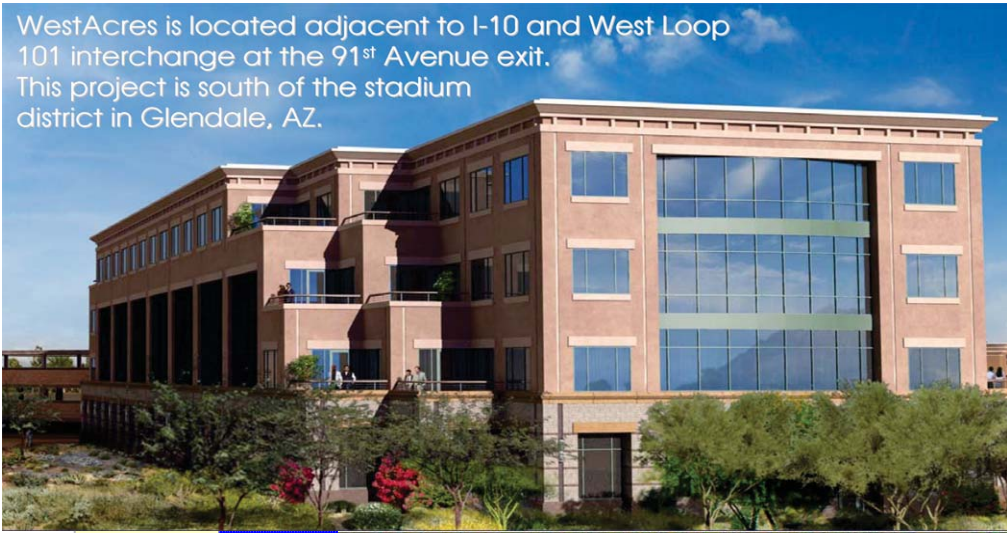


WestAcres is located adjacent to I-10 and West Loop 101 interchange at the 91st Avenue exit. This project is south of the stadium district in Glendale, AZ.

2008



WestAcres-Office/Retail

WestAcres is 14.4-acre development located on the Northwest corner of 91st Ave. and McDowell in Phoenix. Phase I of WestAcres will include a mixture of 42,000 square feet of Retail space and a four story 100,000 square feet medical office building for sale or lease with a 2½ story parking structure. Empire Commercial Development entitled the property and sold it to Double G. Ranch. Empire Commercial Development has joint ventured with Double G. Ranch for the development of the project.