

Closing isn't what customers ordered

By MIKE GARRETT
Daily News-Sun staff

SUN CITY — Sears announcement that it would close more than 100 stores and discontinue its big catalog shocked many Sun Cities area customers.

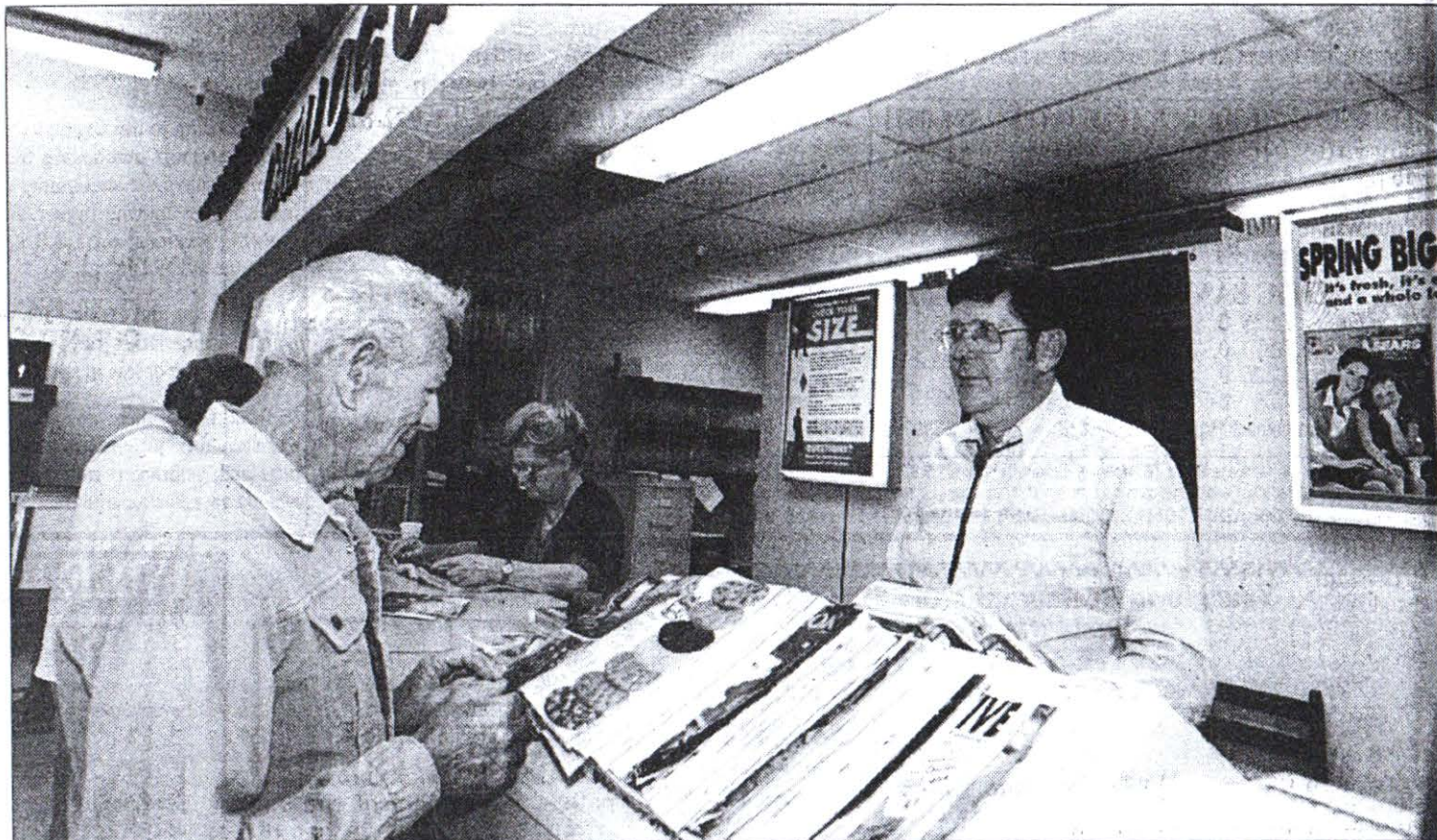
Sears spokesman Gordon Jones said the firm will not close any department stores in Arizona, but most of the state's 32 catalog stores owned by local merchants would be closed, including the Sears Sun City catalog store at 10735 N.W. Grand Ave.

"I had one woman call up who cried on the phone when she heard the news we would be losing our catalog this year," said Judy Kryder, a saleswoman at the Sears Sun City store.

"She was a shut-in who always could call in her order using her credit card and we would have everything mailed right to her," Kryder said. "She said that (catalog ordering) gave her the last bit of independence she had."

Sun City Sears Catalog store owner Larry Ayers said he probably won't know for another six weeks on an exact closing date of his store. "I haven't heard a peep yet," Ayers said. "All I know is they'll start closing stores within 90 days and take up to the end of this year."

"Sears is getting leaner and meaner, and they've had to make some gut-wrenching decisions," Ayers said. "Our store has been doing better almost every month since



Mollie J. Hoppes/Daily News-Sun

Emery Kruck, left, of Sun City, checks out merchandise in Sears' last catalog in the Sun City Sears catalog store while store owner Larry Ayers waits to assist him.

we opened."

Sears' spring issue is the last catalog the company plans to distribute to stores that sell Sears products. "I've sold more catalogs this week than I did in the previous three months," Ayers said.

Many Sun City residents who live south of Grand Avenue have found the Sears Catalog store is within walking distance and a friendly place to socialize since it opened in January 1991, said 17-year Sun City resident and 50-year Sears customer Emery Kruck.

"I had been going on the bus to the Metrocenter Sears but they never gave me the personal attention they

do here," Kruck said.

The announcement of closings also shocked Sears retiree Bob Hart.

"I'm not only shocked but I feel like I've almost lost my right arm because of my close affinity to the company and its catalog," said Hart of Sun City West.

Jeanette Teske, a Sun City West winter resident, said she has shopped at Sears and used the catalog for her children since they were very young.

"I will really miss it," she said. "They have a lot of things in those catalogs you can't find in stores."

"It's really too bad because I've been buying Sears washers for 50 years," said Gladys Yost of Sun City. "I haven't been doing much catalog shopping but my daughter has. I just have faith in their products and I won't like it if I can't get them at a nearby store. I guess there is just too much competition out there."

Ayers said if Sears closes his store, he might consider opening his own appliance store but doubts he could compete well without the Sears name. "I would also have to purchase my own inventory at maybe \$150,000 and I don't have that kind of money. Sears owns everything I sell."

OVER

Sears catalog holds pages of life

By MIKE GARRETT
Daily News-Sun staff

The Sears, Roebuck and Co. catalog holds a lifetime of memories for many Sun Citians.

Publication of the catalog dates back 106 years. Often it was the only thing in the house to read. Some area residents recall poring over its pages by the light of an oil lamp.

Sears announced last week that the 1993 Spring-Summer edition would be its last catalog. Its first general merchandise catalog was produced in 1896.

"The catalog was always a big thing to us when I was a kid living out in the country (near Washington, D.C.) with my five brothers and sister," said Mary Ives of Sun City. "We used it to play dolls and house with. We cut out all the pictures, since we knew we couldn't afford to order the real thing.

"We looked at it constantly and when we were done with it, we had outside toilets and used it for that," Ives said. "In the wintertime it was great. It kept us going because we had nothing

else to look at.

"In the evening we would sit around the table with our oil lamps and look at it," she said. "Sears was the only catalog for many years before Montgomery Ward came along."

A 60-year Sears customer, Fred Hawkins, 66, of Sun City said he also remembers Sears from his childhood.

"I especially remember the toys in the wish book. I would spend hours and hours going through that book," he said. "I especially liked the farm sets. We lived on ordering from the book. We were quite a ways from a large town so everything was ordered."

Emery Kruck, 84, of Sun City admits using the catalogs in his family outhouse 75 years ago on a farm near Baltimore. "They didn't have toilet paper then. We always had the Sears catalog in there. It was like a telephone book."

"We didn't have anything else to read in those days," Kruck said. "To us, the Sears catalog was the greatest thing. We bought harnesses for our horses, all kinds of farm equipment and wagon

wheels, and parts for buggies."

"In the rural communities, the Sears catalog would take money out of the community and the local establishments didn't like that," said Larry Ayers, Sears Sun City catalog store owner. "Sears started delivering their catalogs in plain brown wrappers. Otherwise, the local people would make sure they weren't delivered."

"When I was in the national catalog accounting department, one of my assignments was to write national accounting instructions for catalog offices," said Bob Hart, a 50-year Sears employee. "I used to travel to catalog offices around the country to see how they were making out with my instructions."

Company officials said catalog orders will be accepted until the end of the year.

Sears plans to circulate smaller specialty and promotional catalogs, however. Ayers said the specialty catalogs will be the only publications customers can use to order merchandise.

VF - SHOPPING CENTERS - GRAND AVE.

Daily News-Sun Thursday, Sept. 6, 1990

Sears plans catalog, appliance store here

Staff and wire reports

SUN CITY — After nearly 31 years, Sun City will get its first major chain department store in its oldest shopping center.

Sears Roebuck & Co. will open a catalog and appliances store in the former 5,560 square-foot Sun City Drug and Gifts Store at 10736 Grand Ave. in Grand Center Shopping Center by late October or early November, said Randy Miller, CBS Property Services leasing manager.

The only other chain department store to have a catalog operation in the area is J.C. Penney, which has a small catalog store in Crossroads Towne Centre in Surprise.

In addition to a complete cat-

alog operation, Sears officials say the Sun City store will carry a full line of home appliances, including giant screen and regular-sized televisions, camcorders, videocassette recorders, washers, dryers, refrigerators, hand tools, vacuum cleaners and microwave ovens.

"In order to do this, we are putting a new front on their store," said Miller, who first began negotiating with Sears to get a Sun City store in August 1989.

Construction drawings to remodel and refurbish the rest of Grand Center, including a new marquee, are still on the drawing boards, Miller said. The center's owner, the Texas State Teachers Retirement Fund, has approved the project.

Old America, a nationwide arts and crafts chain, announced in July it would take the old Grand Center Liquor Barn-Safeway space.

Miller said he has also signed a restaurant to lease the former Melody Lane location. But its owner doesn't want the name publicly released yet until he decides on a format for the restaurant.

The Sun City Sears store comes at a time when the retailing giant is undergoing some major revisions in its catalog sales operation.

Two years ago, Sears undertook a crash program to stop the flow of catalog red ink. It cut costs sharply and improved service, taking orders over toll-free

telephone lines and selling some European-style clothes.

So far, that hasn't been enough. The Sears catalog, with annual sales of about \$4 billion, hasn't made money since 1985. If it doesn't turn a profit soon, Sears may be forced to close the catalog that once set America's standard of living.

For now, Sears is doing all it can to stay in the catalog business. Last month, Sears Chairman Edward Brennan took control of the company's faltering merchandise group and vowed to improve profits.

He is expected to slash expenses and eliminate unproductive businesses. Catalog unit managers "know they're on a short fuse," says a source close to the company. Sears "has to

exit businesses that don't perform," says another.

Vern Page, the catalog unit's vice president, insists that a turnaround is imminent — and only slightly behind schedule. Next year, he predicts, the catalog will be solidly in the black.

Nevertheless, Brennan stops short of making promises about the catalog's future. "We conducted an intensive review of our catalog operation in 1988 and decided to stay in the business and to address our problems more aggressively," he says through a spokesman. "We have had significant improvement since then and the challenge now is to build on that momentum."

Sears would clearly prefer to keep the catalog, but the fact that its fate is in question at all underscores the depth of soul-searching now going on at Sears. Two years ago, the giant retailing and financial services company seriously considered closing the catalog but decided to give it one last chance.

The changes have been sweeping. The catalog business is now a separate unit with its own management team. Its offerings have been trimmed by a third, and distribution costs have been cut sharply. The catalog also is satisfying more customers, filling more than 97 percent of its orders, compared with 92 percent in the early 1980s.

Center makes Grand return

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — Grand Center quickly acquired a grand reputation shortly after it opened in 1961 as Sun City's first shopping center.

Safeway, Sun City Barber Shop, Baers Drapery and Carpets and Melody Lane Restaurant were among the original businesses.

But in the early 1980s, age and competition caught up with Grand Center, located on the southwest corner of Grand and 107th avenues.

"It was like a ghost town here a few years ago," said Dick Johnson, president of Freed's Fine Furnishings, which bought Baers in 1970.

"But recently things have changed. There are a lot more people circulating here at this landmark center."

Grand Center has changed considerably in the past three years since CBS Properties took over its management and leasing. Grand Center is one of six shopping centers owned by the Teachers Retirement System of Texas, former lender to Zane May, which lost the properties through foreclosure.

Randy Miller of CBS' retail properties division, said Grand Center has transformed from an empty and rundown center to one that is nearly full and newly refurbished.

"Grand was the first center that Del Webb built and that means it's the oldest. There was a considerable amount of deferred maintenance at the center when we came here," Miller said. "The roof was falling in, the bricks around the columns were being held together with metal bands because they were falling apart."

More than \$250,000 was spent last year to replace the center's roof, remodel, repaint, put up a new marquee and refurbish the entire 71,996-square-foot property.

"It is very fortunate that these shopping centers ended up in the hands of the Teachers Retirement System because they were willing to spend the money to do what was necessary to make the centers here viable," Miller said.

"The condition of the shopping centers has a direct impact on Sun City itself and the value of the homes here."

Last week's grand opening of Beall's Outlet Store makes the center 95 percent full, Miller said. Just two years ago the center was less than 50 percent occupied, with the major anchor tenants vacant.

"We had to do a lot of work in just a couple of years to get the center where it is now," Miller said.

In June 1989, Grand Center's largest tenant, TG&Y, closed. The space remained empty until Beall's signed a lease.

That same year Melody Lane closed, but reopened in January 1991 and is now called J.P. Sousa's.

Sun City Drug closed in the spring of 1990 and was replaced the next year with the Sears Catalog Sales Center.

Other tenants that just moved in within the past two years include Erica's Naughty Nails, Aztec Beauty Salon and Grand Avenue Shoe Repair.

Liquor Barn closed in July 1989 and was replaced by the Old America store in the fall of 1990. The Liquor Barn's original tenant was Safeway.

"People in the area were really mad when the Safeway went out. Many of them do not drive any more and were left without a grocery store nearby," said Leila Moore, president of Grand Center Merchant Association.

Moore, who has owned Gilbert Ortega's for eight years, said businesses that remained in Grand Center had some tough times.

Couple put heart and sole in shoe store

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — When Scott Stimpson was 14, he earned \$2.50 for working 34 hours a week in his brother-in-law's shoe repair store.

Now, at 70, Stimpson and his wife, Wanda, have come out of retirement and opened a shoe repair store in Sun City.

"We retired 12 years ago, but I guess we just got tired of being retired and got bored," said Wanda Stimpson.

With the exception of serving as a mechanic for the U.S. Army Air Corps during World War II and as a mechanic for an airline in Alaska for three years, Scott Stimpson has been in the shoe repair business since 1936.

"It's a learning process that never quits. As the shoe manufacturers change the way shoes are made, you change the way you repair them," Stimpson said.

The Stimpsons have owned five shoe repair stores, including one they owned for 20 years in La Mesa, Calif., where they lived before moving to Sun City



Stephen Cherek/Daily News-Sun

Scott Stimpson works in the shoe repair store he and his wife, Wanda, opened in November.

in May. They opened Grand Avenue Shoe Repair in November.

"This is a ma and pa operation, that's for sure," Stimpson said. "But I think the people here like that. People come in and say 'welcome to Sun City, we're glad you're here,'" he

said. "I've worked in a lot of places but this is the only place I've ever known where people actually walk off the street to tell you hello."

The Stimpsons have a variety of shoe repair machines from ones that nail heels to polishers

to machines that sew on the inside of the shoe.

"We fix everything," Wanda Stimpson said. "My husband has cut out leather skirts for women, fixed chairs and even patched overalls."

Shopping center events key its grand opening

(April 6, 1961)

Gifts valued at tens of thousands of dollars and ranging in variety from a Wurlitzer organ to all-expense trips to Las Vegas and free telephone calls to anywhere in the world will be given to crowds expected to throng the Sun City Shopping Center (now called Grand Center) this weekend for its grand opening.

Merchants in the original shopping center are going all-out in participation with those making their debuts in the big new addition during the three-day celebration starting Thursday.

Opening ceremonies at 10 a.m. this Thursday on a stage erected near the post office will be brief and spiced by gifts to the oldest married man from Youngtown and Sun City, oldest married woman from Youngtown and Sun City, and youngest widow from either of

the two retirement communities.

Master of ceremonies will be Walt Ditzen, noted syndicated cartoonist. Music will be provided by the Peoria High School band, the Merry Makers band of Sun City, and Dee Fisher, official Disneyland organist who will perform throughout the three-day event.

Saturday's closing ceremony at 2:30 p.m. will feature announcement of the "misplaced items" contest and cake bake, a grand drawing for prizes, and auctioning of the contest cakes by the Sun City Lions Club.

The Sun City Shopping Center which sprung a year ago from acreage of a Valley of the Sun cotton farm is expected to do a \$4 million business volume during 1961.

And as much as \$3 million of that gross likely will be business

entirely new to the Arizona economy, spawned by a surprisingly increasing influx of a new class of residents — the retired and semi-retired.

The center really didn't get into full swing until last spring, but its 1960 volume approximated \$1 million, and now it has been doubled in size.

The first Sun City merchants were "pioneers" opening the doors of their stores in a city that didn't yet have its first residents. But the Sun City stores were modern and well stocked (no comparable facilities closer than eight miles) so they attracted business from nearby Youngtown, El Mirage, Surprise, Luke Field, Peoria and the surrounding farming and ranching area as far away as Wickenburg.

Today the pioneering merchants have to ad-

TO NEXT PAGE

... pioneer stores

FROM PRECEDING PAGE

mit that even the most optimistic forecasts of future business have been exceeded.

Gasoline gallonage pumped at the Union Oil service station at the town's entrance has sent it soaring into the top 10 stations in business volume in the greater Phoenix area.

The shopping center is a beehive of activity, from drug store to supermarket, from variety shop to post office.

The first increment of Sun City's commercial center included Safeway grocery store, managed by Bob Protti; Baer's Drapery & Carpets, owned and operated by Robert Baer; Greenway Drug Co., owned and operated by

O. L. Greenway; Buzz Ellis' Barber Shop; TG & Y Variety Store, managed by Kenneth Fraser; Stevens Beauty Salon, owned and operated by Mrs. Helen Stevens; One-Hour Val-et, now under new ownership; Berridge Nursery, managed by Pat Powers; Union Oil and the post office.

The second increment of Sun City Shopping Center includes Arizona Public Service Co., Brice Sun City Hardware, Brown's Furniture Store Co., First National Bank, Masters TV, Maurman's Jewelry, News-Sun Newspaper, Sun City Liquor Store and Delicatessen, Sun City Travel Bureau, Sun Control Blind & Carpet, Twin City Health Center and Del Webb's Highway House Motor Hotel.

New stores help end doldrums

Shopping center sees revitalization

By Connie Cone Sexton
Staff writer

SUN CITY — After a lag of about two years in pedestrian traffic at the Grand Center, there are signs of new life along its sidewalks.

Five new tenants have signed lease agreements for the shopping center at 107th and Grand avenues, said Randy Miller, a leasing agent for CBS Properties Inc. His company is handling the center for its owner, the Teachers Retirement System of Texas.

Construction workers are busy remodeling the former 16,662-square-foot Liquor Barn space, readying it for the opening of an Old America Store.

The store is expected to be open in about three to four weeks.

Miller said having a major tenant at Grand Center should help in leasing its remaining spaces. Until recently, the center had been half-vacant.

Officials with the Old America Store headquarters in Dallas said they hope that the Sun City store will be open by Christmas.

"I don't have a definite date yet," said John Reynolds, the company's vice president of real estate. "A lot of work has to be done, a lot of demolition work. But we're hoping for a Christmas opening."

Miller said other future tenants include a restaurant and a Sears, Roebuck and Co. home appliance and catalog store.

The restaurant will go into the former Melody Lane restaurant space, he said. "The tenant hasn't defined his menu yet. But he's trying to get it open this year," Miller said.

The Sears store is going into the 5,560-square-foot space that previously held a drugstore.

"The store will have a number of household items, like televisions, refrigerators and washers and dryers on display," Miller said. Customers will be able to purchase items or order from the catalog.

Gordon Jones, a Sears spokesman in Chicago, likened the service to a convenience store. "People can order merchandise and then pick it up at the store, anything other than home-delivery items."

Jones expects the retirement community will appreciate the store because residents won't have to travel to Westridge or Metrocenter malls to shop at Sears.

Two new tenants have already opened in Grand Center.

Erika's Naughty Nails and Hair, which has four other locations in the Valley, moved to the center Oct. 30.

"We had a store on 98th (Avenue) and Bell Road, and we decided we needed another in Sun City," Vince Giannotti, the owner's son, said.

"This location is a good one. Some of my people (cliente) have moved over with me, but we've been busy with new people, too."

The nail salon moved into the former Sun City Beauty Salon spot, Miller said.

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STORE

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A second salon, Aztec West, opened Nov. 7 in the center, he said. The shop moved from a location at 99th and Olive avenues. It sits in the former space of Sun City Optical.

Owner Sharon Cuppy believes that the Grand Center has promise.

"This is a better location for us," she said. "It has the best parking in Sun City, which was what we needed. I feel the center will be one of the best in the area when they remodel."

Miller said the front of the Grand Center will be renovated. "It will be more than just paint," he said. "There will be some new brick and other changes. We are imminent in choosing the colors

and are bidding the contracts right now."

He is planning for a grand reopening, perhaps in spring.

Miller said the existing tenants are pleased to see activity. "They're thrilled," he said. "They've been through the night, and the dawn is upon us. We still have a few more spaces to fill, including the old TG&Y spot, but we're really excited."

Miller said being able to lease spaces in the center has taken some time, but he is happy with the results. "This all has come out of the ground pretty good," he said. "I'm not surprised, though. It's been a lot of hard work."

VF - SHOPPING CENTERS - GRAND AVE.

THE
PHOENIX
GAZETTE

THE ARIZONA REPUBLIC

1W

El Mirage
Glendale
Peoria
Phoenix
Sun City
Sun City West
Surprise
Youngtown
Wickenburg

Monday, June 4, 1990

Shopping area needs tenants

Landlord 'committed to the property'

By Connie Cone Sexton
Staff writer

SUN CITY — As Bob Waters tells it, women were beside themselves when TG&Y pulled out of the Grand Center.

"They were heartbroken. They didn't know what to do," he said, shaking his head.

"They could go in there with \$5 and spend half the day."

Waters, who runs a contract U.S. postal station in the shopping center, said the recent departure of the variety store and nearly half of the center's other businesses has left merchants at a loss.

"We sure wish they'd bring more stores into the center," Waters said, standing in the breezeway where his postal station is

located.

It's not that efforts aren't being made, says Randy Miller, a leasing agent for CBS Properties Inc., which is handling the center for its owner, the Teachers Retirement System of Texas. Grand Center is on the southwest corner of Grand and 107th avenues.

While no new tenants have been signed for the property, Miller said he may have several hopefuls.

"We do have a restaurant that is very interested in the old Melody Lane (restaurant) space," he said.

Waters said that kind of addition could bolster the half-vacant shopping center.

"Many people drive by and don't think anybody is open," he said.

He and other merchants credit loyal

customers for helping them stay in business but say the property manager must bring new businesses to the center.

Eight businesses operate out of the facility; a half-dozen others recently closed their doors.

Miller said progress is being made to lure potential tenants. "But it's not in the works to the point where I want to say anything specific," he said. "I do have a small tenant for about a 5,000-square-foot space that is close to signing."

He hesitates to identify businesses interested in moving into the center. "We were very close to signing Hancock Fabrics" but the deal fell through, disappointing many residents, he said.

Some residents expected the final blow to Grand Center would be the development of the Kings Inn Shopping Center and Smith's food store on the east side of

See CENTER, Page 2



Pam Schwartz / Staff photographer

Eight businesses operate at the Grand Center in Sun City, but six others recently closed their doors.

OVER

CENTER

From Page 1

107th Avenue, Miller said.

"There have been all kinds of rumors about us knocking it down and putting up a hotel. And then there was a rumor about Target coming in," he said.

Neither is true, Miller stressed.

"The landlord is committed to the property. We recently had the restriping of the parking lot. And in the future, we're thinking about replacing the roof. We're not sleeping on this project," he said.

Other possible changes to the center include creating a "people place," where customers could congregate to eat or visit.

"Another thing we're planning is some kind of cosmetic face lift like painting it," Miller said. He also hopes to add a marquee to improve signage.

Grand Center merchants believe any activity will help.

Soon after Smith's went in, business increased, said Chuck Tompkins, who runs Sun City Barber in the Grand Center.

"Smith's is bringing lots of younger people into the area," he said. "I used to only have gray hair left on the floor."

Tompkins said there's still room for improvement. "But I have no plans to relocate. I've been here for 30 years."

Juan Aguilera, owner of Grand Shoe Repair, also is hopeful.

"I'm still here, doing business. If they could bring in a restaurant, that would be great. It would help. I hate seeing the center so empty."

Leila Moore, president of the Grand Center Merchants Association, said CBS keeps the tenants informed during monthly meetings.

Moore, who runs the Gilbert Ortega Jewelry store, said her business also has picked up in recent months.

"But part of our problem is that we have a row of banks fronting Grand, and people can't see that we're here," she said.

Sun City's oldest business to close Nov. 9



Sun City's oldest business, the Safeway store at Grand Center, will close its doors Nov. 9 after nearly 26 years of doing business in the Sun City area. (News-Sun photo)

By MIKE GARRETT
Financial Editor

It's a Sun City institution, a landmark. Its roots have been sunk into Sun City soil longer than any other business here.

But its small size got in the way of progress.

The building will remain and the memories will linger. But the Grand Center Safeway store which opened the month Sun City was born in January 1960, will be converted into a Liquor Barn after Nov. 9.

"The decision to close one of our stores is never an easy one, and this decision was particularly difficult," said Robert Taylor, vice president and manager of the Phoenix Division of Safeway.

"We opened our Grand Avenue store in January 1960 and sincerely appreciate the support we have had for the store during the last 25 years.

"However, our business has changed dramatically in the last few years. Our Grand Avenue store at 18,000 square feet is less than half the size of the new stores we are building today. Our decision was made only after a very careful and detailed analysis," added Taylor.

"It simply is not possible for us to merchandise and successfully operate this store in today's market. It is no longer successful for us, and it is not fair for us to ask our customers in other areas to help support this location."

Taylor noted that all Grand Center Safeway employees will be offered positions in other Safeway stores, which was confirmed Wednesday by current manager Gail Grey.

Safeway will continue to operate three other supermarkets in the Sun City area—at Sun Bowl Plaza, Bell Camino Center and Sun City West.

The closure is particularly difficult for its former manager of 23 years, Steve Hornacek. He took over as manager in June 1962 before moving to the Sun City West Safeway in June 1985.

"I'll miss it, no question," lamented Hornacek. "There were some beautiful people there and I love the whole bunch of them."

But the closing of the Valley's smallest Safeway came as no surprise to Hornacek, who now serves as a "handyman" at the SCW store and says he's nearing retirement.

"I kind of expected it. They were fighting a losing battle. Progress goes on. It was just too small."

Safeway had tried to close the store four years ago for the same reason. But so many Sun Citians wrote letters and complained that officials decided to keep it open.

Hornacek thinks the store's loyal customers will feel the loss

but hopes they'll switch to other Sun City area Safeways which carry considerably more items.

Grey said business had held up pretty well over the summer but the store "was no longer adequate" in serving its customers.

"We just couldn't provide all the items they needed and they often had to shop at other Safeways to get everything," said Grey. "We just couldn't do jus-

tice to our customers any longer."

The Grand Center Safeway will continue to operate as normal until the Nov. 9 closing date. The facility then will be converted to a Liquor Barn as quickly as possible.

"The Liquor Barn will allow us to offer a new service for Sun City and will ensure an effective use for the facility," concluded Taylor.

Grand Center to lose Liquor Barn, TG&Y

By MIKE GARRETT
News-Sun staff

SUN CITY — Sun City's oldest shopping center is losing two of its older tenants this month.

The Liquor Barn will leave its Grand Center location, at 107th and Grand avenues, on Wednesday and TG&Y is scheduled to close its doors there July 20.

The Liquor Barn has operated at the center for the past 2½ years, taking over the spot vacated by the old Safeway store, which had been one of the cen-

ter's original stores since it opened in 1960.

The Liquor Barn franchise was purchased from the Safeway chain last August by Mark Newman, president-owner of Liquor Barn of Arizona Inc.

Newman said Liquor Barn is moving its expanded operation to the Mercado del Sol shopping center on Camino del Sol Road in Sun City West.

Newman said the new Liquor Barn should reopen there around Aug. 15 at the former Hanson's Market site.

"The store will be opening under the name of Newman's Marketplace," Newman said. "We'll have a full-service deli and a Chicago-style deli. We'll also be selling some natural foods, nuts, dried fruits, cheeses plus all the Liquor Barn's discounted wine, beer and liquors."

Newman said the Sun City West outlet is a new concept store that is opening almost simultaneously with two other Liquor Barns at 32nd Street and Thunderbird in Phoenix and at Scottsdale Road and Shea

Boulevard in Scottsdale.

"It will have the advantage of all the discounted wine, liquor and beer prices with the specialty foods, cheeses, nuts, dried foods and juices," said Newman, who operates 16 Liquor Barns statewide, including eight in the Valley.

TG&Y is being vacated because its parent company, McCrory's, recently opened a Newberry's store at Arrowhead Mall at 99th and Peoria Avenues.

TG&Y and Newberry's are

among the 10 five and dime nationwide chain stores carrying virtually identical merchandise under the McCrory's banner, company spokesman Troy Fisher said.

"We're constantly evaluating our stores and their traffic patterns and it didn't make much sense for us to have two virtually identical stores operating within 3 miles of each other," Fisher said.

He said the Newberry's store at Arrowhead is seeing better

business than the TG&Y.

Fisher said that many Grand Center TG&Y employees have already transferred to the new store.

Ron Roeske, vice president of Phoenix Commercial Operations for CBS Property Services Inc., said this morning that CBS has been negotiating for some time to find "two large users" to fill the Liquor Barn and TG&Y stores. He indicated they are chain-store operations but won't identify who they are until negotiations are complete.

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- (Details on Contest Page)*

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**This May Be Your
LUCKY NUMBER**

3428

**SEE CONTEST PAGE FOR
COUPON AND DETAILS**

Contest To Highlight Opening Ceremonies

Music and the first of several contests will feature opening ceremonies of the Sun City Shopping Center grand opening weekend at 10 a.m. this Thursday. The inaugural event will be held on a stage constructed in

the parking lot near the post office.

It will be preceded by a performance of the Peoria High School band, starting at 9:30 a.m. Dee Fisher, renowned organist of Disneyland, and the Sun City

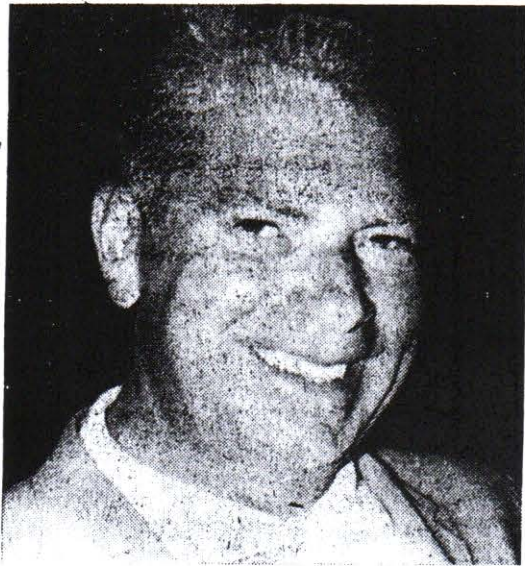
Merry Makers band will perform from the stage.

Prizes will be awarded to the oldest Sun City married woman attending, oldest Youngtown married man, oldest Sun City married woman, and youngest widow residing in either Sun City or Youngtown.

Their prizes will be a Sunbeam vacuum cleaner, Sunbeam deluxe hair dryer, Mirro-Matic frypan, Mirro-Matic coffee percolator, and Mirro-Matic pressure cooker.

Official guests on rostrum will be Youngtown Mayor John Snure; Ralph Hawley, Sun City Civic Association president; Warren Campbell, president of the Sun City Lions Club; Chas. P. Brice, Sun City Merchants Association president, and L. C. Jacobson, Tom Breen, and Fred Kuntz of the Del E. Webb Corp.

Master of ceremonies will be Walt Ditzen, renowned for his widely syndicated Fan Fare sports cartoon which is carried in the Arizona Republic.



WALT DITZEN, nationally known as a topflight syndicated cartoonist and notoriously poor golfer, will be master of ceremonies at 10 a.m. ribbon-cutting Thursday which will open expanded Sun City Shopping Center officially.

FIRST BURGLARY ATTEMPT FAILS

A would-be burglar with obvious good taste wasted no time in getting into operation in the new addition to the Sun City Shopping Center.

Alan Maurmann, who opened Maurmann's Jewelry in the center last month, reported that a burglary attempt was made the first weekend his store was in operation.

The would-be intruder failed to jimmy open the door lock, however. Brice's Sun City Hardware wasn't in operation at the time, or he could have obtained the proper, high-quality tools to do the job.

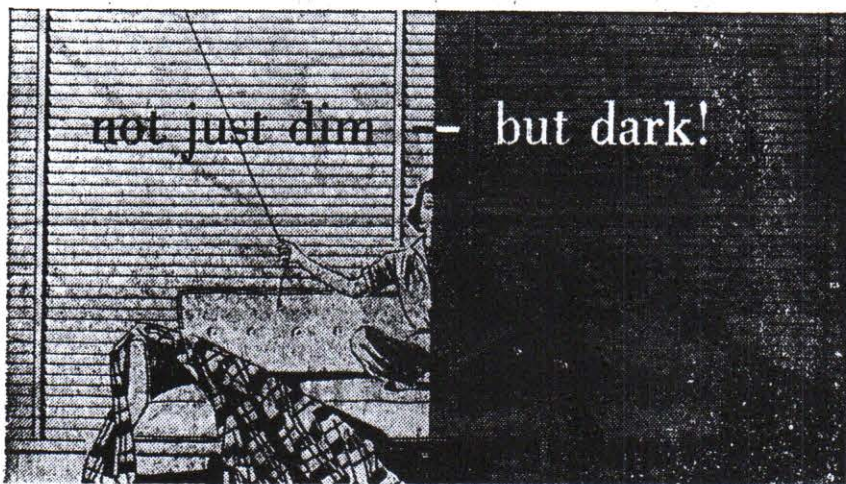
Exquisitely Fashioned
HAIR STYLES, CLEVERLY
DESIGNED FOR SHORT OR LONG
TRESSES

Stevens Beauty Salon

SUN CITY SHOPPING CENTER

YE 3-1502

Flexalum TWI-NIGHTER®
venetian blinds that make a room



MELANIE KAIHANE, famous interior decorator and industrial designer says: "I use Flexalum Twi-Nighter venetian blinds in many of my finest homes. Their solid wall of beautiful color is the perfect backdrop for all the newest window treatment."

No other venetian blind works so smoothly...lasts so long...gives you all these advantages:

- exclusive shut-tight design keeps out 6 times more daylight than conventional blinds!
- Spring-tempered aluminum slats snap back ruler straight
- exclusive Flexalum baked enamel finish won't rust, chip, crack or peel
- wipe-clean plastic tapes won't fade, fray, shrink or stretch
- extended head-rail for drapes eliminates extra brackets
- all parts perfectly color matched in 20 decorator colors including new natural birch and linen look finishes



SUN CONTROL

Ask For Wally Richter

Sun City Shopping Center YE 3-3041

DOUBLING
its Size
DOUBLING
its Service

Sun City

SHOPPING CENTER

Offers Complete, One-Stop Convenience for All Your Needs

WITH THESE FINE RETAIL STORES AND SERVICES

- Arizona Public Service Co.
- Baer's Draperies
- Berridge Nursery, Inc.
- Brice Sun City Hardware
- Brown's Furniture Store Co.
- First National Bank
- Greenway Drug Co.
- Masters T.V.
- Maurman's Jewelry
- News-Sun Newspaper
- One Hour Valet
- Safeway Store
- Stevens Beauty Salon
- Sun City Barber Shop
- Sun City Liquor Store and Delicatessen
- Sun City Travel Bureau
- Sun Control Blind & Carpet
- T. G. & Y. Variety
- Twin City Health Center
- Union Oil Service Station
- Del Webb's HiwayHouse Motor Hotel

LOCATED AT THE GRAND AVENUE ENTRANCE TO SUN CITY

First Center Merchants Pioneered

The Sun City Shopping Center, which sprung a year ago from acreage of a Valley of the Sun cotton farm, is expected to do a \$4 million business volume during 1961. And as much as \$3 million of that gross likely will be business

entirely new to the Arizona economy, spawned by a surprisingly-increasing influx of a new class of residents — the retired and semi-retired.

The Center really didn't get into full swing until last spring, but its 1960 volume approximated \$1 million, and now it has been doubled in size.

THE FIRST Sun City merchants were "pioneers", opening the doors of their stores in a city that didn't yet have its first residents. But the Sun City stores were modern and well stocked (no comparable facilities closer than eight miles) so they attracted business from nearby Youngtown, El Mirage, Surprise, Luke Field, Peoria and the surrounding farming and ranching area as far away as Wickenburg.

Today the pioneering merchants have to admit that even the most optimistic forecasts of future business have been exceeded.

Gasoline gallonage pumped at the Union Oil service station at the town's entrance has sent it soaring into the top 10 stations in business volume in the Greater Phoenix area.

THE SHOPPING center is a beehive of activity, from drug store to supermarket, from variety shop to post office.

The first increment of Sun City's commercial center included Safeway grocery store, managed by Bob Protti; Baer's Drapery & Carpets, owned and operated by Robert Baer; Greenway Drug Co., owned and operated by O. L. Greenway; Buzz Ellis' Barber Shop; TG & Y Variety Store, managed by Kenneth Fraser; Stevens Beauty Salon, owned and operated by Mrs. Helen Stevens; One-Hour Valet, now under new ownership; Berridge Nursery, managed by Pat Powers; Union Oil, and the post office.

Not widely known is the fact that the postal substation contract is held in the name of Tom Austin, which makes the activities co-ordinator Sun City's postmaster.



(NEWS-SUN STAFF PHOTO)

SUN CITY REAL ESTATE CO. partners LeMarr Lundstrom (left) and Ed Hesser, installed in their new office in shopping center, get set to handle business for local residents. They worked for same California firm before moving to Sun City.

NOW—TO SERVE YOUR
REAL ESTATE NEEDS
Rentals - Resales - Investment Property

SUN CITY REAL ESTATE CO.

Prompt and Courteous Service
By Sun Citizens For Sun Citizens

LeMarr Lundstrom Ed Hesser
YE 3-1976

1 HOUR VALET SUN CITY SHOPPING CENTER

* Dry Cleaning * Laundry * Shoe Repair * Coin-Op Laundry
Sweaters 50¢ Suits \$1.00
Blouses 50¢ Dresses \$1.00
Jackets 50¢ up Blankets \$1.00

CUSTOM CLEANING

3 PANTS OR SKIRTS \$1.00 or 50¢ each
PLAIN

COIN-OP LAUNDRY—100% Soft-Hot Water

20c Easy Agitator Washers 20 Pound DRYERS, 5c-10 M
35c Huge 20 lb. Washers 40 Pound DRYERS, 10c-10 M

New Management

ED. WRIGHT & HAROLD HART
SERVICE IS OUR BUSINESS

You're Invited



It's Open House

at our new Sun City Shopping Center office. Join us for refreshments any time between 8:30 a.m. and 5 p.m., Thursday through Saturday, April 6, 7, 8. We'll look forward to seeing you!



We're Busting Out All Over

IT'S PART OF OUR NEVER-ENDING EFFORTS TO PROVIDE YOU WITH BETTER SERVICE

WE HAVE JUST COMPLETED . . .
TWO NEW HOTEL SECTIONS, INCREASING OUR UNITS FROM 12 TO 48, TO ACCOMMODATE YOUR GUESTS.

ANOTHER NEW ADDITION . . .
OUR BEAUTIFUL SWIMMING POOL, NOW IS READY FOR USE BY HOTEL GUESTS.

HAVE YOU VISITED . . .
OUR NEW COCKTAIL BAR FACILITY? READY FOR USE BY HOTEL GUESTS.

MORE AND MORE OF YOU
ARE ENJOYING OUR FINE FOODS. THE MONTH OF MARCH SHATTERED ALL RECORDS FOR THE NUMBER OF CUSTOMERS IN OUR RESTAURANT FACILITY.

KEEPING PACE WITH SUN CITY'S SOARING POPULARITY—

DEL WEBB'S SUN CITY
Hiway House
SLEEP IS OUR BUSINESS



THIS IS EXPANDED Shopping Center which is nearing sta-
tion as one-stop merchandise mart. Some shops are still in con-
struction stage.

Nifty Prizes: Phone Calls To Anywhere

Free telephone calls to any place in the world are among the many unique prizes to be offered this weekend by Sun City merchants in connection with shopping center's grand opening.

The free calls will be selected by drawing and put through a booth specially installed at Safeway Store. Store Manager Bob Protti said five such unrestricted calls will be awarded Friday and five more Saturday. He emphasized that no purchase is necessary to enter. S & Foods is sponsoring the telephone prizes.

Another Safeway feature will be the appearance of caricatures by Frank Petty, who illustrates Channel 12 weathercasts with cartoons. Petty, who appears from 4 to 6 p.m. Thursday and Friday will be sponsored by B. ternut Coffee, will sketch grand opening visitors in the Safeway store.

Through the co-operation of Safeway, open-air refreshment booths will serve the expected crowd and benefit two local organizations. A hot dog booth will be manned by members of the Youngtown Barracks of Veterans of World War I. The Merry Makers, a Sun City band, will man the Pepsi-Cola booth, with proceeds going toward the purchase of sheet music and instruments.

Giant Cake Bake Has 3 Divisions

Nine grand prizes will be awarded to winners in the giant cake bake which will be a highlight of Saturday's Sun City Shopping Center Opening activities, but the biggest winner will be the El Mirage Child Care Center.

The center, which feeds and cares for underprivileged children to allow their parents to obtain employment as field workers, has been faced with a shut-down because of a need for funds. The Sun City cake bake, with a big assist from the Sun City Lions Club, will put the center on a more solid footing.

The Lions will auction off all cakes entered in the contest following Saturday's 2:30 p.m. announcement of winners. The auction is expected to net several hundred dollars.

BAKING competition will be in three divisions — layer, sponge and loaf cake. Cakes will be limited to standard 8-inch diameter and not more than two layers.

Awards will be the same in each category. First prize will be a Frigidaire rotisserie; second place will win a Frigidaire spatter-proof broiler; Frigidaire Kant-slide griddles will go to third place winners.

Every entrant will receive a free spatulette frosting knife. The first 500 entrants also will get a certificate good for a two-pound bag of Desert Rose flour at the Safeway Store.

ENTRY BLANKS may be obtained from all merchants. The knives and flour certificates will be given when the entry blank is submitted to Brice Sun City Hardware.

Entries must be filed by 5 p.m.

'SEALED ORDERS' TO PICK WINNERS

Sun City merchants will distribute gifts with almost machine-gun-like rapidity in Friday's feature of the three-day grand opening weekend, a "Sealed Orders" mystery contest.

Every 15 minutes a merchant somewhere in the center will take a from his display window a sealed order which will designate a prize winner in his store.

The winner will be decided strictly by chance. It could be anyone. The sealed order, in most cases, will designate the winner by his location near some specified object.

All that's needed to win, therefore, is to be in the right place at the right time.

Three Merchants, Law Firm To Enter Shop Center Soon

Three more merchants and a law firm have leased space in the new addition to the Sun City Shopping Center, adding to the center's appeal as a one-stop merchandising area.

Joseph Bacheller, leasing agent for the Del E. Webb Development Co., said the new firms are: Bedel's Fashions, Sun City Delicatessen and Liquors, Sun City Frame and Photo Shop, and the law firm of Lewis, Roca, Seoville, Beauchamp & Linton.

None of these four new tenants will occupy their quarters in time for this weekend's Grand Opening.

Bedel's Fashions, a ladies ready-to-wear shop, is expected to open about May 15. It will be operated by Mrs. Madeline Bedel, who is moving to Sun City from Elgin, Ill.

The delicatessen, operated by Andrew Hudson, and photo shop, operated by Homer Taylor and Al Wilson, are expected to open for business by the end of April.



Feel at home in Arizona

with First National's exclusive Newcomers Information Service! Stop in at any First National Office and take advantage of all the exclusive Newcomer aids designed especially for you:

1. A Newcomers hostess at every First National office will tell you "where things are" — such as utility companies, schools, churches, libraries, and all the things different from "back home."
2. Informative pamphlets about recreational facilities, employment, housing, taxes, road conditions, camping and other accommodations in any part of the state.
3. Interesting booklets about historical sites, museums, ancient ruins and calendars of all the exciting events and celebrations.
4. The best street maps and guides available of our booming, changing Arizona towns are always kept current at First National Bank.
5. A complete reference library full of many other facts about areas of special interest to you and your family... to help you feel at home in Arizona.

FIRST NATIONAL BANK OF ARIZONA
MEMBER FEDERAL DEPOSIT INSURANCE CORPORATION

An informative booklet to help you get established in your new home and community — and to enjoy your new life in Arizona!

MORE THAN 67 OFFICES STATEWIDE—ARIZONA'S OLDEST BANK

**GREENWAY
DRUG COMPANY**

HEAR DEE FISHER
DISNEYLAND ORGANIST
AT THE WURLITZER
DAILY IN OUR STORE

GRAND OPENING
100 FREE ORCHIDS
EACH DAY TO THE LADIES

GIFTS
FOR
ALL
Register In Our
Store

**FRESH
DOUGHNUTS
MADE HERE
39¢ DOZ.**

SPECIAL INTRODUCTORY OFFER!


FREE SHAKER
when you buy
New Rexall
Instant Protein

at regular price...

- a quick, delicious food supplement
- the natural protein concentrate that supplies QUICK ENERGY NATURALLY
- high in protein, low in calories

MIXES INSTANTLY WITH WATER... TASTES GREAT!

CHOCOLATE or VANILLA
8 oz. 2.49



FACIAL TISSUES
REXALL
200s
8 Boxes \$1.00

LOW CALORIE DIET AID
900 Calorie Day's Menu
8 oz. Can **79¢**

LOW CALORIE DIET AID
6-Pack Liquid **\$1.79**

HIGH-STYLE COSTUME JEWELRY
Reg. \$1.00 Each
2 for \$1.00
Plus Tax

8MM COLOR MOVIE FILM
COLOR-CHROME
\$2.89
Includes Processing

REGISTER for FREE PRIZES

\$39.95 BELL & HOWELL MOVIE CAMERA

\$29.50 ELECTRIC BLANKET

\$13.75 KODAK BROWNIE SET

FREE TRIAL SIZE
with purchase of
Rexall
-THRU-
at regular price
BOTH FOR **1.49**

Actually goes thru the skin to kill muscular pain where it hurts! Try the small size — if not satisfied, return regular size for money back.



- Right to Limit Quantities Reserved
- ANACIN 100's 87c
 - METRECAL 3 1/2 lb. \$5.98
 - 83c BUFFERIN 79c
 - 98c DRISTAN 79c
 - 12 oz. MAALOX SUSP. \$1
 - 89c LISTERINE 59c
 - \$2.50 CARA NOME 12 oz.
 - SKIN FRESHENER 49c
 - \$1.75 Dusting Powder 49c
 - \$1.98 SWIM CAPS 99c
 - \$1.85 ENGLISH LAVENDER COLOGNE 49c
 - ELECTRIC 89c Pre-Shave Lotion 29c
 - \$1.25 FAST DANDRUFF Treatment Shampoo 49c
 - 59c ASPIRIN 100's 2 for 69c

MAYBELLINE MASCARA **35¢**
Plus Tax

PALMOLIVE RAPID SHAVE **79¢**

MAX FACTOR FACE POWDER **\$1.25**
Plus Tax

SCHICK CUSTOM INJECTOR RAZOR BLADES **98¢**



Greenway

DRUG COMPANY

SUN CITY

YE 3-1572

Penetrating pain relief
FREE TRIAL SIZE
with purchase of
Rexall **-THRU-**
Buy liquid or gel at reg. price, get trial size free.
BOTH FOR **1.49**

NEW! Rexall Pink BISMA-REX
Fast relief from acid-indigestion,
5-oz. powder. **98¢**

REXALL TV SPECIAL
LAVENDER AEROSOL SHAVE CREAM
Regular or mentholated.
REG. 98¢ **59¢**



We Are Celebrating The
GRAND OPENING
 of the completed Sun City Shopping Center

Large AA Eggs Cream O' The Crop. Fresh 1 Doz. **45^c**

Cottage Cheese Lucerne. Large or small curd. 2-lb. carton **49^c**

Margarine Coldbrook. All Vegetable. 1-lb. pkg. **5 FOR \$1**

Fruit Cocktail Libby's No. 303 Can **5 for \$1**

Pineapple Juice Libby's 46-oz. Can **4 for \$1**

Libby's Spinach No. 303 Can **6 for \$1**

Butternut Coffee All Grinds 1-lb. Can **49^c**

Tomato Juice Libby's Big saving! 46-oz. Can **4 for \$1**

Tomato Catsup Libby's 14-oz. Btl. **5 for \$1**

Bakery Buys

BREAD 19^c
100% Packed Protein
 1-lb. Loaf

ROLLS 28^c
100% (It's a devil!)
 1-lb. Pkg. of 8

BREAD 27^c
100% Twisted
 Wright's
 1-lb. Loaf

Delicatessen

Potato Salad Lucerne. Freshly made. 1-lb. pkg. **33^c**

Monterey Cheese Mild Chunk Style. Tasty - Delicious. lb. **69^c**

Swiss Cheese Safeway. Serve with ham on rye. lb. **79^c**

**YOUR CHOICE
 ICE MILK**
 Lucerne. Genuine dairy product, not imitation. All flavors.

**- OR -
 ICE CREAM**
 Snow Star. Choice of flavors.

1/2 GALLON
59^c

SAFEMAY MEATS . . . BEST

ROUND STEAK

Safeway's Superb Aged Beef. Full cut, bone in. Your satisfaction is guaranteed.

LAMP ROAST Safeway's Superb Aged Beef. Bone in. lb. **69^c**

Lunch Meats

Safeway Bologna, Olive, or Pickle Pimiento 7 oz. pkg. **4 FOR \$1**

All-Meat Franks Safeway's Skinless 1-lb. pkg. **49^c**

Get in on the Giant Cake Bake Contest, Register at the Sun City Hardware Store. Use the coupon you receive to get a Free Bag of Arizona Rose Flour to bake your cake with at our store. Limited supply, So Hurry!

• Plus Gold Bond Stamps With Your Purchases

SAFEMAY



Friday-Saturday, April 7-8
 10 a.m. to 6 p.m.

HOT DOGS

Steaming Hot Each **10^c**

Proceeds to Youngtown's World War I Barracks

Friday-Saturday, April 7-8
 10 a.m. to 6 p.m.

PEPSI COLA

Ice Cold 7 oz. cup **10^c**

Proceeds to the Sun City MERRY MAKERS

**FREE PRIZES
 FRIDAY**

10 a.m. to 7 p.m.

Nothing to buy. No Registration.

WIN ONE OF MANY FREE BAGS OF GROCERIES.

Safeway

Sun City Store Only

NEW LOW EVERYDAY SAFEMAY MEAT PRICES!

Safeway Superb Meats! Priced Low Every Day . . . Any Day. Why Pay More! Every Cut Of Meat Guaranteed To Satisfy Or Your Full Purchase Price Refunded.

Rib Roast	USDA Choice	lb. 79 ^c
T-Bone Steaks	So . . . Tender	lb. \$1.19
Boiling Beef	Plate	lb. 29 ^c
Beef Stew	Very Lean	lb. 79 ^c
Lamb Roast	Choice Shoulder	lb. 49 ^c
Ground Beef	Lean Fresh	lb. 49 ^c
Cube Steak	Tender Beef	lb. 99 ^c

SUN CITY, ARIZONAGrand Shopping Center No. 1

Location: Southwest corner of 107th Avenue and Grand Avenue

Acresage:

Original Center	4.42
First Addition	8.35
Nursery	1.78
	<u>14.55</u>

Description: Single-story Shopping Center containing 70,727 sq. ft. of gross leasable area.

History: The original center was opened in January 1960. The first addition was opened in March 1961 and the Nursery was added in September 1966. The facade was remodeled in late 1973.

Zoning, Evaluation, Current Status, and Future Plans: Commercial 2 (C-2). Medium restrictive value. Obtained for sales, service and amusement uses. The Maricopa County Fair Market Value, Assessed Valuation, and Taxes for the years indicated are as follows:

	FMV	Assessed	Taxes
1972	\$ 762,145	\$ 190,535	\$ 14,462
1973	731,062	177,965	12,102
1974	1,057,621	277,640	24,155
1975	1,057,621	277,640	21,128

Property is currently 100% leased.
No future change is contemplated.

Principals: Del E. Webb Development Co. - Owner
Nineteen business firms - Tenants

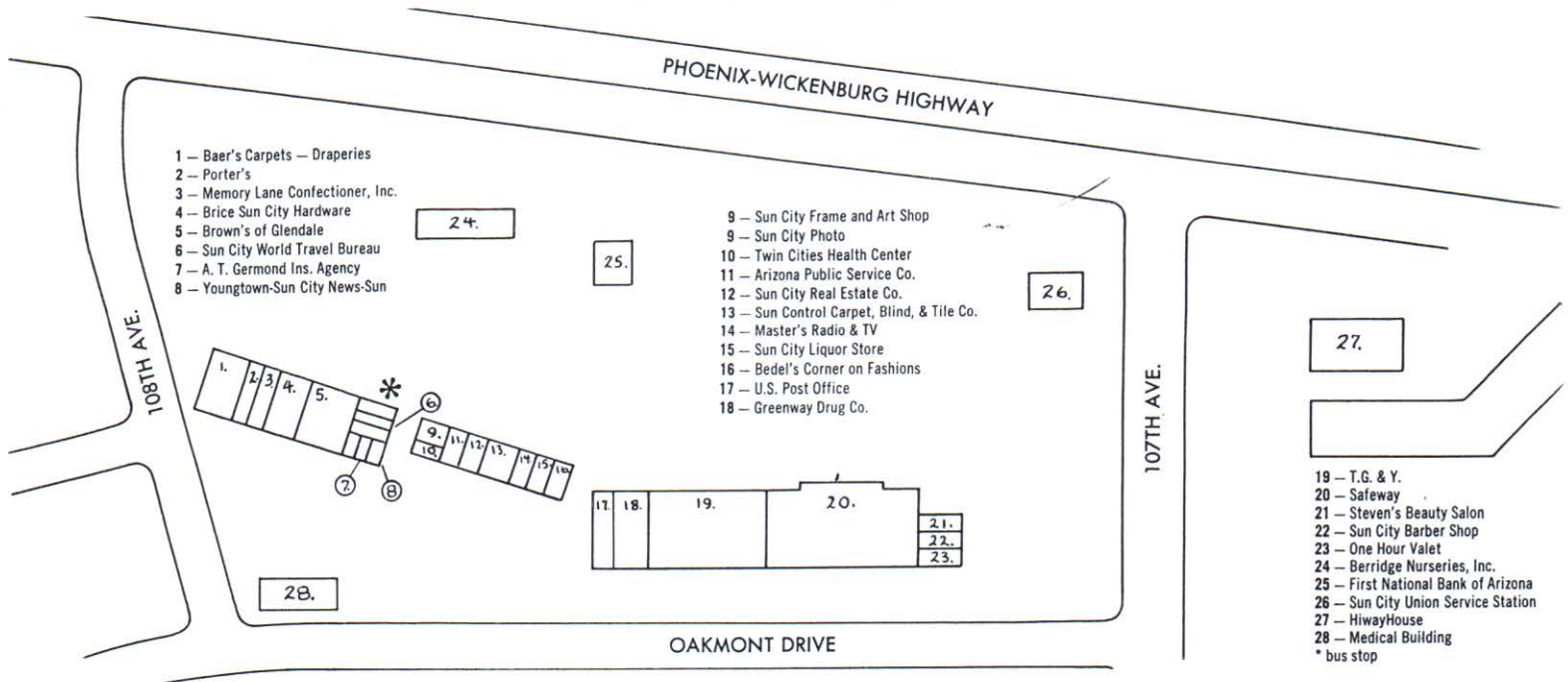
Date Acquired: January 1960

Purchase Price: \$373,457 (Original Center Cost)

Book Value:

Land	\$ 21,933
Land Improvements	34,308
Buildings and Structures	<u>1,037,066</u>
	1,093,307
Less Depreciation	<u>436,117</u>
Net Book Value	<u>\$ 657,190</u>

.30 (P)



Welcome!



Welcome to your Sun City Shopping Center! In this convenient center you'll find everything you need from food to fashions, from housewares to hobbies, from toiletries to television, from flowers to ice cream . . . every possible need you'll find at Sun City Shopping Center. And always it's a pleasure to make shopping pleasant for you.

DEL WEBB'S
Sun City
SHOPPING CENTER

PATRONIZE SUN CITY MERCHANTS—THEY ARE TRUSTED MEMBERS OF YOUR COMMUNITY

DEL WEBB'S Sun City

Complete one-stop shopping convenience and a bumper crop of free parking.

SHOPPING CENTER

Shopper's Guide

ANTIQUE REPAIRING

Sun City Picture Frame and Art Shop
YE 3-1717

APPLIANCES

Brice Sun City Hdwe.
YE 3-2121

ART SUPPLIES

Sun City Picture Frame and Art Shop
YE 3-1717

BANK

First National Bank of Arizona
YE 3-1321

BARBER — BEAUTY SHOP

Sun City Barber Shop
Stevens Beauty Salon YE 3-1502

BEER

Sun City Liquor Store
YE 3-2381

BLINDS — CARPET — TILE

Baer's Carpets — Draperies
YE 3-1152
Sun Control Blind & Carpet
YE 3-3041
Sun Control Carpet, Blind & Tile Co.
YE 3-3041

CAMERAS — FILM DEVELOPING

Greenway Drugs
933-0141
Sun City Photo Shop
YE 3-1717

CANDY

Greenway Drugs
933-0141
Memory Lane Confectioner, Inc.
933-3091

CARPETS

Baer's Carpets — Draperies
YE 3-1152
Brown's of Glendale
Sun City Store YE 3-0311
Sun Control Blind & Carpet
YE 3-3041

CLOTHING, LADIES'

Bedel's Corner-On-Fashion
YE 3-2111
Porter's
933-2431

CLOTHING, MEN'S

Porter's
933-2431

DINING ROOM, COCKTAIL LOUNGE

HiwayHouse
YE 3-1311

DOCTORS — DENTISTS

Sun City Medical Building
933-2351

DRAPERIES

Baer's Carpets — Draperies
YE 3-1152
Sun Control Blind & Carpet
YE 3-3041

DRUGS

Greenway Drugs
933-0141

FURNITURE

Brown's of Glendale
Sun City Store YE 3-0311

GIFTS

Brice Sun City Hdwe.
YE 3-2121
Greenway Drugs
933-0141
Porters
933-2431

GREETING CARDS

Greenway Drugs
933-0141

GROCERIES

Sun City-Youngtown Safeway

HANDBAGS

Greenway Drugs
933-0141

HARDWARE

Brice Sun City Hdwe.
YE 3-2121

HEALTH FOODS

Twin Cities Health Center

HOTEL ACCOMMODATIONS

HiwayHouse
YE 3-1311

HOUSEWARES

Brice Sun City Hdwe.
YE 3-2121

ICE CREAM

Memory Lane Confectioner, Inc.
933-3091

INSURANCE

A. T. Germond
YE 3-2141

JEWELRY

Greenway Drugs
933-0141

LAUNDRY — DRY CLEANING

One-Hour Valet
YE 3-9984

LIQUOR — WINE

Sun City Liquor Store
YE 3-2381

MIRRORS — GLASS TOPS

Sun City Picture Frame and Art Shop
YE 3-1717

NURSERY

Berridge Nurseries Inc.
YE 3-1592

PICTURE FRAMING

Sun City Picture Frame and Art Shop
YE 3-1717

REAL ESTATE

Sun City Real Estate
YE 3-1976

REPAIR SERVICE

Brice Sun City — Frigidaire
YE 3-2121
Masters TV
YE 3-2451

RESTAURANTS — SNACK BARS

Greenway Drugs
933-0141
Memory Lane Confectioner, Inc.
933-3091
Coffee Brake, HiwayHouse
YE 3-1311

SERVICE STATION

Sun City Union Service Station
YE 3-1182

STATIONERY

Greenway Drugs
933-0141

TELEVISION — SALES, SERVICE

Masters TV
YE 3-2451

TRAVEL BUREAU

Sun City World Travel Bureau
YE 3-1811

UTILITIES & SERVICES

Arizona Public Service
YE 3-1331
News-Sun
YE 3-1892
Western Union
YE 3-1811

VARIETY STORE

T.G.&Y.
YE 3-1521

WESTERN WEAR

Porter's
933-2431

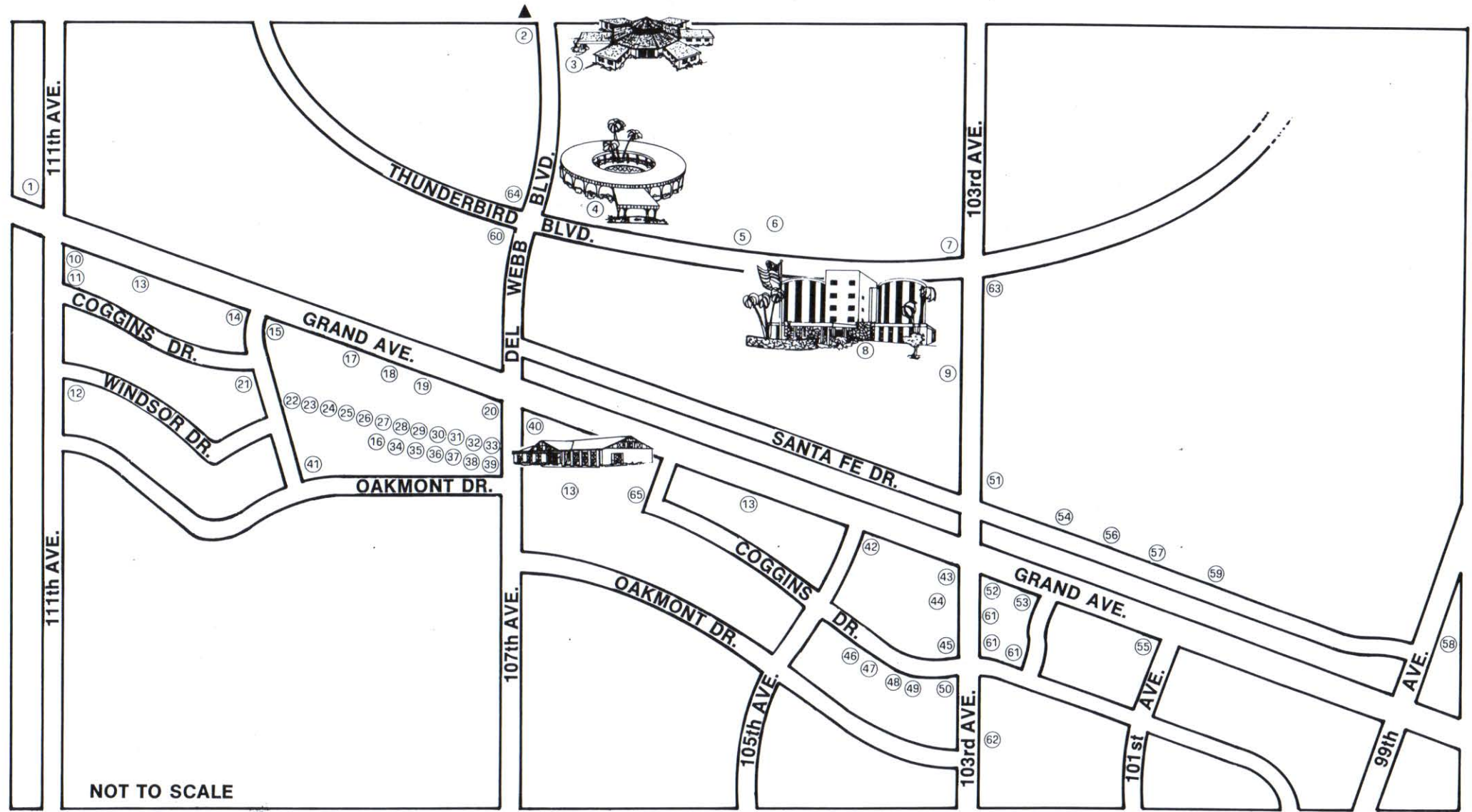
**SHOP WITH CONFIDENCE! SUN CITY SHOPPING CENTER MERCHANTS STAND
BEHIND THEIR MERCHANDISE AND SERVICE**

LEGEND—GRAND AVENUE MERCHANTS

1 Sun City Stadium	18 Western Savings & Loan	35 T G & Y	52 Exxon Service
2 Sun City Water & Sewer Co.	19 First National Bank	36 Safeway	53 Howard Johnson Restaurant
3 Del Webb Sales Pavilion	20 Sun City Union Service	37 Sun City Beauty Salon	54 Chrysler Test Station
4 Lakeview Recreation Center	21 McClellan's Nursery	38 Sun City Barber Shop	55 Kentucky Fried Chicken
5 Lakeview Lanes	22 Melody Lane Restaurant	39 Sun City Grand Avenue Cleaners	56 Del Webb Property Management Bldg. (Site)
6 Lakes Club	23 Baer's of Sun City	40 Kings Inn	57 Sun City Animal Hospital
7 Valley National Bank	24 Emily's Womenswear	41 Sun City Medical Center	58 Del Webb Construction Yard & Office
8 Boswell Memorial Hospital	25 Law Offices	42 City Bank	59 News Sun Building
9 Lakeview Medical Arts Center	26 Zuhl Jeweler	43 Venable ARCO Service	60 Thunderbird Bank
10 Gulf Service	27 Hollett of Arizona	44 Circle K	61 Medical Buildings
11 Harry's Golf Car Center	28 Jean's Sportogs	45 Sun City Professional Building	62 Sun Valley Lodge
12 Fire Station	29 Hunters Books	46 Sun City Homeowners Association	63 Texaco Service
13 Vacation Apartments	30 Del Webb Realty	47 Oahu Music Company	64 Mobil Service
14 Sunowner Restaurant	31 Dr. John Kay, Optometrist	48 Germond Insurance Building	65 Sun City Ticket Office
15 Greater Arizona Savings & Loan	32 Sun City Liquors	49 Sunshine Service Building	
16 Sun City Travel Service/Greyhound Bus	33 Bedel's Corner on Fashions	50 U.S. Post Office	
17 Arizona Public Service	34 Greenway Drug & Gifts	51 Snyder Transfer & Storage	

Compliments of the Grand Avenue Merchants' Association

GRAND AVENUE MERCHANTS' ASSOCIATION DIRECTORY MAP



OVER

MAR 21 1963

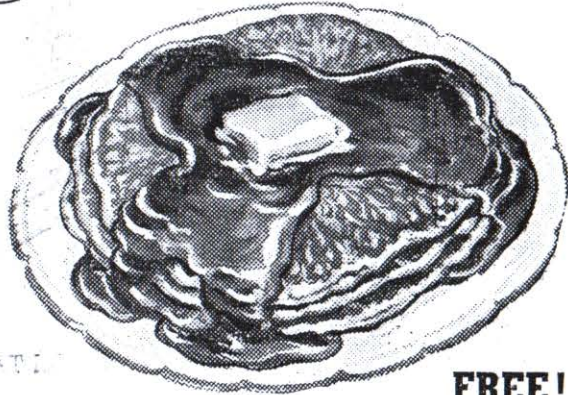
ARIZONA PRESS CLIPPING
BUREAU - PHOENIX

SUN CITY SHOPPING CENTER

676

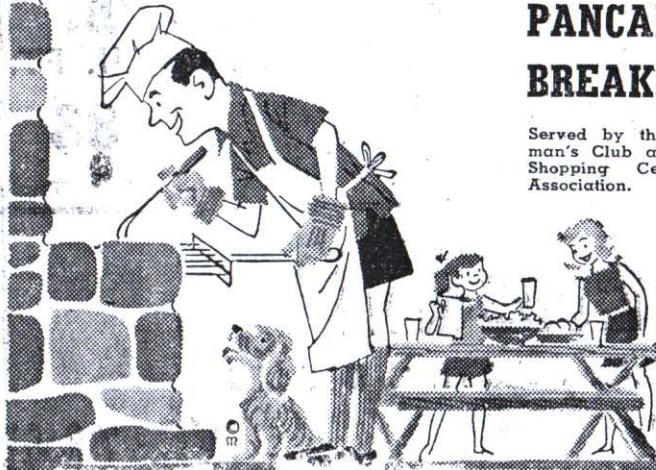
Spring

Open House



**FREE!
PANCAKE
BREAKFAST**

Served by the Sun City Wo-
man's Club and the Sun City
Shopping Center Merchants
Association.



**Saturday, March 30
8:00 to 11:00 a.m.**

Be our guests! The Sun City Merchants Association is throwing a "Spring Thing" and we would like you to join us for a delicious pancake breakfast. Come to the mall at Sun City Shopping Center anytime between 8:00 a.m. and 11:00 a.m. There will be plenty of seating, great pancakes, and entertainment by the popular Merry Makers. We'll be looking for you!

DEL WEBB'S
Sun City

Offers Complete One-Stop
Shopping Convenience and a
Bumper Crop of Parking

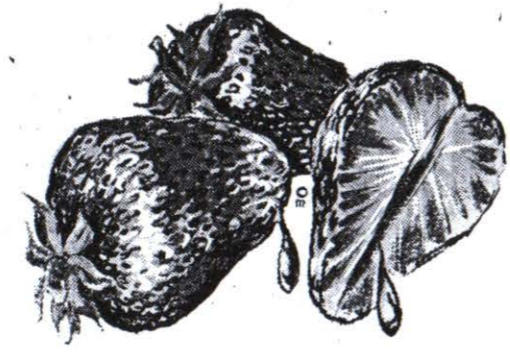
SHOPPING CENTER

Plenty of free easy-to-use parking.

VF- SHOPPING CENTERS
Grand Avenue

626
Everyone Invited

NEWS-SUN MAY 9, 1963



Your Host... Sun City Merchants Association

DEL WEBB'S
Sun City
SHOPPING CENTER



Entertainment by
Sun City Merrymakers

file Sun City
Adv.

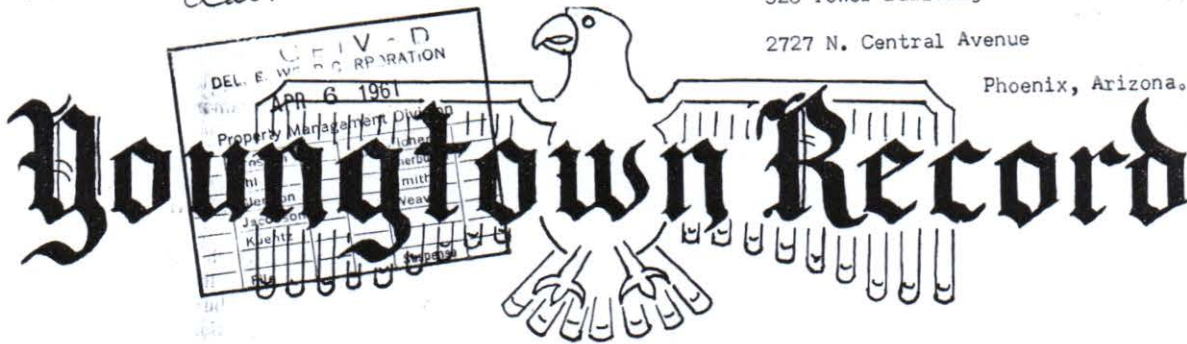
SHOPPING CENTERS - GRAND

C. H. Richer

528 Tower Building

2727 N. Central Avenue

Phoenix, Arizona.



Youngtown Record

OFFICIAL NEWSPAPER OF YOUNGTOWN, THE ORIGINAL RETIREMENT COLONY

Vol. 3, No. 9

YOUNGTOWN, ARIZONA, TUESDAY, APRIL 4, 1961

5¢ Per Copy

GRAND OPENING OF SHOPPING CENTER THURSDAY, FRIDAY, AND SATURDAY

Many genuine bargains and worthwhile prizes will be offered to prospective customers at the three-day event this week celebrating the opening of "one-stop shopping center" in Sun City. The original center has been more than doubled by the addition of shops and offices in the area west of the post office. Youngtowners have already discovered some of the shops open for business.

The ribbon-cutting ceremony will take place on Thursday morning at 10:00 with Walt Ditzen, the cartoonist, serving as master of ceremonies. A specially constructed stage will occupy the center's parking lot. Here Ditzen will be joined by Dee Fisher, a musician from Disneyland, who will play a Wurlitzer organ, later to be the grand prize of the celebration, given away at the final event on Saturday.

The Sun City Merchants Association is sponsoring three major contests. On Thursday customers will seek for a misplaced item: a hovel in the barber shop, or a loaf of bread among the draperies. They must be able to return it to its proper shop.

On Friday a merchant in the center will open a sealed envelope which will indicate some lucky topper as the receiver of a prize.

On Saturday is the cake baking contest.

Other features planned by the merchants include a free telephone call to any place in the world, offered by the S&W Foods at Safeway; Frank Petty, the cartoonist, drawing caricatures of customers on Thursday and Friday, sponsored by Butternut Coffee, also at the Safeway; Dee Fisher performing at the Greenway Drug Store each of the three days of the celebration.

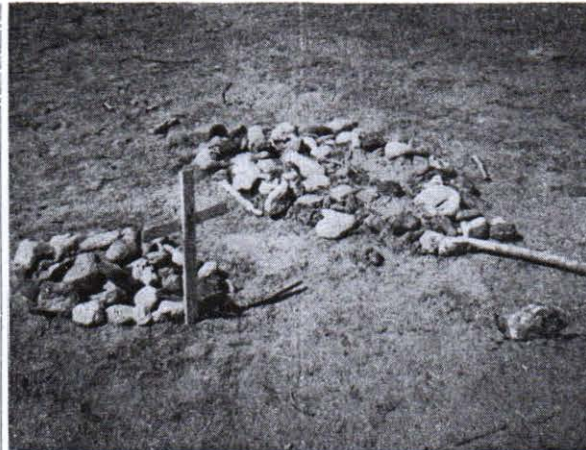
Participation in all of these events is free; no purchases are necessary either for admission or entry blanks.

CAKE BAKING CONTEST by "Zim"

Ladies of Youngtown, here is something right in your line. While only one of the many 'features' of the opening of the New Sun City Shopping Center, April 6, 7, & 8 it is one of especial interest to the many 'Cake Baking Artists' of Youngtown. Here's the set-up. You get your entry blank from SUN CITY BRICE, Frigidaire Distributors for the Valley Area. When you pick up your entry blank you will receive a free gift, either from Mr. Brice, or from one of his courteous clerks. You will also probably wish to spend some time looking over the many 'real bargains' included in his large display of Made-in-America merchandise. Mr. Brice does not stock shoddy, or 'cheap-foreign-goods'.

There will be three categories of cakes: Layer, Sponge, and Loaf. And there will be three valuable prizes, Frigidaire products, given the winners of each category. When you submit your check entry to Sun City Brice you will receive a certificate which entitles you to a gift from Sun City Safeway. Judging of the cakes will take place on April 8. The judging will be done by people well qualified for the job. After the judging the LIONS CLUB, which includes members both from Youngtown and Sun City, will auction off the cakes. The proceeds will go to the El Mirage Child center, an enterprise that is near to the heart of every civic minded citizen of Sun City and of Youngtown.

This Cake Baking Contest is only one of the many, many important features that will make this Official Opening of the New Sun City Shopping an event well worth attending by every Youngtown. You will find bargains galore - in every store. These merchants are pricing their goods so as to make it good business for Youngtowners to buy at home and avoid traffic difficulties and parking problems.



ANOTHER YOUNGTOWN MYSTERY! These two small graves, one marked by a simple cross, were discovered by Marshall Nofs. They are located in the rough area of the Agua Fria river bed, just about opposite Montana Avenue. Who or what lies buried there? Somebody's pets? Or does the white cross cover the story of human tragedy?

FREE BUS SERVICE FOR YOUNGTOWN FOR GRAND OPENING OF SUN CITY SHOPPING CENTER; APRIL 6TH, 7TH, AND 8TH

Through the courtesy of the Sun City Travel Bureau and the Youngtown-Sun City Travel Club, the Youngtowners who plan to attend the Grand Opening of the new Sun City Shopping Center may ride free to and from Sun City during the three days of celebration.

Every hour on the hour between 1:00 and 5:00 p.m. a bus will enter Connecticut avenue, travel down Lake Shore Drive, on 114th Drive to Montana, east to 111th Avenue, then north to Oakmont and thence to the Shopping Center. It will follow the same route on the return trip. You may be picked up on any corner along the scheduled route.

Youngtowners who enjoy the facilities of our sister city would do well to make use of this service offered by Jack Willett and Roy Kelso, officers of the Travel Club, and avoid the crowded parking lot which is certain to be filled with sight seers eager to inspect the fine new shops being opened for the convenience of these two communities of senior citizens.

DECREED BY BISHOP

The new Roman Catholic Church, to be built on 111th Ave. facing Duluth Avenue of Youngtown, will be the center of a parish within the Diocese of Tucson, extending from the outer limits of Peoria to the limits of Wickenburg. It will be known as St. Joachim Parish, with Father Palmer H. Plourde as the founding pastor.

"It will take several months of preparation before the actual building can get under way," said Father Plourde, who is at present staying in the home of Mr. and Mrs. Charles Sisterman, 11427 - 112th Ave. S.

**COME TO THE
BIG 3-DAY
PARTY!**

GRAND OPENING
Thursday, April 6, 10 a.m.

DEL WEBB'S

Sun City

NEWLY ENLARGED

SHOPPING CENTER

**WITH THESE FINE RETAIL
STORES AND SERVICES**

- Arizona Public Service Co.
- Baer's Draperies
- Berridge Nursery, Inc.
- Brice Sun City Hardware
- Brown's Furniture Store Co.
- First National Bank
- Greenway Drug Co.
- Masters T.V.
- Maurman's Jewelry
- News-Sun Newspaper
- One Hour Valet
- Safeway Store
- Stevens Beauty Salon
- Sun City Barber Shop
- Sun City Liquor Store and Delicatessen
- Sun City Travel Bureau
- Sun Control Blind & Carpet
- T. G. & Y. Variety
- Twin City Health Center
- Union Oil Service Station
- Del Webb's HiwayHouse Motor Hotel

Special Opening Ceremonies

**DAILY
CONTESTS!
BIG
PRIZES!**

- Frigidaire Food Freezer
- Zenith T-V Set
- Wurlitzer Electric Organ
- Eureka Vacuum Cleaner
- Sunbeam Kitchen Appliances
- and Many Other Valuable Prizes

Featuring DEE FISHER
Famous Disneyland Organist
AT THE WURLITZER

Peoria High School Band
Sun City Merry Makers
and Special Guests
with WALT DITZEN,
Arizona's Famous Cartoonist
as Master of Ceremonies

Shopping Center Addition Speeds Toward Completion

Construction of the addition to Sun City's shopping center is 20 percent ahead of schedule, and completion target for the segment nearest the existing commercial building has been advanced two weeks to Feb 15.

The announcement was made by Jack McFee, Del E. Webb Development Company's construction superintendent. He said the second half of the addition, which will contain the News-Sun office, will be completed by Mar. 1.

Buzz Ellis' barber shop, a laundromat and cleaning shop, TG&Y variety store, a garden nursery, post office, and supermarket.

Opening of the new buildings plus a separate banking facility for First National Bank in May is expected to boost the shopping center's gross from almost \$1,000,000 in 1960 to \$4,000,000 in 1961.

The additions will include offices for Arizona Public Service, Sun Control Blind and Carpet, Camelback Health Foods, Master's Radio and TV, a men's and women's clothing store, candy store, delicatessen, photographic and gift shops, a travel agency, the News-Sun, possibly a stock brokerage office, Brown's of Glendale furniture, Peoria Hardware, and several professional offices.

Presently operating in the shopping center are Greenway Drugs, Baer's drapery and carpet store, Stevens Beauty Shop,



History of the Grand Shopping Center

Southwest Corner of 107th and Grand Avenues

Prepared by Edson F. Allen, Sun Cities Area Historical Society

January 2008

The Grand Opening

January 1, 1960 marked the Grand Opening of Del Webb's new, active adult community, Sun City, Arizona. A golf course, recreation center with swimming pool, and five model homes, awaited visitors – along with a shopping center featuring a fully stocked Safeway Supermarket. Del Webb wanted prospective purchasers to find a complete, new community awaiting them under the warm Arizona sun.

According to the Webb organization, 100,000 people came that opening weekend. Cars were lined up for miles along Grand Avenue. Interest was so feverish, salesmen ran out of order forms and had to use receipt forms from one of the nearby stores. That first weekend, 237 homes were purchased, and Sun City was on its way to become a national success.

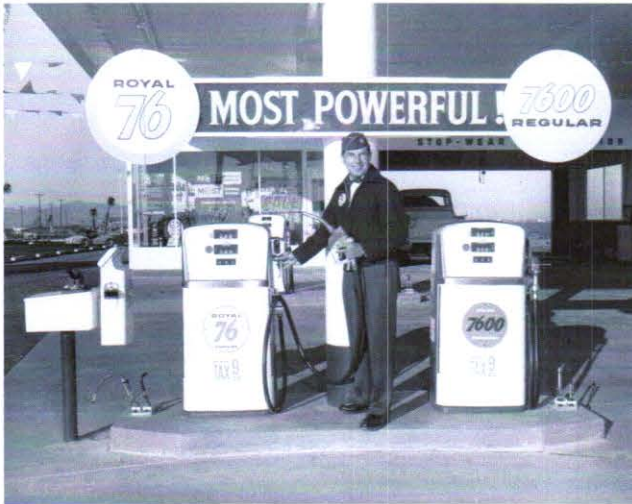
The convenience of local stores added to the immediate attraction of the new community. The story is told that Safeway didn't want to build a store, miles from anywhere in a community with no people. Jim Boswell, owner of the Marinette Ranch that became Sun City, was on the board of Safeway. He was able to gather support from a proposal from Webb to build a store, and offer it rent-free until a certain sales volume was reached. As part of the deal, Safeway was given first refusal on future grocery stores in Sun City. As a result, Safeway was ready with fully stocked shelves, fresh produce, and a meat department on Day One!



A fully stocked Safeway greeted visitors. Steve Hornacek (left) managed the store for some 20 years and lived in Sun City.



Mr. and Mrs. Greenway ran the drug store. He was the pharmacist, and wife Barbara (above) did the buying for the gift section.



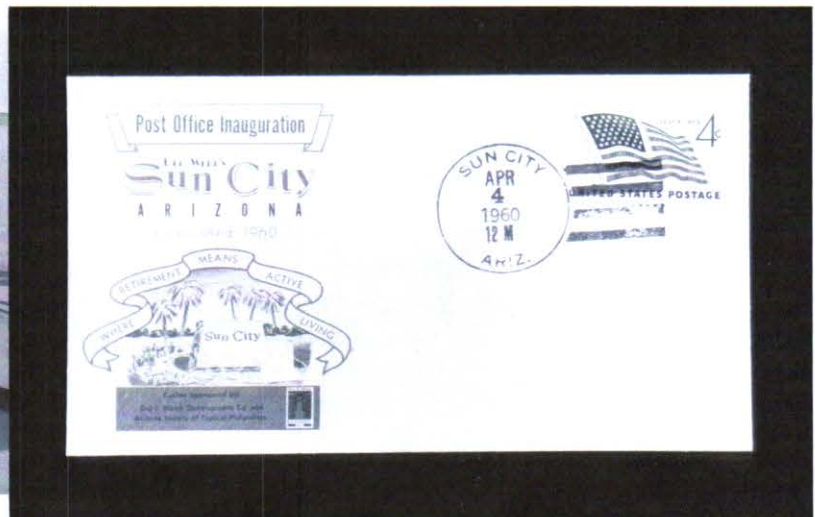
Signs of value in 1960. Gas was 25.9-cents per gallon for regular, 28.9 for premium.

New Year's Day also marked the opening of a Del Webb Highway House and Motor Hotel (later known as King's Inn) just east across 107th Avenue. It gave prospective purchasers a place to stay while they "tried out" the new community.

Originally named the Sun City Shopping Center, the center soon became a beehive of activity. The supermarket was followed on March 4 by the TG&Y Variety Store. Two weeks later, Greenway Drugs and the Desert Barber Shop opened for business. Others soon followed including Steven's Beauty Salon, "One Hour Valet" cleaning and launderette, a Union Oil service station, and Berridge Nursery. While there was no house-to-house mail delivery, the U. S. Post office opened a Sun City contract sub-station on April 4th to great fanfare.



Mary Garretson receives the key to the new facility from the Phoenix Postmaster



First-Day cover for the opening of the new post office.

Later in the year, the new Sun City Medical Center building opened behind the shopping center on Oakmont Drive. It housed the office of Dr. Robert M. Stump and provided temporary quarters for a branch of the First National Bank. While the two “roof mates” were noncompetitive in a business sense, they did have to compete for use of their common restroom.

Expansion of the Center

Plans for an expansion were started almost immediately, and a second “Grand Opening” occurred on April 6, 1961. Along with it came a new name: The Grand Center. Three days of ceremonies included entertainment, contests, and gifts. Second year volume was predicted to be \$4-million, most of it business new to the Arizona economy thanks to the increasing influx of a new class of residents – the retired and semi-retired.

With some 70,000 sq. ft. of leasable space, news reports praised the Grand Center as “the largest shopping center in Arizona, outside of Phoenix!” Business was good, too, at the nearby Union Oil service station whose gasoline sales soared into the list of top-10 stations in the greater Phoenix area.



On the final day of celebration, Otto Martin won the grand prize – a Wurlitzer organ.

The addition made room for a hardware store, a liquor store, and a delicatessen. It also permitted a drapery shop known as Baer’s of Sun City to expand into a full-fledged furniture store after buying out Brown’s of Glendale. Baer’s was sold in 1972 to Henry S. Freed who opened Freed’s Fine Furnishings. Two years later, Freed expanded his store into an additional 8,000 square feet of space

The Center’s expansion in 1961 also marked the opening of the First National Bank building as it moved from its temporary home to a new location along Grand Avenue. According to JUBILEE, the First National Bank’s appearance in Sun City was no coincidence.

Back in the mid-thirties, Del Webb needed working capital and applied for a loan at a Valley bank – but was turned down. First National, however, believed in the young contractor and granted the loan. For years the two prospered together as Webb’s construction business hit the big time with his winning of a government contract to build Luke Air Force Base.



The new First National Bank of Arizona building on Grand Avenue with Grand Center in the background.

In the summer of 1961, the center experienced its first business failure. Maurman’s Jewelry failed to open one Monday morning when the owner didn’t show up. He had left in the night, and it’s believed his creditors never collected a cent.

A Newspaper Calls Grand Center Home

In April 1960, Burt and Ursula Freirich purchased the biweekly *Youngtown News* and *Sun City Sun* from Mr. and Mrs. Syd Lambert. As they waited for space in the expanded shopping center, they published the first issues of the *News-Sun* from the Lambert’s back porch. “We didn’t even have a phone,” Freireich recalled. Shortly after, he received a call from Mountain Bell asking if he was happy with the new telephone booth the company had installed. “What booth?” Freireich asked. “Well, the one the *News-Sun* called about. You said you needed a public phone in the shopping center so we installed one.” Freireich never did find out who used his name.

After the expansion was completed, the *News-Sun* moved into space opposite the Post Office where the paper was published weekly.

Grand Center Gets a Radio Station

In June 1962, the 1000-watt radio station, KTPM-FM, began broadcasting from the Grand Center. Its studios were in the shopping center and shoppers passing by could look in through a large window to view broadcasting taking place.

Unfortunately, the station only lasted six months, and it wasn't until March 1975 that Sun City had another radio station. The 3,000-watt KWAO-FM, owned by three men from Harrisburg, PA, was 100% community-oriented. In 1983, the station was purchased by Canyon Communications and became KMZK, a light rock music station. The local studios were vacated, and broadcasts are made from Glendale. In following years, the station changed hands several times, and currently is KOMR, a Hispanic station at 106.3 on the radio dial. Over the years, the tower grew in height from its original 150-feet to 400-feet today.



Shoppers at Grand Center could look in on Announcer Otto Highfield of KTPM-FM as they passed by. Note the long-playing, 33-1/3 rpm record album in Highfield's hands.

From a Del E. Webb Development Report (Circa 1976):

SUN CITY, ARIZONA
Grand Shopping Center No. 1

Location: Southwest corner of 107th Ave. and Grand Ave.

Acreage: Original Center 4.42
 First Addition 8.35
 Nursery 1.78
 14.55

Description: Single story Shopping Center containing 70,727 sq. ft. of gross leaseable area.

History: The original center was opened in January 1960. The first addition was opened in March 1961 and the Nursery was added in September 1966. The façade was remodeled in late 1973.

Zoning, Evaluation, Current status and Future Plans: Commercial 2 (C-2). Medium restrictive value. Obtained for sales, service and amusement uses. The Maricopa County Fair Market Value, Assessed Valuation, and Taxes for the years indicated, are:

1972	\$ 762,145	\$ 190,535	\$ 14,462
1973	731,062	177,065	12,102
1974	1,057,621	277,640	24,155
1975	1,057,621	277,640	21,128

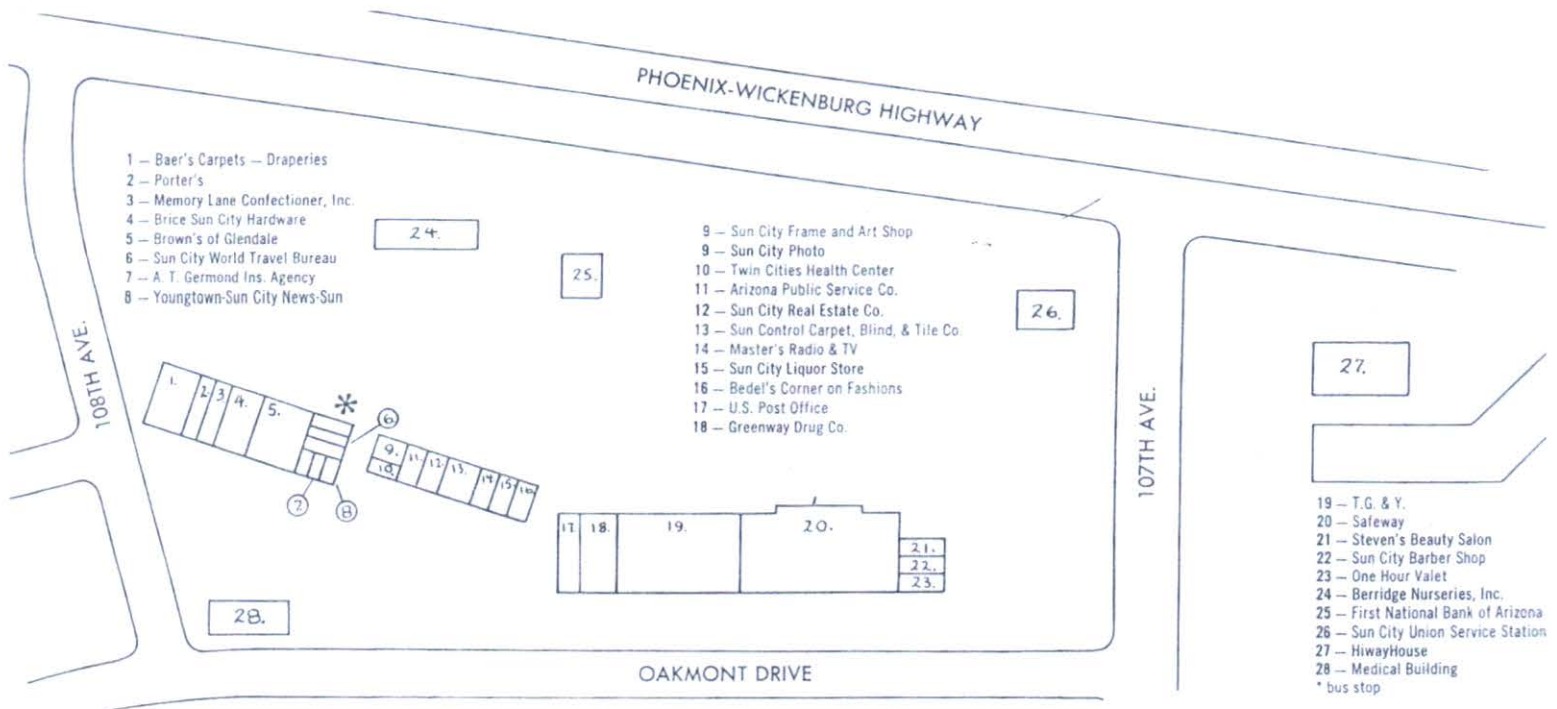
Property is currently 100% leased. No future change is contemplated.

Principals: Del E. Webb Development Co. – Owner
 Nineteen business firms –Tenants

Date Acquired: January 1960

Purchase Price: \$373,457 (Original Center Cost)

Book Value: Land \$ 21,933
 Land Improvements 34,308
 Buildings and Structures 1,037,066
 \$ 1,083,307
 Less Depreciation 436,117
 NET BOOK VALUE \$ 657,190



Grand Center Directory from mid-1960s.

"Sun City's Oldest Business to Close Nov. 9"

So read the headline in the Oct. 17, 1985 DAILY NEWS-SUN. After 26 years, the Safeway store's small size got in the way of progress. With 18,000 sq. ft., the Grand Avenue store was less than half the size of the new Safeway stores being built at the time. With the space limitations, it was impossible for the store to stock all the merchandise found elsewhere. Actually, Safeway had announced plans to close the store four years earlier, but so many Sun Citians wrote letters and complained that officials decided to keep it open.

After closing, the store was converted to a Liquor Barn. In 1988, the Liquor Barn franchise was purchased from the Safeway chain.

Two Other Major Stores Announce Closings

Four years after Safeway closed, the Liquor Barn and TG&Y announced on July 3, 1989, that they would close on July 20.

The Liquor Barn moved to an expanded location in the Mercado del Sol Shopping Center in Sun City West where it opened under the name of Newman's Marketplace. A full-service deli was planned, along with discounted wine, beer, and liquor.

TG&Y was closed because its parent company, McCrory's, recently opened a Newberry's store at Arrowhead Mall. TG&Y and Newberry's were two of the ten five-and-dime chain stores operating nationwide under the McCrory's banner. Management felt it didn't make sense to have two virtually identical stores operating within three miles of each other. The Arrowhead Mall was seeing better business than the TG&Y.

As Bob Waters – operator of the postal station -- told it, women were beside themselves when TG&Y left. "They were heartbroken. They didn't know what to do," he said. "They could go in there with \$5 and spend half the day."

1990 – Low Point for Grand Center

By June 1990, nearly half the center's stores had closed and stood empty. The center was now owned by the Teachers Retirement System of Texas that had been the lender to the former owner, Zane May. May had lost Grand Center and five other shopping centers through foreclosure. CBS Properties was handling the search for new tenants. There was hope of a new restaurant opening in the old Melody Lane space, as that would bring people to the center.

When the King's Inn was torn down to make room for a shopping center with a Smith's food store, rumors spread that Grand Center would be razed to make room for a hotel. That was followed by the rumor that the center would give way to a Target store. But, neither was true.

The opening of Smith's did benefit some Grand Center businesses. Chuck Tompkins, who ran the Sun City Barber Shop, reported "Smith's was bringing lots of younger people into the area. I used to only have gray hair left on the floor." Leila Moore, who ran the Gilbert Ortega Jewelry store, said her business had picked up in recent months. "But, part of our problem is that we have a row of banks fronting Grand, and people can't see that we're here," she said.

"New Stores Help End Doldrums"

Arizona Republic, Nov. 19, 1990

CBS Properties announced that five new tenants had signed lease agreements in the Grand Center. Construction workers were busy remodeling the former 16,662 sq. ft. Liquor Barn space, readying it for the opening of an Old America Store before Christmas.

Two new tenants had already opened in the center. Erika's Naughty Nails and Hair moved to the center on Oct. 30. They had a store on 98th and Bell, and decided Sun City could use another location. The nail salon occupied the former Sun City Beauty Salon.

A second salon, Aztec West, opened Nov. 7 in the space formerly occupied by Sun City Optical. The shop moved from a location at 99th and Olive avenues. The amount of available parking space is what drew them, according to the owner.

Other future tenants include a restaurant and a Sears, Roebuck and Co. home appliance and catalog store. The restaurant would occupy the former Melody Lane space, and it, too, hoped to be open before yearend.

The Sears store was going into the 5,560 sq. ft. space that had previously held the Greenway Drugstore. The store would have a number of household items -- television sets, refrigerators, washers, and dryers -- on display, and customers could purchase them or order from the catalog. A Sears spokesman felt Sun Citians would really appreciate the new store, as they wouldn't have to drive to Westridge or Metrocenter malls to shop at Sears

OL
A part of the attraction for the new tenants was the plan that the center owners announced a remodeling of the front of Grand Center. More than \$250,000 was spent to replace the roof, put up a new marquee, remodel, repaint, and refurbish the entire property.

A little over a year later, the center had a smart new look, and was 95% full. Beall's Clothing Outlet Store was the most recent opening, occupying the TG&Y store that had stood empty for nearly three years. Another welcome addition was J.P. Sousa's restaurant. It opened in 1991 in the former Melody Lane location.

The cycle of openings and closures continued over the years. In February 1993, Sears announced it would close more than 100 stores and discontinue its catalog business. The news shocked Sun Cities area customers. The loss of the convenience of selecting items from the

catalog at home, and calling orders in was difficult to accept. But it wasn't just Sun City residents that were affected – nationwide, people mourned the loss of the Sears catalog.

Over the years, many other changes have taken place within the Grand Center and the surrounding area. The Center performed a key role in the successful launch of the world's first active adult community, and nearly 50 years later, continues to serve Sun City area residents.

PHOENIX-WICKENBURG HIGHWAY

- 1 - Baer's Carpets - Draperies
- 2 - Porter's
- 3 - Memory Lane Confectioner, Inc.
- 4 - Brice Sun City Hardware
- 5 - Brown's of Glendale
- 6 - Sun City World Travel Bureau
- 7 - A. T. Germond Ins. Agency
- 8 - Youngtown-Sun City News-Sun

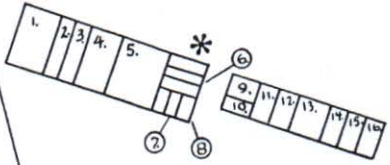
- 9 - Sun City Frame and Art Shop
- 9 - Sun City Photo
- 10 - Twin Cities Health Center
- 11 - Arizona Public Service Co.
- 12 - Sun City Real Estate Co.
- 13 - Sun Control Carpet, Blind, & Tile Co.
- 14 - Master's Radio & TV
- 15 - Sun City Liquor Store
- 16 - Bedel's Corner on Fashions
- 17 - U.S. Post Office
- 18 - Greenway Drug Co.

- 19 - T.G. & Y.
- 20 - Safeway
- 21 - Steven's Beauty Salon
- 22 - Sun City Barber Shop
- 23 - One Hour Valet
- 24 - Berridge Nurseries, Inc.
- 25 - First National Bank of Arizona
- 26 - Sun City Union Service Station
- 27 - HiwayHouse
- 28 - Medical Building
- * bus stop

108TH AVE.

107TH AVE.

OAKMONT DRIVE



Welcome!



Welcome to your Sun City Shopping Center! In this convenient center you'll find everything you need from food to fashions, from housewares to hobbies, from toiletries to television, from flowers to ice cream . . . every possible need you'll find at Sun City Shopping Center. And always it's a pleasure to make shopping pleasant

DOUBLING
its Size

DOUBLING
its Service

Sun City

**SHOPPING
CENTER**

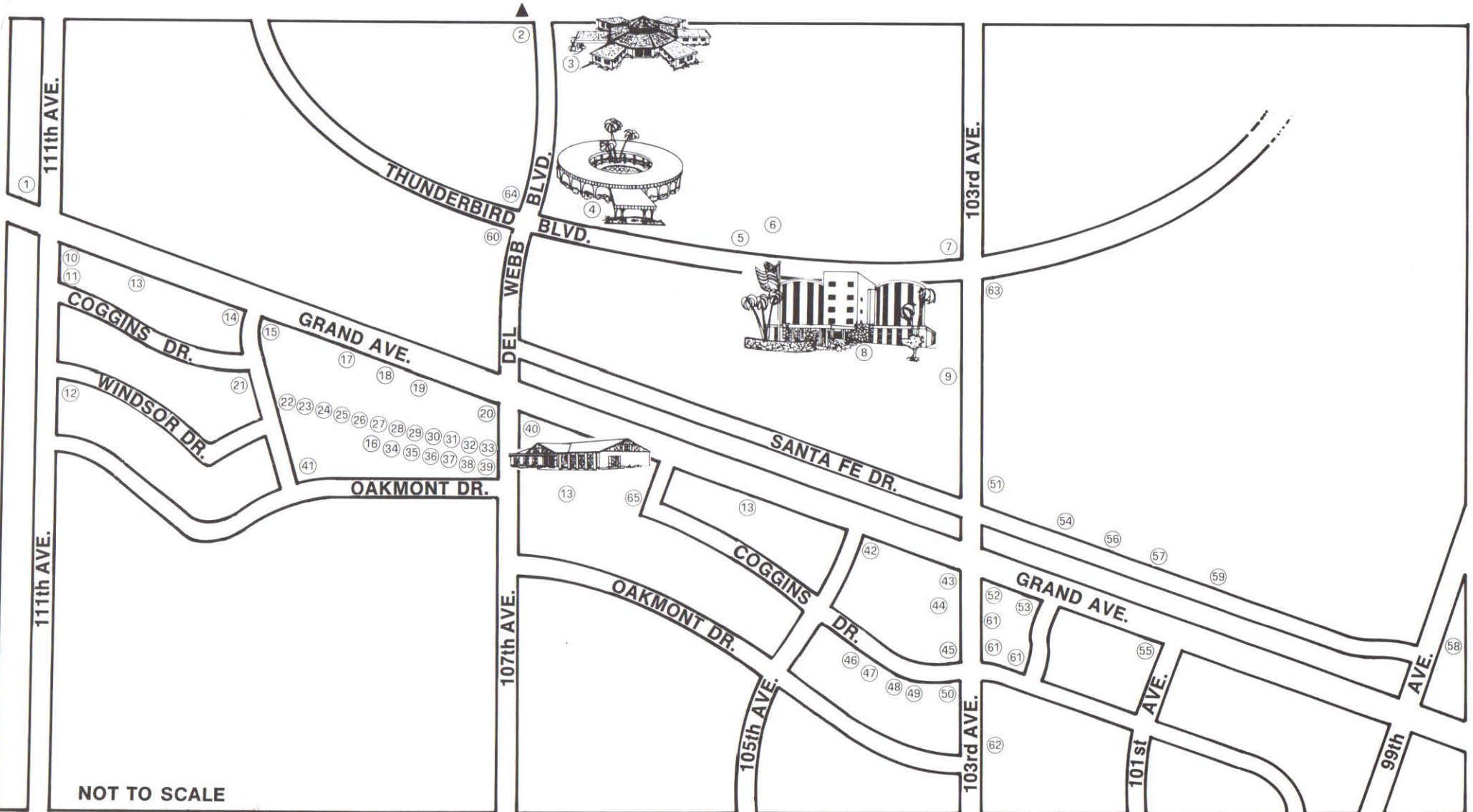
***Offers Complete,
One-Stop Convenience
for All Your Needs***

**WITH THESE FINE
RETAIL STORES
AND SERVICES**

Arizona Public Service Co
Baer's Draperies
Berridge Nursery, Inc.
Brice Sun City Hardware
Brown's Furniture Store Co.
First National Bank
Greenway Drug Co.
Masters T.V.
Maurman's Jewelry
News-Sun Newspaper
One Hour Valet
Safeway Store
Stevens Beauty Salon
Sun City Barber Shop
Sun City Liquor Store and
Delicatessen
Sun City Travel Bureau
Sun Control Blind & Carpet
T. G. & Y. Variety
Twin City Health Center
Union Oil Service Station
Del Webb's HiwayHouse
Motor Hotel

**LOCATED AT THE
GRAND AVENUE ENTRANCE
TO SUN CITY**

GRAND AVENUE MERCHANTS' ASSOCIATION DIRECTORY MAP



NOT TO SCALE

LEGEND—GRAND AVENUE MERCHANTS

- | | | | |
|--|-------------------------------|------------------------------------|--|
| 1 Sun City Stadium | 18 Western Savings & Loan | 35 T G & Y | 52 Exxon Service |
| 2 Sun City Water & Sewer Co. | 19 First National Bank | 36 Safeway | 53 Howard Johnson Restaurant |
| 3 Del Webb Sales Pavilion | 20 Sun City Union Service | 37 Sun City Beauty Salon | 54 Chrysler Test Station |
| 4 Lakeview Recreation Center | 21 McClellan's Nursery | 38 Sun City Barber Shop | 55 Kentucky Fried Chicken |
| 5 Lakeview Lanes | 22 Melody Lane Restaurant | 39 Sun City Grand Avenue Cleaners | 56 Del Webb Property Management Bldg. (Site) |
| 6 Lakes Club | 23 Baer's of Sun City | 40 Kings Inn | 57 Sun City Animal Hospital |
| 7 Valley National Bank | 24 Emily's Womenswear | 41 Sun City Medical Center | 58 Del Webb Construction Yard & Office |
| 8 Boswell Memorial Hospital | 25 Law Offices | 42 City Bank | 59 News Sun Building |
| 9 Lakeview Medical Arts Center | 26 Zuhl Jeweler | 43 Venable ARCO Service | 60 Thunderbird Bank |
| 10 Gulf Service | 27 Hollett of Arizona | 44 Circle K | 61 Medical Buildings |
| 11 Harry's Golf Car Center | 28 Jean's Sportogs | 45 Sun City Professional Building | 62 Sun Valley Lodge |
| 12 Fire Station | 29 Hunters Books | 46 Sun City Homeowners Association | 63 Texaco Service |
| 13 Vacation Apartments | 30 Del Webb Realty | 47 Oahu Music Company | 64 Mobil Service |
| 14 Sunowner Restaurant | 31 Dr. John Kay, Optometrist | 48 Germond Insurance Building | 65 Sun City Ticket Office |
| 15 Greater Arizona Savings & Loan | 32 Sun City Liquors | 49 Sunshine Service Building | |
| 16 Sun City Travel Service/Greyhound Bus | 33 Bedel's Corner on Fashions | 50 U.S. Post Office | |
| 17 Arizona Public Service | 34 Greenway Drug & Gifts | 51 Snyder Transfer & Storage | |

Compliments of the Grand Avenue Merchants' Association