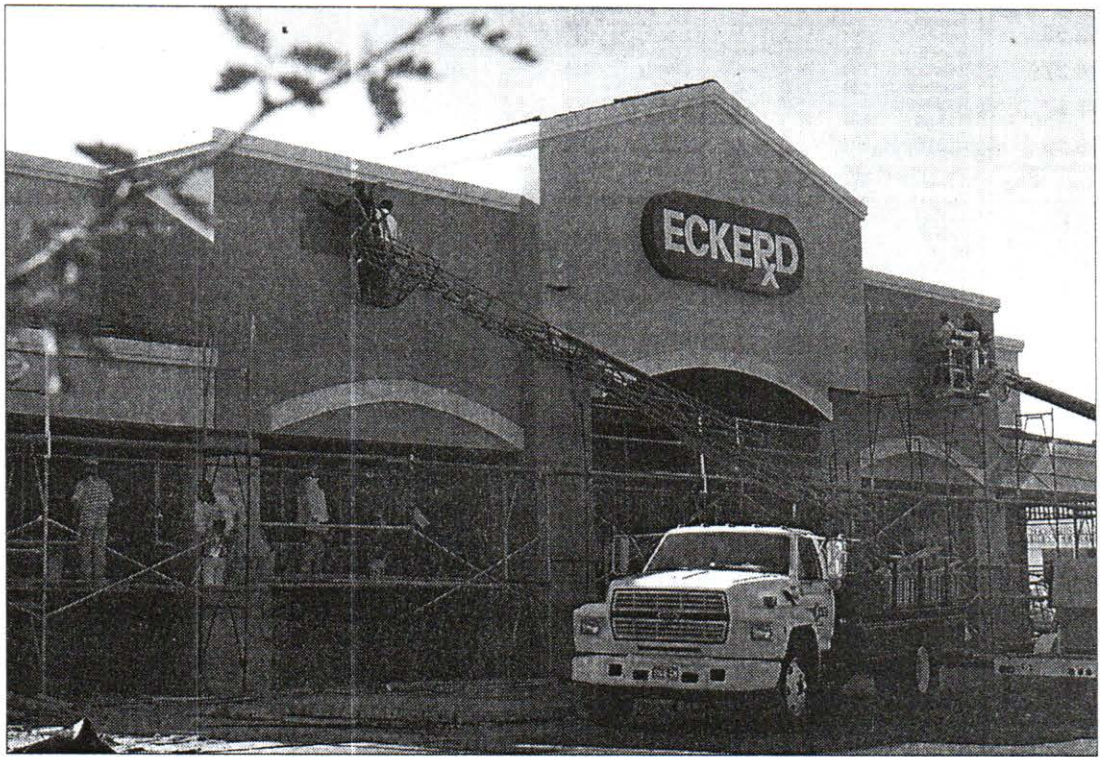


Construction is in its final stages on an Eckerd Drug store being built in the parking lot of Thunderbird Plaza on 99th Avenue in Sun City.



CHARLES WADE/DAILY NEWS-SUN

# Headache relief

## Construction enters final stage on Sun City drugstore

**JOHN SOKOLICH**  
DAILY NEWS-SUN

Construction is nearing completion for a new Eckerd Drug store in Sun City, much to the relief of surrounding businesses.

For several months, construction, which continued Wednesday, has blocked and hindered parking in the already tight Thunderbird Plaza parking lot at Thunderbird and 99th Avenue.

With construction nearing an end, business owners in the strip mall said they were optimistic that the end of construction will mean easier access for their customers.

Other store owners said the new store might help draw customers to the area, but parking will not be eased.

Numerous local business owners complained about the parking, but none would make comments for publication.

The biggest complaint from store owners concerned new medians placed throughout the parking lot, which many said could cause accidents by regulars not recognizing the new traffic flow.

Customers at the plaza Wednesday had similar comments.

"I think having a drugstore in this area is a good idea, but they shouldn't have put it in the middle of a parking lot," said Carl Vogle of Sun City. "The parking was bad here before they had the new store, so it's a lot worse now."

Terry Candor of Sun City said she also is at the plaza

often and thinks the parking situation will clear up once construction is completed on the Eckerd store.

"I think right now it is just a wreck with all the construction vehicles here and having to go around everything," she said. "Once it gets cleared up, I don't see the parking being a problem."

A similar situation occurred in Sun City about a year ago when a Walgreens pharmacy was being built at Sun Bowl Plaza.

There, business owners in the plaza tried petitioning unsuccessfully against the construction, because of parking woes they believed it would create. Since the Walgreens opened last year, most businesses reported that traffic and the customer base has returned to normal.

Eckerd is expected to finish its construction by January and opening sometime shortly thereafter.

Headquartered in Clearwater, Fla., Eckerd Drugs has 2,640 stores in 20 states. It fills about 200 million prescriptions a year, according to the company's Web site.

In April, Eckerd Corp. announced it would enter the Phoenix market, which is ranked the sixth-largest U.S. consumer market. Sun City was chosen for the company's first pharmacy in this market because of the Northwest Valley's high growth rate and attractive demographics, according to a statement issued by the company.

Plans call for a total of at least 60 stores in Arizona by the end of 2004, said Tami Alderman, public relations manager for the Eckerd Corp.

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SUN CITY, ARIZONAThunderbird Plaza Shopping Center No. 6

Location: Thunderbird Blvd. and 99th Avenue

Acreage: 8.23 acres

Description: Single-story shopping center containing 54,481 sq. ft. of leasable area.

History: Shopping center was opened in March, 1974.

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 year indicated are as follows:

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1975	\$845,775	\$152,240	\$11,083

This property is 100.0% committed.  
No future change is contemplated

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

Date Acquired: March, 1974

Purchase Price: \$1,571,118

Book Value:

Land Costs	\$ 13,821
Land Improvements	147,099
Buildings and Structures	<u>1,410,198</u>
	1,571,118
Less Depreciation	102,996
Net Book Value	<u>\$1,468,122</u>

Insurance: Policy #MXP-2885777 Buildings - \$1,184,000

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

Real Estate Taxes: See above.