



Basin welcoming new business

Newpark commercial space expected to open this summer

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It sure looks like an economic recovery at Kimball Junction.

Last spring saw a swath of businesses close after the end of ski season, but this year the Snyderville Basin is welcoming several new merchants.

Renovation of the Walmart on Landmark Drive is making progress. The exterior looks complete although work continues inside. A company spokesperson said it will be done by the end of October. The research park under construction to the south is beginning to look like more than piles of dirt.

Tanger Outlet Center

But perhaps the most changes are taking place at the Tanger Outlet Center west of Walmart. The Dressbarn reopened in March after a renovation that lasted most of the winter.

According to outlet center general manager Nancy Gray, Liz Claiborne will close May 16. An Abercrombie & Fitch store will open in the space.

Down East Outfitters opens this weekend in the unit formerly occupied by KB Toys and most recently filled by a temporary gift store.

On May 18, the high-end women's fashion store Chico's will open in the unit formerly held by Heartstrings. Customer requests for Chico's were influential in the successful bid to attract the store, she added.

On the west end, a unit sits empty after Ashworth left. Gray said there's a tenant in negotiations for the space, but it's too early to announce. Gray said previously Tanger normally operates at 100 percent occupancy, but she clarified Wednesday that having a unit sit empty isn't worrisome because her leasing department is always considering new tenants.

"Tanger has good offerings for tenants, and many tenants want in," she said.

Newpark Town Center

"For lease" signs have covered windows and doors for months along Center Street in the Newpark Town Center between BestBuy and Jupiter Bowl. That's about to change, said CRG Park City real estate agent Katie Noble. She expects at least five to eight merchants to move in by the end of summer.

The recession is accountable for the emptiness, she said, but the units are not complete inside to allow each tenant to design to their suiting. That means none can open until a few weeks or months after signing contracts.

Two tenants who have signed are GreatClips and The Clubhouse Daycare, which was on lower Main Street renting from NNN Summit Watch.

The Clubhouse will be in one of the Newpark Hotel commercial units, she said. The hair salon will relocate from Bonanza Drive in late summer.

There are no stated goals as to what kinds of businesses Newpark would like to attract, but there's room for up to five restaurants, she said.

Although Noble could not comment, the owners of Spencer's Smokehouse Grill, formerly on Bonanza Drive, and Shabu, which is currently in the Main Street Mall, have both previously expressed interest in the area.

She and real estate agent Eric Nelson are working to attract established businesses in Summit and Salt Lake counties to relocate to the neighborhood or possibly open a second or third location there, she said.

"Businesses there now are doing well," she explained.

Redstone

Redstone has struggled with vacancies during the recession, but Shippack Place opened April 26 servicing FedEx needs.

Owner Carlos Vazquez said it is a second location of the Shippack Place located in Snow Creek Plaza near The Park City Market.

The new location allows him to tap businesses in the Silver Creek, Kimball Junction and Jeremy Ranch areas as well as visitors. He also expects to get Heber business from people unwilling to drive into Park City or down to Salt Lake City.

The Snow Creek Plaza store has been open two and a half years and is doing well, he said.

Prudential Utah Real Estate head Steve Roney also confirmed Thursday that his firm would take over the former Summit Sotheby's International Realty sales office along the street by June 1.

Michael's Crafts Store

Renovation in preparation for a Michael's Arts and Crafts store appears to be underway since a firm called McPherson Contractors has posted licenses and contact information on the windows. The store name has also been listed on the monument sign at the entrance to The Kimball Village.

A spokesperson for the corporation earlier said the company does not respond to media inquiries before stores are close to opening.