

# SMARTbrief

August 2015

A new store is opening next to the GameStop at New Market Square at 21st and Maize Road. **Simply Mac**, a division of GameStop, is having a soft opening on Friday, August 21 and a grand opening will follow in a few weeks with giveaways and specials. "We're Apple specialists," says Shane Roberts, social media specialist for the Salt Lake City-based Simply Mac. The store is authorized to sell and repair Apple products, such as Macs, iPhones and iPads. Customers also can trade in old Apple products and buy certified pre-owned Apple products at reduced prices.



Gov. Sam Brownback has added Wichitan **Steve Martens** to the state's **Council of Economic Advisors**. Formed in 2011, the Council of Economic Advisors was created to coordinate strategic planning and economic development resources, evaluate state policies and agency performances and conduct research on economic development-related topics, such as state, tax competitiveness and regulatory structure.

Martens, meanwhile, has been involved with the commercial real estate industry for more than 40 years. He is the president and CEO of **The Martens Cos.** Those involved with the Council of Economic Advisors says Martens' real estate expertise will be an asset in developing strategies to grow the Kansas economy.

Martens is a past president for the state and local Realtors associations. Last year, he was inducted into the Junior Achievement Hall of Fame. Honorees are recognized for their success in business and commitment to giving back to the community. To that end, Martens is involved with United Methodist Open Door and is a board member and past chairman for the United Way of the Plains. He also serves on the board of directors for the Kansas Cosmosphere & Space Center. He served on the board of directors for Exploration Place and the Wichita/Sedgwick County Task Force to End Chronic Homelessness. In 2013, the local chapter of the Association of Fundraising Professionals named Martens its outstanding philanthropist.



*Congratulations Steve!*

**NAI Martens**

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**Texas Roadhouse** has been so successful in Wichita that the Louisville-based company is opening a second restaurant in Wichita, except this one will be a new concept. **Bubba's 33** is going to open in Rockwood Plaza just north of the LongHorn Steakhouse at the northeast corner of Kellogg and Towne East Mall Drive. Spokesman Travis Doster says the high-energy Bubba's concept has "a little bit more flair, if you will," than the average restaurant. Bubba's main menu is pizza, burgers and beer, though it has salads and other dishes as well. The "33" in the restaurant's name is for the 33-degree beer Bubba's serves. The 8,900SF restaurant will have more TVs – more than 60 total – than tables. Bubba's isn't a sports bar, though. "It's more of a sports restaurant," Doster says. Music videos also will regularly play. The restaurant will have three sections – a dining area with booths, a bar area with garage doors and an area with seating for larger groups.



**Bella Luna** at 4618 E. Central closed July 25, 2015 but there is a silver lining. Longtime Wichita restaurateur George Youssef is taking over the space and is going to open a French restaurant. Youssef is planning on being open seven days a week for lunch and dinner and then adding breakfast down the road. Remodeling began in the beginning of August and he plans on being operational in a month to a month and a half.



**Best Western Plus Eastgate Inn & Suites** at 8300 E Kellogg is working on a deal for a hotel on University just off of Ridge Road. That's just north of Kellogg and behind the Target on West Maple. "Obviously, with the new airport, I see the need for a good-quality hotel...for that area," Madhu says. He says zoning isn't an issue but that he needs a "minor amendment" to the community unit plan in place for that area. Madhu says he wants to have close to 80 rooms in a 48,000-square-foot building, which is slightly larger than the CPU allows. "We're looking to increase that slightly," he says. "We just need to get that amendment to meet our requirements." Madhu says he plans a standard limited-service hotel with a pool, breakfast area and meeting space. Madhu says with the airport and new restaurants such as Abuelo's and Twin Peaks nearby, a new hotel makes sense. "It seems like a good fit for the area."



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**City of Derby** has gained preliminary approval for a commercial entertainment and tourism district on the west side of Rock Road at the north end of Derby. The \$39 million project would be funded through STAR bonds, which capture excess sales tax generated by businesses within a district to pay off the bonds. The Derby City Council passed a motion 8-0 for a public hearing on August 25 to discuss establishing a STAR bond district. According to the proposal, the park would include life-size dinosaurs and a museum outfitted with skeleton and fossil exhibits. A three-dimensional theater and a miniature golf course are also proposed. The project calls for a spring 2017 opening.

**Aldi Inc.** is moving forward with plans to open a discount grocery store in Derby. The city's planning commission is expected to approve the company's site plan during its August monthly meeting. Aldi plans to build a 17,825-square-foot store in The Oaks Commercial third addition west of Rock Road, about one-quarter mile north of Meadowlark Blvd. Aldi will be located north of a Meritrust Credit Union and next to where Mattress Firm is building a 4,000-square-foot store. NAI Martens Commercial Advisor Grant Glasgow brokered both the Aldi and the Mattress Firm deals.

**Barroco Mexican Grill** opened July 15 in the former Kobe Steak House of Japan space at 2330 N. Maize Road. Alberto Lopez and a group of partners named the restaurant after a term used to describe a style of architecture. The restaurant features a full bar with daily drink specials for lunch and dinner. The restaurant prides themselves on their spicy food that is full of flavor.

**Children's Dental Professionals** will move during the week of August 10 to an 8,300-square-foot space at 6943 W. 37th Street North, near 37th and Ridge Road, they will be open for business on August 17th. The clinic's previously leased space was only 2,400 square feet and located at 7075 W. 37th. The new space will have eight patient stations, four operating rooms and one area for sedation. The new clinic will also have larger lounge and waiting areas.



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The Vancouver-based chain of yoga apparel is taking 1,344 square feet for a **Lululemon Athletica** showroom at the Shops at Tallgrass near the northeast corner of 21st and Rock Road. Spokeswoman Helen McKeon can't share an exact date yet, but McKeon says to keep an eye out for more details about the opening this summer. "Showrooms carry our key styles and are only open part of the week so that we can be out in the community," she says. "A store has a wider range of product options and are open more hours during the week." She says the Lululemon showroom is part retail space with yoga mats and men's and women's apparel and part community hub where the Lululemon team is "sweating side by side" with other yoga-loving people.



**Firehouse Subs** will join previously announced tenants AT&T and Denver Mattress at the 14,000-squarefoot center under construction between Chili's and Hampton Inn. "Firehouse Subs will fit great in Regency Lakes," says David Shannon, who is building the center in partnership with his father, Ken, and Scott Ritchie III. "We'll be two-thirds preleased," Shannon says. "I just think this bodes well for filling up the rest of the space. I'm continuing to be just pretty optimistic about the whole area," Shannon says. This will make Wichita's third Firehouse Subs. The Reeces opened the area's first at Eastgate Plaza at Kellogg and Rock Road in late 2013. Franchisees Dana and Troy Todd opened a second Firehouse Subs in NewMarket Square in October.



**Picasso's Pizzeria** owner Kurt Schmidt wanted to expand his Delano restaurant so much, he convinced his landlord to buy the building next door. "Basically, we're going to knock out a hole between the two buildings inside," Schmidt says. "It's going to be kind of a mirror image of each other." The extra 2,600 square feet to the east of his current address at 621 W. Douglas, will allow him to add a bar. "I'm just giving my customers another option," Schmidt says. Picasso's kitchen will remain on the west side of the business. On the new side, there will be more bathrooms and an indoor/outdoor seating area that can open onto a patio in nice weather. Schmidt says he's playing with his options for the new space. That may include room for private parties, though he says he hasn't made any decisions.



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