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## Central Phoenix swimming pool store to be transformed into restaurant, retail space

### Construction on the project expected to start in June

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Point B Inc. will soon begin construction to transform a former Shasta Pools store and showroom into a restaurant and retail center the developer is hoping will be a place that will reinforce the neighborhood's identity.

"We were looking for a good urban infill opportunity," said [Matt Hargis](#), president of [Point B Property Development](#). "We got excited when we saw the chance to buy the Shasta Pools retail center. We want to add to the vibrancy of that corner and build a neighborhood-scale restaurant and retail center."

According to Maricopa County records, the firm closed on the property, located at 16th Street and Bethany Home Road, on Feb. 14 for \$1.95 million.

Hargis said the company expects to have permits from the city for the project by June and will then start construction. There are two buildings on the site now, as well as several swimming pools that were used as displays. Point B plans to fill in the pools to create parking, and adaptively repurpose the buildings, and add more building space. The addition will bring the center from about 8,000 square feet to 10,000 square feet.

"We focus heavily on placemaking," said [Ashley Nye](#), project manager for Point B. "We want to be an identifier in the neighborhood, a place where the people who live nearby will feel at home."

The area is already home to several popular restaurants, including Luci's Healthy Marketplace, The Vig and San Tan Brewing Co., and Hargis said Point B would like to complement the mix that already exists there.

The company has already signed its first tenant in the plaza, a New York pizza restaurant planning to open its first Arizona location, and has had interest from several other potential retail, restaurant and fitness tenants, Hargis said. The center is expected to open by the end of the year.



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An artist's rendering shows the planned retail and restaurant development, called 16 North, that Point B is planning near 16th Street and Bethany Home Road.

"We are trying to be considerate and cognizant of the neighborhood and fill the needs they have," Nye said.

Architekton is the architect on the project and Norris Design is the landscape architect. Sharp Construction is the general contractor, Wood/Patel is the civil engineer, BDA Design is the structural engineer and Applied Engineering is the mechanical and production engineer.

Point B, which is based in Seattle, specializes in urban infill and adaptive reuse projects. The company renovated the [Hardware Store on Roosevelt Street](#) and First Avenue in downtown Phoenix, which was first built as a "castle hall" for the Knights of Pythias and dedicated in 1928, into creative offices.

The Hardware Store is next door to another adaptive reuse project Point B completed last October, which consisted of updating former townhouses at 815 N. First Ave. into individual creative office suites.

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