foot retail superstore on 28.6 acres next to The Districts at Zanjero, drawing 4 million customers annually.

According to Diane Smith, marketing director of Marathon Commercial Development, construction on the project is anticipated to start in 2007 with the goal of completing the first phase of the project in time for Super Bowl XLII, which will be held in the Cardinals Stadium in February 2008. Smith added that the numerous entertainment venues coming to Glendale will draw people into the area and create an audience for the businesses that will open at The Districts at Zanjero.

“There are approximately 1.5 million people living within a 30 minute drive of Zanjero, an employee population of 300,000 within 10 miles, and millions who will attend the ongoing pro football games and concerts,” added Diane Smith. “There will literally be over 20 million people attracted to this area annually. I can’t imagine a better place in Arizona to build this development.”

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New Mixed-Use Project Planned Across From Glendale Arena
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Marathon Commercial Development has hired the architect firm Bialosky + Partners to design The Districts at Zanjero. Bialosky + Partners is known for its outstanding ability to create a great sense of place. The firm designed Crocker Park in Westlake Ohio, to which The Districts at Zanjero will reflect a similar charm and comparable tenant mix.

The Districts at Zanjero's architectural design incorporates a variety of unique storefronts, pedestrian walkway surfaces, textures, signage, street banners, monument signage, extensive landscaping, imaginative waterscaping and convenient parking garages. The for-sale residential lofts above the retail will incorporate state-of-the-art amenities with spacious balconies. Marathon Commercial Development has planned The Districts at Zanjero with environmentally friendly 'green' buildings to ensure energy, water and resource efficiency that will provide lower operating costs to retailers, office tenants and loft owners.

"The Districts at Zanjero's captivating charm and high, bustling energy will keep people coming back," said Diane Smith. "This project will become a 'must-see' attraction for visitors to the Valley and 'the place' in the Valley for locals to bring their friends and families. Cabela's opens in August. When the Arizona Cardinals play the San Francisco 49ers on September 10th this year, the whole country will find out about Glendale, Arizona."

Ronald Winchell, CFO of Marathon Development said, "We are excited about developing what will become a major social and economic focal point for the City of Glendale, and are pleased to be a part of Mayor Elaine Scruggs vision for the dynamic future of the City of Glendale."

Rick Francis of the Phoenix office of Grubb & Ellis is handling the leasing of this project along with Diane Smith of Marathon Commercial Development. For more information, please contact the developer at (702) 990-3033 or contact Rick Francis at (602) 224-4410.

About Marathon Commercial Development

Marathon Commercial Development, based in Henderson, Nevada, was founded in 1993. Ronald Winchell, Barry Smith and Diane Smith have been developing commercial property in the Las Vegas valley for the past 11 years and recently began purchasing land to develop in the Phoenix valley. Marathon Commercial Development specializes in the development, leasing, sales and management of shopping centers and office parks. Ronald Winchell owns multiple pubs in the Las Vegas valley and is owner of Winchell Thoroughbreds – a partnership between Ronald Winchell and his mother, Joan Winchell. Ronald Winchell is the son of Verne Winchell, founder of Winchell Donuts and long-standing accomplished thoroughbred horse breeder. Winchell Thoroughbreds won the 2005 Kentucky Oaks with filly Summerly and recently named one of their racehorses ZANJERO. Marathon Commercial Development is located at 701 N. Green Valley Parkway, Suite 200, Henderson, Nevada 89074. (702) 990-3033.

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