

mento, represented the lessee, OGD LLC, and the lessor, Kellner and Strand, in the transaction.

CITRUS HEIGHTS

American Eagle - a newly expanded and renovated 6,400+ sq. ft. location has opened at Sunrise Mall, which is owned by Steadfast Commercial Properties. The expanded concept offers high quality, on-trend clothing, accessories and personal care products at affordable prices. Among additional retailers due to open soon at the mall are Aeropostale, Shoe Palace and Lids. Remarked the mall's General Manager, Christi Woodards, "The addition of new stores and the reinvestment by existing retailers is just one more stamp of approval that Sunrise Mall is answering the needs of the retail and business community."

ELK GROVE

A 1,520 sq. ft. lease - of retail space at Elk Grove-Florin Road by Mandeep Kaur. Stuart Snider and Bill Perkins, with Grubb & Ellis in Roseville, represented the lessor, Kobra Properties, in the transaction.

Super Taco - a 2,400 sq. ft. lease for a restaurant opened at 4720 Laguna Boulevard. Agents from Grubb & Ellis in Roseville represented the lessee and the lessor, Kobra Properties, in the transaction.

SACRAMENTO

Fred Loya Insurance - a 1,400 sq. ft., 5 year lease for an auto insurance agency opened at 3291 Truxel Road. An agent with Properties Unlimited Commercial Real Estate represented the lessor. Stephen Legaspi, of The Legaspi Company, represented the lessee in the transaction.

Lazez Food Group - a 12,000 sq. ft. lease of retail space at 6968 65th Street. Sun City Center was the lessor. Stuart Snider and Bill Perkins, with Grubb & Ellis in Roseville, represented the lessee in the transaction.

The Window and Door Shop - a 5,250 sq. ft. lease for a store opening at 1717 Bell Street. Richard Smith, with Grubb & Ellis, represented the lessee and the lessor, Paul Jorjorian, in the transaction.

SAN BERNARDINO COUNTY

APPLE VALLEY

Dollar Tree - a 10,060 sq. ft., 5 year lease for a general merchandise store, represented by Mitch Bayat with Netco Investments. Bill Worsley, in conjunction with Ielen Sarkisian of Strategic Retail Advisors, represented the lessor, Lewis Retail Centers of Upland, in the transaction.

Dr. Mike's Walk In - a 1,300 sq. ft., 5 year lease for a medical clinic, represented by Dino Defranco with Artisan Real Estate. Bill Worsley, in conjunction with Ielen Sarkisian of Strategic Retail Advisors, represented the lessor, Lewis Retail Centers of Upland, in the transaction.

Radio Shack - a 1,800 sq. ft., 5 year lease for an electronics store. Noelle Burnett, with CB Richard Ellis represented the lessee. Bill Worsley, in conjunction with Ielen Sarkisian of Strategic Retail Advisors, represented the lessor, Lewis Retail Centers of Upland, in the transaction.

CHINO HILLS

Denny's - a 6,958 sq. ft. tenant occupied (NNN leased) space at 3370 Grand Avenue, has been sold for \$1,841,000. Donald Emas, with Marcus & Millichap in Ontario, represented the seller in the transaction.

FONTANA

Taco Bell - a 20 year lease for a fast food restaurant opening at Sierra Lakes West. Ken Caron, in conjunction with Barclay Harty of CB Richard Ellis, represented the lessor, Lewis Retail Centers of Upland, in the transaction.

America's Tire - a 20 year lease for a tire automotive shop. Melissa Fish, with TAFCO Commercial Real Estate, represented the lessee. Ken Caron, in conjunction with Barclay Harty of CB Richard Ellis, represented the lessor, Lewis Retail Centers of Upland, in the transaction.

HESPERIA

Dr. Mike's family practice - a 1,300 sq. ft., 5 year lease for a medical clinic. Dino Defranco represented the lessee. Bill Worsley, in conjunction with Ielen

Sarkisian of Strategic Retail Advisors, represented the lessor, Lewis Retail Centers, in the transaction.

MONTCLAIR

Montclair Plaza - Among the latest stores to open: Wet Seal, Tilly's, and MAC Cosmetics, which has opened a freestanding store on the lower level of Montclair Plaza. The makeup authority carries a full range of exclusively branded products, including eyeshadow, lipstick, foundation and such collections as Face and Body Foundation. The concept, which has a cult following, offers professional quality cosmetics while eschewing the high-price "face" of traditional fashion marketing. It's efforts on behalf of AIDS, cruelty-free testing, and recycling programs, are an integral aspect of the culture, ethos and identity of MAC.

RANCHO CUCAMONGA

Festival Centers - a 24,745 sq. ft., 5 year lease for a theater. An agent with Sudweeks Commercial Real Estate represented the lessee. Bill Worsley represented the lessor, Lewis Retail Centers of Upland, in-house in the transaction.

REDLANDS

Eureka! Burger - a 2,072 sq. ft. upscale burger restaurant has opened at Gateway Plaza, located on Pearl Avenue just off the Orange/Eureka Street exit (coming from the eastbound I-10), in downtown Redlands. The new Inland Empire restaurant promises to redefine the "burger bar" concept, with a renowned chef, original beer and wine selection and delectable menu at affordable prices. The menu offers various homemade gourmet burger recipes and premium salads. Renowned Los Angeles area chef Ron Guidone, heads up the culinary talent as Executive Chef, and has created an innovative menu featuring such specialties as a smoked hickory burger, Caesar salad burger tortilla burger and chicken stacked nacho. With an impressive array of craft beers and boutique wine offerings, the restaurant is expected to become the locals new spot for lunch, happy hour and dinner entertainment. Paul Frederick represented Eureka Burger, LLC of Redlands in the transaction. Robert Suzuki represented the lessor, Investwest Partners I, LLC of Manhattan Beach, in the transaction.

RIALTO

Rialto Town Center - a new 239,552 sq. ft. center is being developed by NewMark Merrill Companies, in partnership with Pacific Retail Partners. Positioned at the southwest corner of San Bernardino Avenue and Riverside Avenue, among the plans is a Wal-Mart Supercenter and seven additional out parcels housing retail stores and restaurants. The center will feature a modern design, while focusing on the retail needs of the surrounding community. The existing Wal-Mart that is just north of the project is due to be re-tenanted, further revitalizing the area use. Total redevelopment costs associated with the project are estimated at in excess of \$30 million.

UPLAND

A 38,640 sq. ft. property - formerly occupied by Albertsons, and which is located at 2419 Euclid Avenue, has been sold for \$1.55 million. Tim Sebek, with Marcus & Millichap, represented the buyer and seller in the transaction.

SAN DIEGO COUNTY

ALPINE

Viejas Bowl - a new boutique bowling center is planned for space at the Viejas Outlet Center, located across from Viejas Casino, located off I-8 on Wilhows Road. The 15,667 sq. ft. destination will be in proximity to the existing Fun Zone Arcade, is due to feature 12 certified bowling lanes and numerous flat screen TVs for sporting and other events. Construction has commenced, with a late 2009 completion anticipated. Viejas CEO, Lynn Baxter, stated, "Viejas Bowl is our latest move toward creating a true 'lifestyle center' at the Viejas Outlet Mall. We think Viejas Bowl fills a void in East County."

A 1,200 sq. ft. lease - of retail space for a 5 year term at Alpine Village Center, located at 2955 Alpine Boulevard. Bill Thaxton and Steve Avoyer, of Flocke & Avoyer Commercial Real Estate, represented the lessor, Larry Tucker.

CARLSBAD

Verital Martial Arts - a 1,800 sq. ft., 5 year lease for a studio opened at Tama-

rack Shopping Center, located at 973 Tamarack Avenue. Bryan Cunningham and David Bradley, with Cushman & Wakefield, represented the lessor, Hinds Investments LP, in the transaction.

CHULA VISTA

Village Walk at Eastlake - Among the latest leasing activity: a 10 year lease for HSBC Bank, represented by Jeff Drew and Matt Moser with Retail Insite; a 5 year lease for Purmul Insurance, represented by Aziz Purmul of Tailored Real Estate; and a 5 year lease for SD Philly Cheese. Stewart Keith and Brad Williams, of Flocke & Avoyer Commercial Real Estate, represented the lessor, VWE LLC, in the transaction.

Unleashed by Petco - a 8,550 sq. ft., 10 year lease for a neighborhood pet store opened at Terra Nova Plaza. John Still, with Flocke & Avoyer in San Diego, represented the lessor, Terra Nova Group, LP, of Woodland Hills. Nancy P. Johnston, with Epstein & Associates in San Diego, represented the lessee in the transaction.

EL CAJON

Bob's Big Boy - a 4,498 sq. ft., 183 month lease for a restaurant opening at Westfield Parkway Shopping Mall, located at 415 Parkway Plaza. Justin Earley, with Capital Real Estate Investments, Inc. in San Diego, represented the lessee, a regional franchisee of the chain.

El Cajon Hobby - a 1,527 sq. ft., 3 year lease for a store opening at 1571 North Magnolia Avenue. Mike Clark, Joe Yetter, and Brent Williams, of Grubb & Ellis/BRE Commercial, represented the lessee and the lessor, Magnolia Gateway LLC, in the transaction.

El Cajon Town & Country Shopping Center - located at the southwest corner of North 2nd Street and Madison Avenue. NewMark Merrill Companies purchased the property in early 2008. Plans for the center have received approvals by the City of El Cajon, and the redevelopment will commence in late 2009 to be completed 2nd quarter of 2010. The redevelopment plan includes a façade remodel of the existing buildings, common area improvements and the addition of a new anchor tenant, Fresh & Easy. Total project invest-

ment is estimated to be approximately \$19 million, with financing provided through Wells Fargo Bank.

ENCINITAS

1,824 sq. ft. of retail space - at 704 North Coast Highway 101, has been purchased for \$838,000. Miguel Ma, with Grubb & Ellis/BRE Commercial, represented the seller, ARV Trust. Matt Campbell and Peter Curry, of Grubb & Ellis/BRE Commercial, represented the buyer, Capricorn Realty, in the transaction.

ESCONDIDO

Chuze Fitness - a 16,221 sq. ft. lease for a fitness center, located at the southwest corner of West Felicita Avenue and South Centre City Parkway. Chad Iafate, with Grubb & Ellis in Carlsbad, represented the lessee. Jason Ball, Matthew Berger, and Gavin Gray, represented the lessor, Centro Properties Group, in-house.

Wireless Superstore - a 1,400 sq. ft., 5 year lease for a cell phone and accessories store opening in November at 1485 East Valley Parkway. Don Zech and Nancy Murphy, with CDC Commercial, Inc. in San Diego, represented the lessee and lessor, Bulen Trust Holdings, LLC, in the transaction.

JP Morgan Chase - a 5,000 sq. ft., 10 year lease for a bank branch opened at 1401 East Valley Parkway. Dave Haglund, with CBRE, represented the lessee. Don Zech, and Nancy Murphy, of CDC Commercial in San Diego, represented the lessor, Bulen Holdings LLC, in the transaction.

SAN DIEGO

Tuesday Morning - a 6,055 sq. ft., 5 year lease for a discount merchandise store opened at Marketplace in University City, located at 3338 Governor Drive. Jon Radus, with Studley, represented the lessee. Rob Ippolito and Kam Walton, with Cushman & Wakefield, represented the lessor, UC Marketplace Partnership, in the transaction.

Jersey Mike's Subs - a 1,280 sq. ft., 10 year lease for a restaurant opening at 3570 Sports Arena Boulevard. Matt Moser, of Retail Insite, represented the lessor, Sports Arena Shopping Center,

LLC, c/o Stepstone Real Estate Services. Danny Fitzgerald, Michael Burton, and Robb Frye, of Grubb & Ellis/BRE Commercial, represented the lessee in the transaction.

A chiropractic office - a 750 sq. ft., 5 year lease for a chiropractor opening at 9912 Carmel Mountain Road. Don Zech and Nick Zech, with CDC Commercial, Inc. in San Diego, represented the lessee, Dr. Elizabeth Halouzka D.C., and the lessor, Jill Buys, in the transaction.

Best Buy - a 37,400 sq. ft., 10 year lease for an electronics and appliance store opening in November at Carmel Mountain Courtyard, located at the I-15 and Carmel Mountain Road. Peter Orth, with CB Richard Ellis in San Diego, represented the lessor, Courtyard Holdings of Los Angeles. Nancy P. Johnston, with Epsteen & Associates in San Diego, represented the lessee in the transaction.

Market Street Village - 42,973 sq. ft. of ground floor retail space (which houses an Albertson's grocery store) at this mixed-use property, located at 655 14th Street, has been sold for \$13.8 million. Douglass Hamm, of Baxter Realty Group, represented the buyer, LIAD LLC. Chuck Klein, Tim Winslow, Kevin Held and Jason Kimmel, of Grubb & Ellis/BRE Commercial, represented the seller, EVALBS LLC, in the transaction.

SAN MARCOS

Cricket Cell Phone - a 1,152 sq. ft., 5 year lease for a cellular phone and accessories store opening at 204 South Rancho Santa Fe Drive. Nick Zech and Don Zech, with CDC Commercial, Inc., represented the lessor, William and Virginia Dindinger Family Trust. Rob Pew, with CDC Commercial, Inc., represented the lessee, Wangsug "Tony" Suh, in the transaction.

Ross Dress for Less - a 30,187 sq. ft., 10 year lease for a clothing and accessories store opening at Grand Plaza, located at 191 South Las Posas Road. Nick Alford, with Cushman & Wakefield in San Diego, represented the lessor, Grand Plaza LLC, of Newport Beach, in the transaction. Nancy P. Johnston, with Epsteen & Associates in San Diego, represented the lessee in the transaction.

SAN FRANCISCO COUNTY

SAN FRANCISCO

An 11,000 sq. ft. building - located in the Union Square area, on Grant Street, has been sold for approximately \$8 million. Featuring Joe's Jeans as a major tenant, the multi-story building has recently been renovated. Joseph Lanyadoo represented the seller.

SAN LUIS OBISPO COUNTY

ATASCADERO

Denny's - a tenant occupied building has been sold for \$1.22 million. Brandon Michaels, with Marcus & Millichap, represented the buyer, a private investor, and the seller, an undisclosed party, in the transaction.

SANTA BARBARA COUNTY

MONTECITO

Coast Village Shopping Center - the 30-year ground lease on this property, located on four acres on Coast Village Road, has been purchased by an investment group led by J.S. Rosenfield & Company of Santa Monica. Plans call for converting the 40,000 sq. ft., 45-year old center into a country mart. At purchase, it was 50% leased, and anchored by a Vons (not part of the ground lease transaction). Stated Rosenfield, "It is an ideal location for the country mart model, which focuses on exceptional public spaces, essential neighborhood services, and small, independently owned and operated merchants. Our goal is to create an environment that brings social and economic value to Montecito, in keeping with the small, rural community nature." The investment group's plan is to preserve and renovate the property, including replacing the roofing, painting and landscaping. New architectural elements, such as benches and canopies and lighting, will also be added, with completion of the project anticipated by late 2009. Steven Lurie, with Greenberg Glusker, and Greg Bartholomew, of Pacific Commercial Realty, represented J.S. Rosenfield and Company of Santa Monica, in the purchase. The seller, Pacific Capital Bank, represented itself in the transaction.

SANTA CLARA COUNTY

CUPERTINO

Cupertino Crossroads - a 142,190 sq. ft. shopping center, located at 20568 Stevens Creek Boulevard. Among the latest leasing activity: a 2,000 sq. ft., 5 year lease for Elite Eye Care Optometry; and a 2,850 sq. ft., 10 year lease for Massage Envy. Alex Byer represented the lessor, Byer Properties of San Francisco, in the transaction.

Racket Supply - a 1,125 sq. ft., 5 year lease for a retail store relocation at DeAnza Shopping Center, located at 10570 South DeAnza Boulevard. Alex Byer represented the lessor, Byer Properties of San Francisco, in the transaction.

SAN JOSE

Sonoma Chicken Coop - a 5,706 sq. ft. lease for a store opening in December at Silver Creek Plaza, located southeast of downtown, at the intersection of East Capitol Expressway and Aborn Road. Tom Kuehl represented the lessor, Weingarten Realty. James Chung, with Terranomics of Burlingame, represented the lessee in the transaction.

SOLANO COUNTY

VALLEJO

Lowe's - has purchased a 12-acre former auto dealership site, 401 Auto Mall Parkway, for an undisclosed purchase price. Plans call for development of a new retail store. Ray Devlin and Greg Labarthe, with Grubb & Ellis' Retail Group, represented the buyer. Steve Elliott and Bill Elliott, of Elliott Commercial, represented the seller, car dealer Ken Ross.

State Farm Insurance - a 1,083 sq. ft. lease for an insurance office opened at Vallejo Corners, located on Admiral Callaghan Way at Turner Parkway. Cathy D'Angelo Holmes, of Coldwell Banker Commercial in Napa, represented the lessee. Matthew Berger represented the lessor, Centro Properties Group, in the transaction.

Bed Bath & Beyond - a 42,049 sq. ft. lease for a housewares store opening at Gateway Plaza, located on Turner Parkway at Plaza Drive. Don Krieger, with

Terranomics Retail Services in Burlingame, represented the lessee. Brian Finnegan, Jason Ball and Matthew Berger represented the lessor, Centro Properties Group, in the transaction.

SONOMA COUNTY

PETALUMA

Bijoux Cupcakes - a 1,140 sq. ft. lease for a cupcake bakery opening at 929 Lakeville Highway. Jon Schaefer, Mark Koenig, and Matt Krupp, with Terranomics Retail Services, represented the lessee and lessor in the transaction.

TULARE COUNTY

PORTERVILLE

Vallarta Supermarkets - an approximately 36,000 sq. ft. lease for a specialty neighborhood grocery store opening at Eastridge Plaza Shopping Center. Jose Chavez, with Karpe Commercial, represented the lessee. John Welter represented the lessor, Kimco Realty, Inc. Jose Chavez will continue leasing out the remaining shop space at the center on behalf of landlord Kimco Realty, Inc.

VISALIA

Vallarta Supermarkets - a 47,900 sq. ft. lease for a specialty grocer opening at the Orchard Walk East. The store will include a bakery, aquaria and tortilleria, and is due to be completed in fall of 2010. An agent with Commercial Retail Associates represented the lessor. Jose Chavez, with Karpe Commercial Real Estate, represented the lessee in the transaction.

McDonald's - a ground lease sale of this property, located at 3102 N. Dinuba Boulevard, has been completed. Shaun Riley, with Faris Lee Investments, represented the all cash, 1031 Exchange buyer, MKR Associates of Gardena, in the \$1,984,000 sale. CB Richard Ellis represented the seller, Donahue Schreiber of Costa Mesa, in the transaction.

VENTURA COUNTY

CAMARILLO

Carmen Plaza - located at the intersection of Carmen Drive and East Daily Drive. Among the latest leasing activity:

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