



JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

The Walgreens at Greenway Road and 99th Avenue in Sun City is undergoing remodeling through November. The store will remain open for business. At right, workers fix a group of wires Monday.



## Walgreens undergoes redo

MITCHELL VANTREASE  
DAILY NEWS-SUN

As customers walk into Walgreens at 99th Avenue and Greenway Road, they will notice a slow transformation of the drug store.

Walgreens is being remodeled. Store manager Steve Blecher said the store's construction should be finished by the beginning of November.

Blecher said the store hasn't been remodeled since

it opened in 1973. It will include new countertops, floor tiles, electrical appliances, air conditioning and cash registers.

The corporate headquarters also has eliminated the liquor department, according to Blecher. A new camera center with updated equipment will be installed in the store as well.

Although the look of Walgreens will change soon, Blecher said the store is expected to carry the same

products and services as before.

"It will look like there's more space in the store after we are all done," he said.

Located at the Greenway Terrace Shopping Center, the drug store will remain open throughout the construction, with most of the crew working at night. Blecher said the store will open an hour earlier at 7 a.m.

"We just ask that everyone be patient with us for the next few months," he said.

DAILY NEWS-SUN

FRIDAY, MARCH 11, 2005

# Crews gut vacant IGA

## Store readied for occupancy

MITCHELL VANTREASE  
DAILY NEWS-SUN

Customers at the Greenway Terrace shopping center in Sun City have noticed work crews gutting the interior of the former Sun Foods IGA store.

Jean Snell used to shop at the grocery store and would like for another one to fill the spot. Like many others that frequent the shopping center, the Sun Citian hopes a store opens soon.

"It would be nice to have another grocery store in this area," she said. "We really need another anchor right here with all of the other shops and restaurants."

For the last few weeks, construction crews have been renovating the empty space.

Arizona Partners Real Estate in Scottsdale, which leases the building, has some potential businesses. Terry Matheson, senior property manager, said the 32,000-square-foot store is being renovated into a 16,000-square-foot store and several small retail shops.

Matheson said a national chain has been in negotiations for a lease on the largest spot.

"We can't disclose that information yet, but we will as soon as it's done," she said.

But Bonnie Flinders, a manager at Cynthia's Fine Gifts & Cards, said she spoke with contractor at the renovation site, and he told her it would be a dollar store.

"That's what I've been telling all of my customers," she said.

Flinders said she's skeptical, and some of her customers said they were disappointed another grocery store would not replace Sun Foods.

"They really want a grocery store that's close so they don't need to travel far," she said. "It's a shame no one could take advantage of it."

Flinders said she thinks

**See STORE, A5**

### From A1

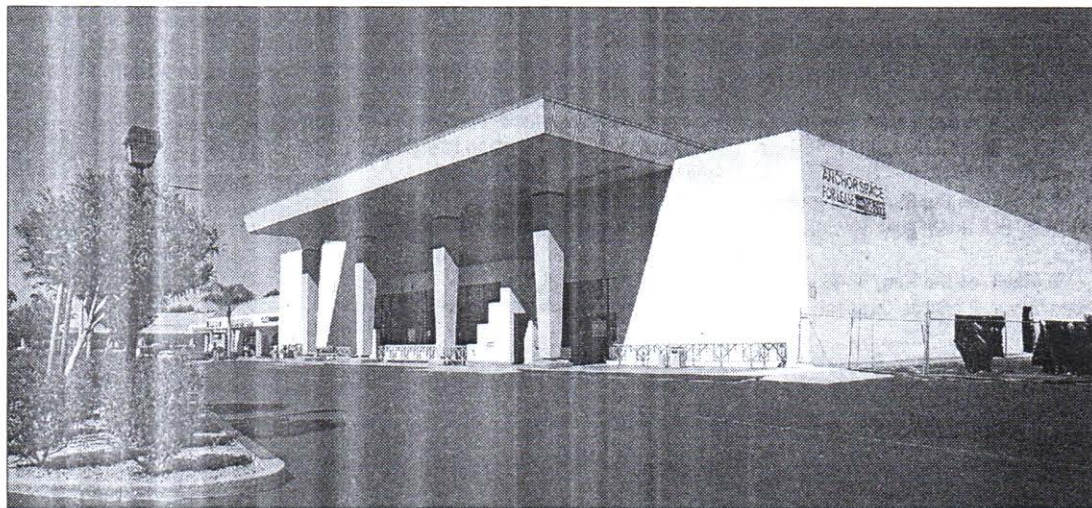
the dollar store could work if it has some food items. Although it's not a grocery store, Flinders said she's excited that the parking lot to be full again.

"I'm sure there will be a lot more traffic in the parking lot again now," she said.

In the fall of 2003, Sun Foods IGA closed its store and moved its stock to the Del Webb Boulevard and Talisman Road location. The bankruptcy of Fleming Co., its distributor, prevented IGA from securing a new lease.

Arizona Partners Real Estate has been trying to secure an anchor since the grocer's closure.

Ron Simmons, owner of the nearby Best Bakery, said he expects the shopping center to boom again with shoppers who will frequent the



JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

The former Sun Foods IGA store in Greenway Terrace is being renovated for a retailer and other smaller tenants.

anchor and other businesses.

"If they have a good chain that comes in, then the pace around here will pick up fast," he said.

Jack Owen, a Sun Citian,

said he had hoped an Albertsons or Fry's would fill the vacant store.

"It would great to have another grocery store near my house because I live a

half-mile away," he said. "It would be better traveling 3 miles."

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# Plaza moves on without anchor



MOLLIE J. HOPPES/DAILY NEWS-SUN

Emily Rasi, left of Sun City and Arlene Bannister of Sun City West head for lunch in the Greenway Plaza. They said they could get all their shopping done there when the IGA food store was in business. Now they must go to the LaRonde Center to grocery shop at IGA. Above, Sonny Fine, manager of Sher's Clothing in Greenway Terrace helps Shirl Loisel of Youngtown check out Friday. Fine said although his shop isn't hurting, a grocery store in the center as an anchor would draw more traffic.



MOLLIE J. HOPPES/DAILY NEWS-SUN

## Despite losing IGA, center doing well

MITCHELL VANTREASE  
DAILY NEWS-SUN

Sun Foods IGA in the Greenway Shopping Plaza on 99th Avenue has been closed for a little more than six months.

Vi Adams, who works next door at Cynthia's Fine Gifts, noticed a difference once the grocery store shut its doors in October. There aren't as many cars in the parking lot anymore.

"It used to be really hard to find a decent spot around here," she said. "People would have to park around the back just to have a space."

Since the closure, several businesses have hoped another anchor store would take its place. However, it hasn't hurt most of their sales.

"We haven't suffered because we still have the post office and good sales," Adams said.

Hundreds of customers were disappointed when Sun Foods cleared the building, moving to the other location at Del Webb Boulevard and Talisman Road. The bankruptcy of its distributor, Fleming Co., prevented them from securing a new lease.

**See STORE, A5**

### From A1

Owner John Smirniotis said about half of the staff moved to the other store in Sun City.

Arizona Partners Real Estate in Scottsdale, who is leasing the building, have a few prospective tenants although they won't disclose names. They have talked to everyone from grocery stores to hardware shops.

"Our first choice would be to get another grocery store back in that space soon," said Lamont Kindseth, a leasing agent. "However, we'll see how things go in the next few

months."

Kindseth said there could be a deal within the next two to six months.

Sonny Fine, a manager at Sher's Fine Clothing in the shopping center, said he hopes an anchor store comes back soon. Even they haven't lost much business, he said the "traffic" attracted a lot of window shoppers.

"People would walk by see an item that catches their eye and come into the store," he said. "Of course, it's dropped off a little bit when you take away an anchor store."

Rose Sodergren, who lives nearby, misses not having a grocery store in her

neighborhood. It hasn't stopped her from patronizing the other businesses.

"I miss it like never before," she said. "It's such a shame to see an empty building go to waste."

Sodergren currently shops in Safeway at Bell Road and Del Webb Boulevard. The Sun Citian hopes the real estate agent is lining up another grocery store for residents.

"(IGA) was so convenient and had some very good sales there," she said.

Arlene Bannister, of Sun City West, remembers when ABCO occupied the empty store. She always seen a

grocery store there and couldn't imagine anything else in its place for shoppers.

"It's just strange because I don't why they moved from this area," she said.

Nevertheless, Adams believes that the businesses in the shopping center will continue their normal sales as usual. Those businesses include Little Bite of Italy, Radio Shack, Draper & Damon's and Walgreen's.

"Once there's another store," she said, "the parking lot will be full once again."

Mitchell Vantrease can be reached at 876-2526 or [mvantrease@aztrib.com](mailto:mvantrease@aztrib.com).

# Companies interested in 99th and Greenway site

## IGA owner explains why store closed

By **Geno Lawrenzi**  
Independent Newspapers

Sun Foods IGA, which has operated at 99th Avenue and Greenway Road since 1990, is no more but a property management firm in Scottsdale has received "several nibbles" from major supermarket chains that may be interested in establishing a grocery store at that site, a company spokesman said.

"We lost our lease from our supplier, Fleming Corp., when they went into bankruptcy," said John Smirniotis Jr., the company owner and founder. "When our lease was rejected by the bankruptcy court, we couldn't work out a deal with the landlord, so we decided to close the store. It's unfortu-

nate."

Mr. Smirniotis said he has no plans to re-open or relocate the store.

"It was a good store and we did a good business with our customers," he said. The company will continue to operate its food store on Del Webb Boulevard.

However, Terri Matheson, senior proper manager with Arizona Partners of Scottsdale, which owns the building, said her company is marketing the site to supermarkets.

"We have had a lot of interest from a number of companies," she said. "Nothing solid yet, but we're making progress."

Sun Foods IGA's original

See **Greenway** — Page 7

## Greenway

Continued From Page 1

store was at the LaRonde Center on Del Webb Boulevard. In 2000, the company took over a former ABCO store at 99th Avenue and Greenway.

In April 2003, Fleming Foods, the company's wholesaler, filed for bankruptcy protection under Chapter 11 and closed its Phoenix

warehouse. Since Fleming was the only full line grocery wholesaler in Arizona, the move "put us in a real bind and we had to find a new supplier right away," said Mr. Smirniotis.

He talked to Unified out of California about the problem. Because of high freight expenses to ship food products and the deposit requirements — Unified is a Grocery CO-OP — Mr. Smirniotis turned to Wayne Manning at Bashas.

After lengthy talks, Bashas was convinced to open a wholesale arm of its company, National Grocery Supply, and the arm began supplying Sun Foods with grocery, frozen and dairy items.

"Part of the bankruptcy that has affected us also is the lease situation," he told the Independent. "We had six leases that we sub-leased from Fleming." Despite negotiations with all the landlords involved, Sun

Foods IGA ran out of time and luck.

"When it came to our store at 99th and Greenway, we just could not get a lease that would work for us and the landlord and we were forced to close," he said.

Mr. Smirniotis said he plans to keep the LaRonde store open and has expanded his meat and produce operations to serve the Sun Cities better.

# GREENWAY TERRACE DIRECTORY

First National Bank  
15210 North 99th Ave.  
271-1461

The Arizona Bank  
15249 North 99th Ave.  
262-2716

Texaco  
15250 North 99th Ave.  
977-5322

Greenbrier Cafeteria  
15400 North 103rd Ave.  
974-7436

Western Savings  
15401 North 99th Ave.  
248-4630

Greenway Liquors  
15404 North 99th Ave.  
977-5932

Greenway Barber Shop  
15406 North 99th Ave.  
974-1422

Sun Beauty Coiffures  
15408 North 99th Ave.  
974-2546

Jarrett's Travel  
15414 North 99th Ave.  
933-8296

Baskin Robbins  
15416 North 99th Ave.  
977-6411

Creative World  
15418 North 99th Ave.  
977-7522

Walgreen Drug  
15422 North 99th Ave.  
974-2524

Rabbit Kiva  
15428 North 99th Ave.  
977-3297

Diamonds Ticket Office  
15430 North 99th Ave.  
977-8367

The Framing Loft  
15432 North 99th Ave.  
977-9759

Soly's Gifts  
15434 North 99th Ave.

Lincoln Thrift Assn.  
15436 North 99th Ave.  
974-2575

A. Locksmith  
15438 North 99th Ave.  
977-2221

Del E. Webb Resale  
15440 North 99th Ave.  
974-2555

Drapers  
15446 North 99th Ave.  
974-2501

Cheese House  
15450 North 99th Ave.  
974-0843

Montrose's, Inc.  
15458 North 99th Ave.  
977-0131

Tres Arcos Ladies' Wear  
15466 North 99th Ave.  
977-0577

Al Mart Cards & Gifts  
15470 North 99th Ave.  
974-2411

Lucky Discount Center  
15472 North 99th Ave.  
974-0187

Tuesday, September 3, 1974 - News-Sun

VF - SHOPPING CENTERS - GREENWAY

SUN CITY, ARIZONA

Greenway Terrace Shopping Center No. 5

Location: 103rd Avenue and 99th Avenue

Acreage: 13.93 acres

Description: Single-story shopping center containing 78,609 sq. ft. of leasable area.

History: Shopping Center was opened in December, 1973.

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

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1974	\$ 563,488	\$ 154,821	\$ 13,223
1975	1,024,857	276,713	20,311

This property is 100.0% committed  
No future change is contemplated

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

Date Acquired: December, 1973

Purchase Price: \$2,230,354

Book Value:

Land Costs	\$ 13,836
Land Improvements	282,767
Buildings and Structures	<u>1,894,951</u>
	2,230,354
Less Depreciation	<u>190,327</u>
Net Book Value	2,040,027

Insurance: Policy #MXP-2885777 Buildings - \$1,873,000

Financing or Long-Term Debt: Used as collateral under revolving credit agreement.

Real Estate Taxes: See above.

203.37  
322.6  
21.7