

INSIDE



Walking School Bus showcased

More than 500 Estrella Mountain Elementary students, staff and parents got out of their cars and walked, biked, scooted and boarded to school as part of the national program Walking School Bus. **Page 7**

H1N1 flu hits three schools

The H1N1 flu has hit three Southwest Valley schools, and officials are doing everything they can to stop the spread of the virus. Fall break for most Southwest Valley schools starts Monday, and officials said the time off should help keep kids healthy. **Page 7**

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Crossroads @ Tolleson owner defaults on loan

City's commercial shopping gem in receivership

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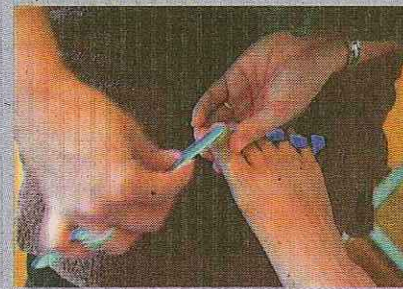
Avondale seeks input on transit service cuts

Public hearing scheduled Monday on proposals

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PHOTOS BY MICHAEL SCHENNUM/THE REPUBLIC
Cancer patient Beverly Cunningham of Sun City receives a pedicure at Cancer Treatment Centers of America in Goodyear.



Goodyear nail technician Roxanne Glaza's pedicure services comfort patients like Cunningham.

Salon pampers patients

A unique salon at Cancer Treatment Centers of America hospital is helping patients regain a piece of their identity. Compassionate Beauty provides wigs, breast forms, undergarments and pampering, including mobile pedicure services to patients during chemotherapy infusion. **Page 3**

ALSO INSIDE



Volunteers help keep Inca students safe

Community and school volunteers are working to ensure student safety while the new Inca Elementary School in Buckeye waits for a traffic light. Parents, school employees and Buckeye police have volunteered to help students cross the street. **Page 6**

Saturn failed sale to close 2 West Valley dealerships

The failed sale of General Motors Co.'s Saturn brand to Penske Automotive Group Inc. will result in the closure of five dealerships in Arizona, including Saturn of Arrowhead in Peoria and Saturn of Avondale. After the shops close, Saturn customers can take their vehicles to other GM dealerships. **Page 4**

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Crossroads owner faces foreclosure

By David Madrid

THE REPUBLIC | AZCENTRAL.COM

The Crossroads @ Tolleson is the city's retail commercial jewel, but the 100,000-square-foot shopping center is in receivership as the property owner faces foreclosure.

Tolleson 99th LLC, a Delaware company, defaulted on its \$34 million loan, failing to pay its monthly installments since January, according to Arizona Superior Court documents.

The center was developed by Las Vegas-based Greenstreet Properties.

As of July 15, \$36.6 million was owed on the loan. On Aug. 12, a Superior Court judge appointed Scottsdale-based Resolute Commercial Services as receiver at lender Wells Fargo Bank's request.

Crossroads @ Tolleson is at the southeastern corner of 99th Avenue and McDowell Road, by Interstate 10 and Loop 101.

Avondale, Tolleson and Phoenix share the intersection. Two years ago, Arizona realty professionals selected it as one of the Valley's hottest intersections based on developments, nearby population, traffic counts, median incomes, zoning and land use.

Resolute's John P. Mitchell III said his job is to protect the property.

"As a receiver, we come in and take over the operation and control of the asset and create some stability and normalcy for the tenants and try to act as a conduit to a future time for the retail center, depending where the economy goes," he said.

There are some encouraging signs. On Monday, anchor-tenant Fitness Factory Arizona held a grand opening. Manager Jared Meyers sees the 31,000-square-foot gym bringing life back to the center.

Of the receivership, he said, "It doesn't affect us. They are doing a good job."

But other Crossroads tenants are unhappy with rents in the \$30 to \$40 per-square-foot range.

They peg rent in today's market at about \$15 per square foot, and complain that Wells Fargo won't negotiate with them.

The recession has driven down revenues, so they said they may have no choice but to leave the shopping center.

The tenants didn't want to be named because they want to work with the bank.

Tolleson Mayor Adolfo Gámez wants them to stay.

"If we can help in any way, we're more than willing to step in and see how we can help retain them," he said.

Gámez is puzzled by the receivership as the center is about 85 percent full.

"I hope something can be worked out with the new owners ... because it is a prime location, and maybe it's a way to try and renegotiate because of the economy and the times we're living in right now," he said of tenants considering leaving. "Maybe that would be a good business practice to do right now to retain these people. It's a buyer's market. If they want to go somewhere else where the rent is cheaper, they probably could do that."

Mitchell said the economy has hurt real estate across the board.

"In Maricopa County, retail has been hit really hard right now because of the amount (of development) that has been built and the amount of the existing retail that is (available)," he said. "So with the decline of the economy, retail centers such as Crossroads are kind of in the bull's-eye of the economic downturn because of the cost of the center. We're seeing a sort of reclassification of asset values across the board."

"It's a great center and there are great tenants in there, but general economic conditions are creating overall hardship."