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## **Scottsdale museum unveils \$12M expansion with four new exhibitions; plus more Valley real estate deals**



The Western Spirit Museum in Scottsdale has opened a 12,000-square-foot expansion to house new exhibits.

JASON ROEHNER

By [Staff](#) – Phoenix Business Journal

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### Story Highlights



- Western Spirit Museum in Scottsdale opened a \$12 million expansion this week
- Realterm paid \$6.4 million for an industrial storage facility in Phoenix
- More than 700 acres of vacant Buckeye land sell for \$6.37 million

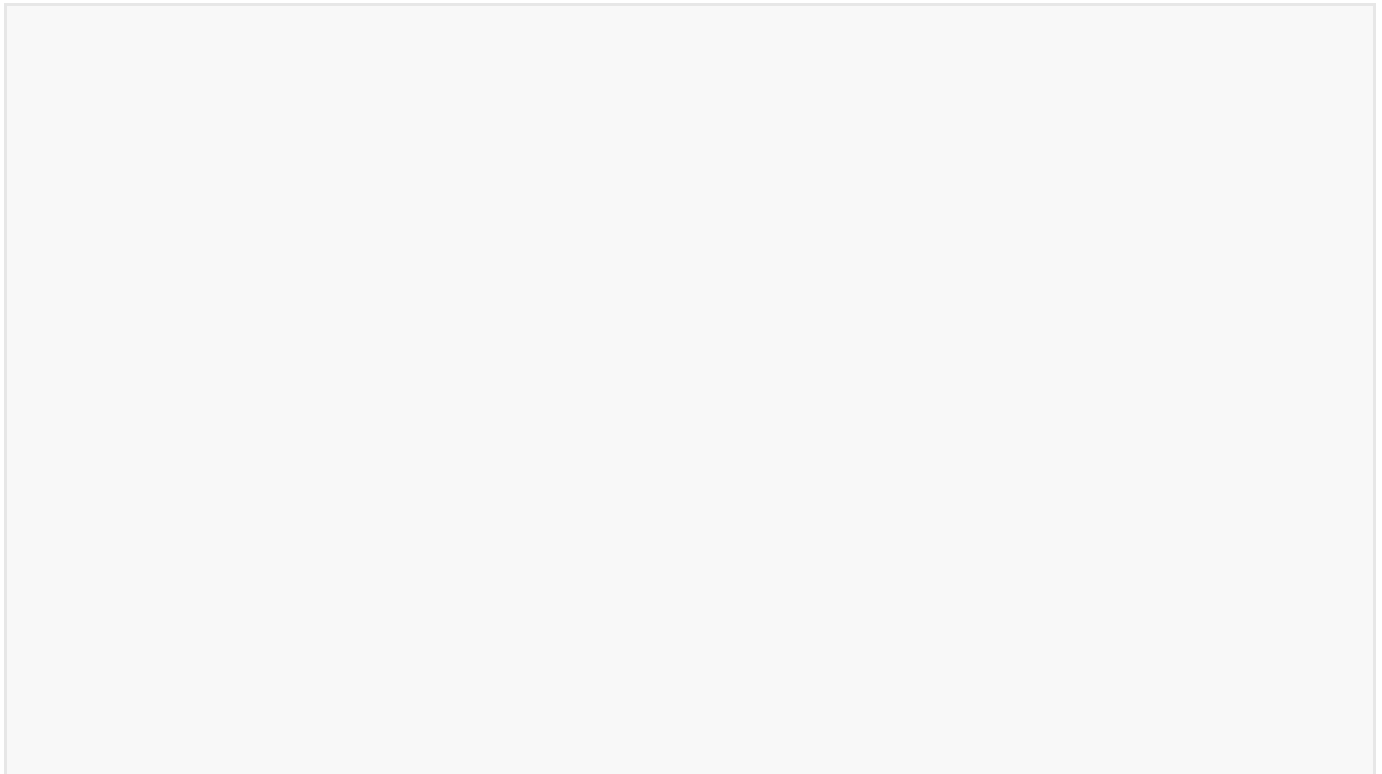
Western Spirit: Scottsdale’s Museum of the West unveiled a \$12 million expansion this week, debuting the two-story Louis Sands IV Center that is hosting four new exhibitions.

The 12,000-square-foot space brings the total footprint of the museum in Old Town Scottsdale at 3830 N. Marshall Way to 55,000 square feet.

Studio Ma was the architecture firm that designed the new space, while Core Construction was the general contractor.

The Louis Sands IV Center brings together Western American and American Indian art from acclaimed artists in multiple mediums to reflect the region’s creative traditions and a broader depth of the museum’s collections.

“The grand opening of the Louis Sands IV Center marks a transformative new chapter for Western Spirit Museum and a defining moment for Scottsdale. This must-see destination was designed to inspire pride in our community, spark curiosity, and deliver a powerful, immersive cultural experience that really connects with our guests,” said Todd Bankofier, CEO and executive director of Western Spirit Museum, in a statement.



One of the highlights of the new exhibits at Western Spirit Museum in its expanded space is "Working Partners: Masterworks from the Eddie Basha Collection," including works from more than a dozen artists, including bronzes, paintings, prints and carvings.

WESTERN SPIRIT MUSEUM

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Museum members who RSVP can take part in an exclusive preview on March 27, and the exhibit opens to the public on March 27 and 28 with free admission, [though online registration is required](#) to attend. Saturday's

activities include live music and food vendors.

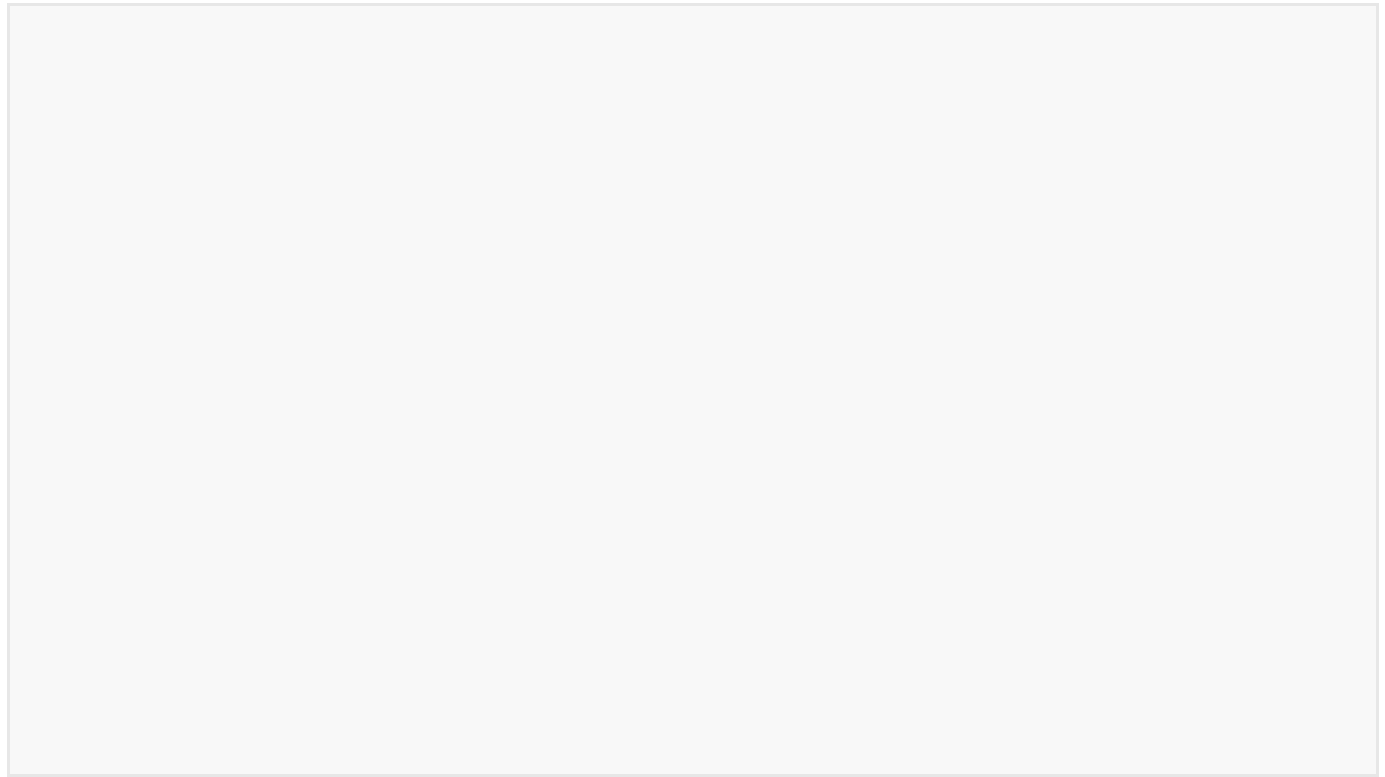
“The Louis Sands IV Center allows us to tell the story of the West in a new, more expansive way, placing painting, sculpture, jewelry, and ceramics into conversation across two floors. Together, these exhibitions reflect the richness and continuing vitality of Western and Indigenous art, setting the state for how our museum will move forward,” said Chief Curator Andrew Patrick Nelson, PhD, in a statement.

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- Scottsdale-based **Nathan & Associates Inc.** negotiated the \$6.37 million cash sale of 708 acres of vacant land in Buckeye.

Buying the parcel was **Sun Valley 708 LLC**, which traces to Wilson Property Services, according to Tempe-based Vizzda LLC real estate database. Seller in the deal was Sun Valley Assemblage LLC, which traces to Michael S. Musulin.

Closing on March 18, the land is north of the northeast corner of Sun Valley Parkway and Interstate 10.



Nathan & Associates Inc. negotiated the \$6.37 million sale of 708 acres of vacant land in Buckeye.

NATHAN & ASSOCIATES INC.

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That property straddles both sides of Sun Valley Parkway, said Nate Nathan, president and designated broker for Nathan & Associates who negotiated that transaction, along with Courtney Buck and David Mullard.

It serves as a gateway into thousands of acres owned by homebuilders, including Pulte Homes on the east side and other developers on the west side of Sun Valley Parkway, Nathan said.

That area will evolve, Nathan said.

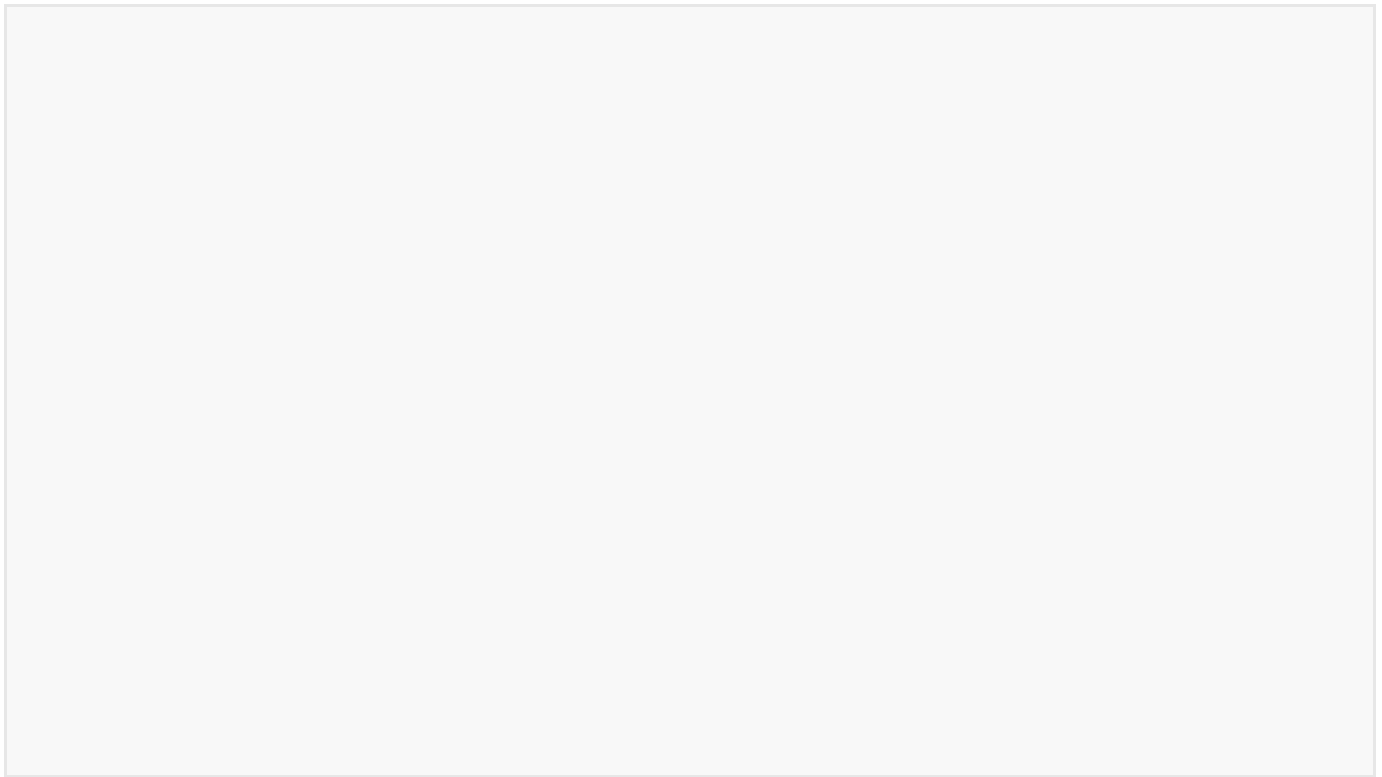
But for now, the buyer purchased the land as a spec deal, he added.

"It's sandwiched between some incredibly fantastic land ownership," Nathan said.

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- Annapolis, Maryland-based **Realterm** paid \$6.4 million for an industrial outdoor storage facility in Phoenix, according to Tempe-based Vizzda LLC real estate database.

The property at 3615 S. 28th St. was 100% occupied when the transaction closed March 18, said Brendan Coleman, associate vice president of investments for Realterm.



Annapolis, Maryland-based Realterm paid \$6.4 million for this 19,819-square-foot industrial outdoor storage facility at 3615 S. 28th St., Phoenix.

JIM POULIN | PHOENIX BUSINESS JOURNAL

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The 19,819-square-foot property on 2.8 acres was purchased from Phoenix Bus Properties LLC, an entity tracing to Tony Matijevich, according to Vizzda.

The property was built in 2005 and renovated in 2019, Coleman said.

This acquisition follows Realterm's \$8.2 million all-cash purchase of a 48,000-square-foot industrial building at 4475 N. 43rd Ave., Phoenix, according to Vizzda.

Before that, Realterm [sold a 75,000-square-foot vacant industrial building for \\$14.05 million](#).

"Across Realterm's portfolio, we own 10 properties in the Phoenix metro area, totaling plus or minus 135 acres, including final-mile warehouses, truck terminals, and IOS facilities across the valley," Coleman said.

Realterm is bullish on the Phoenix industrial market, particularly infill and transportation-oriented assets, he said.

"Demand for well-located, high-quality logistics and IOS facilities in core submarkets remains strong, and we see attractive opportunities at today's pricing," he said.

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- Popular Midwestern pizza and ice cream purveyor **Happy Joe's** is making its way to Arizona with the opening of a new shop in Oro Valley near Tucson.

The shop at 11695 N. Oracle Rd. offers the brand's full experience with oversized made-to-order pizzas, ice cream treats and a playful, family-friendly atmosphere. The first official day of business will be March 30,

but a grand opening event is scheduled for March 27 from 5 to 7:30 p.m.

“Our restaurant has always been about more than what’s on the plate,” said Tom Sacco, CEO, President and Chief Happiness Officer of Happy Joe’s. “Our pizza-cutting ceremonies capture that spirit perfectly. They're fun, memorable and reflect the happiness we aim to bring into every community we serve.”

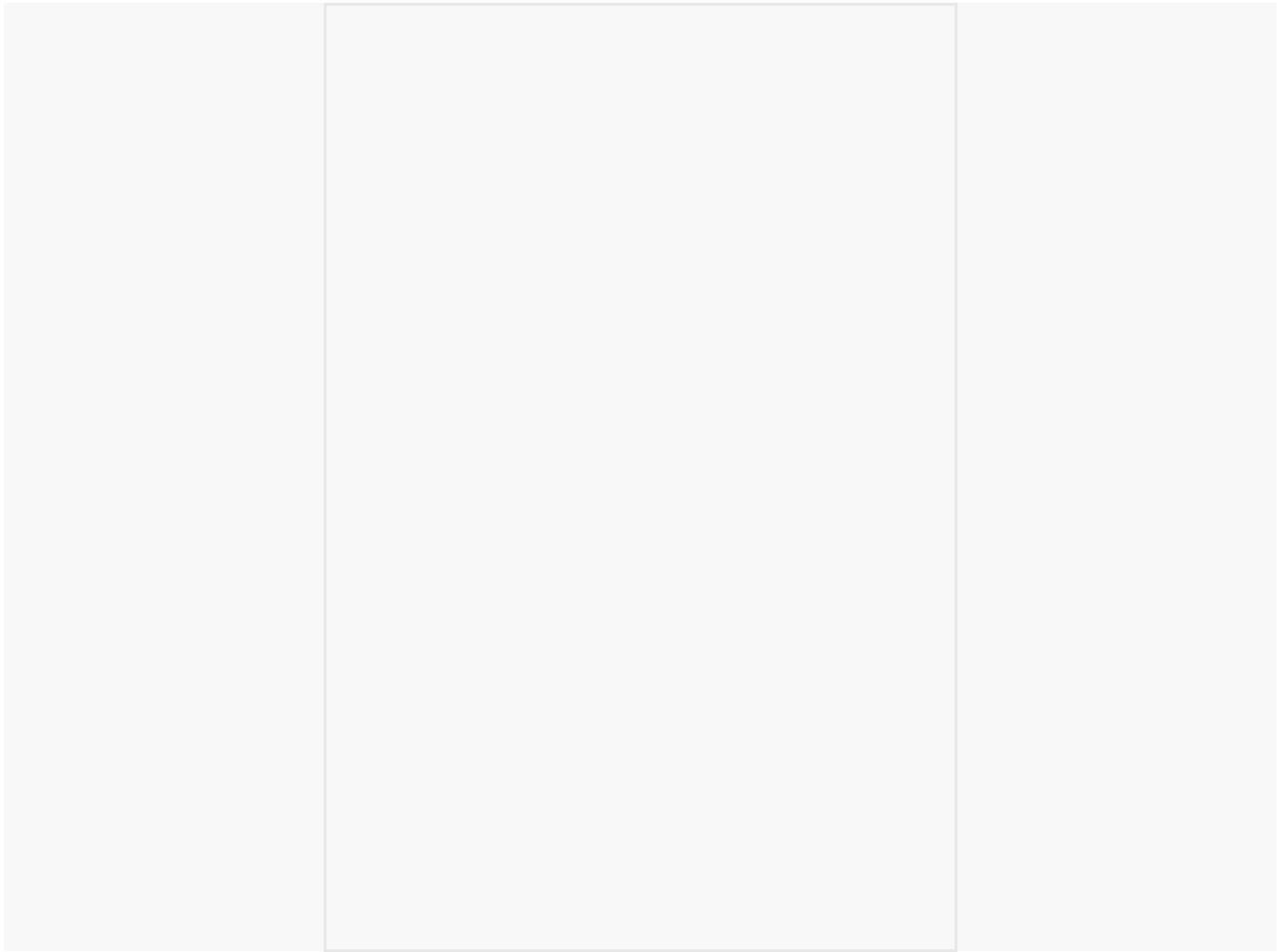
The Arizona shop is operated by entrepreneurial team MC2 Entertainment Group LLC. The chain was founded in 1972 in Davenport, Iowa. and now has 38 locations in the Midwest.

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Japanese fast-casual eatery **Pepper Lunch** has opened its newest Arizona location in Phoenix at 2945 W Dove Valley Road.

The restaurant's signature dish is its Beef Pepper Rice, that combines beef with fragrant rice, flavorful pepper paste and freshly cracked black pepper served on a patented sizzling hot iron plate.

The Dove Valley restaurant is owned and operated by the same Arizona-based franchise group behind the brand’s first location at Arizona State University, as it continues to evaluate locations for continuing expansion.



Pepper Lunch's signature dish, the Beef Pepper Rice.

PEPPER LUNCH

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This time the restaurant wanted to focus on residents and commuters traveling the I-17 corridor.

"After the incredible response to our first Arizona location, we're excited to continue growing Pepper Lunch in the Valley," said Jake Ireland, co-owner and operator, in a statement. "Dove Valley is a fast-growing area with a strong sense of community, and we're proud to introduce more guests to our unique, sizzling dining experience."