

Investors' Marketing Manager Carrie Murray, "In Phase III of the center's expansion, many of the nation's leading retailers and restaurants have opened new locations. And, more are coming. A premier shopping and entertainment destination, the expansion at Jess Ranch gives area residents more choices when it comes to shopping and entertainment."

BARSTOW

Kentucky Fried Chicken - a 3,488 sq. ft. tenant occupied building (under a 20 year NNN lease), located at 2785 Lenwood Road, has been sold for \$600,000 (approximately \$172 per sq. ft.). Donald M. Emas and Kyle Irvin, with Marcus & Millichap in Ontario, represented the seller in the transaction.

CHINO HILLS

Animation Field - a 1,050 sq. ft. lease for a store opening spring of 2009 at Chino Hills Marketplace, located along Highway 71 at Chino Hills Parkway and Pipeline Avenue. Christine Jensen represented the lessor, Weingarten Realty, in-house.

Crossroads Marketplace - a portion of this 539,270 sq. ft. retail center, located at the southwest corner of Peyton Drive and the 71 Freeway, has been purchased for \$79 million. Philip D. Voorhees, Todd Goodman and Kirk Brummer, with CB Richard Ellis, represented the seller in the transaction.

Crossroads Entertainment Center - this 90,879 sq. ft. regional retail center, located at 3060, 3070 and 3090 Chino Avenue, has been purchased for \$25.525 million. Donald MacLellan and Nick Coe, with Faris Lee Investments in Irvine, represented the seller, 26 Del Sur Crossroads I LLC of Los Angeles. Mitch Rosen, with Commercial Real Estate Services, represented the buyer, GAS Distomo Inc., of Long Beach, which undertook a 1031 Exchange transaction and assumed an existing loan on

the property. The center is a portion of a large development featuring a medical office building, a Hampton Inn and Suites, a drive-thru Starbucks, Buffalo Wild Wings Bar & Grill, Circle-K convenience store, gas station and Tutor Time.

LOMA LINDA

Fresh & Easy Neighborhood Market - a 15,000 sq. ft. single tenant occupied building (under a 20 year NNN ground lease), on 2.10 acres located at 25694 Redlands Boulevard (at Mountainview Avenue), has been sold for \$2,865,000, representing a 6.6% cap rate. Edward B. Hanley, with Hanley Investment Group in Irvine, represented the buyer, Downtown Gateway (an L.A.-based limited partnership), and the seller, MV Investors, Inc. of Los Angeles, in the transaction.

RANCHO CUCAMONGA

Day Creek Village - a 25,002 sq. ft. portion of this center, located at 12223-122273 Highland Avenue, has been sold for \$13 million. The buyer put 60% down and assumed an existing loan. Jeff Conover, with Faris Lee Investments in Irvine, represented the seller, Day Creek Investors, LLC of Newport Beach. Remark Conover, "Day Creek Village provided the investor with a unique opportunity to acquire a portion of a newly constructed, fully leased retail property with an excellent tenant roster, below market assumable debt, and an attractive total return."

SAN DIEGO COUNTY

CARLSBAD

Thai Pasta - a 1,380 sq. ft., 5 year lease for a restaurant opening at La Costa Plaza, located at 7680 El Camino Real. Kam Walton and Pete Bethea, with Cushman & Wakefield, represented the lessor, Grant Tucker Properties. The lessees, Pongthanes Nivasnanda and Nuanjarat Nivasnanda, represented themselves in the transaction.

CHULA VISTA

Massage Envy - a 3,285 sq. ft., 5 year lease for a massage salon opening in Terra Nova Plaza, located at 300 East H Street. John Still, with Flocke & Avoyer, represented the lessor, Terra Nova Group, LP. Carrie Bobb, with CB Richard Ellis, represented the lessee in the transaction.

EL CAJON

Neighborhood Bancorp - a 3,500 sq. ft., 15 year lease for a banking facility opening at Rancho San Diego Towne Center, located at 2987 Jamacha Road. David Silverman and John Still, with Flocke & Avoyer Commercial Real Estate, represented the lessor, Vestar California XVII LLC. Linda Greenberg, with Colliers International, represented the lessee in the transaction.

ENCINITAS

Gaffney's Wine Bar - an 896 sq. ft., 3 year lease at 166 El Camino Real. Norma Salzhandler, with Kimco Realty Corp. represented the lessor, PK III Encinitas Marketplace. Evan Hanyak, with Lee & Associates in North San Diego County, represented the lessee.

Dollar Tree Stores - a 12,000 sq. ft. lease for a store opening in May at El Camino Promenade, located at the northwest corner of El Camino Real and Via Molena. Christine Jensen handled lease negotiations on behalf of the lessor, Weingarten Realty. Dave Hagglund, with CB Richard Ellis, represented the lessee.

LEMON GROVE

Fred Loya Insurance - a 1,300 sq. ft., 5 year lease for an auto insurance agency opening third quarter of 2009 at 7287 Broadway. Stephen Legaspi, with The Legaspi Company, represented the lessee. An agent with Duhs Commercial represented the lessor in the transaction.

NATIONAL CITY

Cricket Wireless - a 1,500 sq. ft., 3

year lease for a store opening at 1610 8th Street. Dan Malcolm, with Lee & Associates, represented the lessee and the lessor, Chino Properties L.P., in the transaction.

OCEANSIDE

North County Health Services - a 1,955 sq. ft., 4 year lease for a clinic opened at North County Place retail center, located at 2216-2224 El Camino Real. Marc Dudzik, Evan Hanyak, and Ron Voigt, with Lee & Associates of North San Diego County, represented the lessor, Nierman Perlman Properties Inc. Travis Burleson, with Burleson Pacific Real Estate Group, represented the lessee in the transaction.

POWAY

Empress Me Sportswear & Embroidery - a 1,200 sq. ft., 38-month lease for a shop opening at Poway Crossings, located at 12645 Poway Road. John Jennings and Kam Walton, with Cushman & Wakefield, represented the lessor, Poway Crossings Investors LLC. The lessee, J3D LLC, represented itself in the transaction.

SAN DIEGO

Ross Dress For Less - a 25,461 sq. ft., 10 year lease for a clothing and accessories retailer opening in September at Hawthorne Crossings, located at the southwest corner of Kearny Mesa Road and Armour Street. John Jennings and Aaron Hill, with the Cushman & Wakefield Retail Advisors Team, represented the lessor, American Fund US Investments L.P. Nancy Johnston, with Epstein & Associates, represented the lessee in the transaction.

Maria Maria Restaurant - a 10,717 sq. ft., 10 year lease for a restaurant opening in fall of 2009 at Hazard Center, located at 1370 Frazee Road. John Jennings and Aaron Hill, with Cushman & Wakefield, represented the lessor, Principal Real Estate Advisors. Rhonda Diaz, with Terranomics Retail Services, repre-

sented the lessees, a partnership of a group of investors made up of Carlos Santana, Chef Roberto Santibanez, and Partner Tom Gonzalez, in association with Jeff and Rick Dudum of Dudum Sports & Entertainment. John Jennings, Senior Director with the San Diego Retail Advisors Team of Cushman & Wakefield, stated, "The restaurant will create more of a hip and fun urban environment."

Discover Baja Travel Club - a 1,038 sq. ft., 5 year lease for a travel agency opening in the Marketplace in Universal City, located at 3264 Governor Drive. Rob Ippolito and Kam Walton, with Cushman & Wakefield, represented the lessor, UC Marketplace Partnership. The lessee, Discover Baja, Inc., represented itself in the transaction.

El Vitral - a 4,170 sq. ft., 10 year lease for a restaurant opening in the Schiefer & Sons building. Corinna Gattasso and Bill Shrader, with Cushman & Wakefield, negotiated the deal. JMI Realty was the lessor in the transaction.

Jersey Mike's Subs - a 1,755 sq. ft., 10 year lease for a sub sandwich shop opening at 8590 Rio San Diego Drive. John Still, with Flocke & Avoyer Commercial Real Estate, represented the lessor, R.V.S. Retail, L.P., c/o Sudberry Properties. Daniel Fitzgerald, Michael Burton and Robb Frye, with Grubb & Ellis/BRE Commercial, represented the lessee in the transaction.

Bressi Village - located at the intersection of El Fuerte and Gateway; among the latest leasing activity: a 2,975 sq. ft., 10 year lease for Gateway Dental, represented by Kevin Cassidy, with Epstein & Associates; a 1,159 sq. ft., 10 year lease for Happiness Nails; a 1,143 sq. ft., 10 year lease for Carlsbad Optometry, represented by Dottie Surdi and Barbara Kreis, with Sperry Van Ness; and a 994 sq. ft., 5 year lease for Xtreme Frozen Yogurt, represented by Karly Kevane with

Flocke & Avoyer. Stewart Keith and Bill Thaxton, with Flocke & Avoyer Commercial Real Estate, represented the lessor, LNR Property Corp., in the transactions.

Old Town Mexican Cafe - a 12,969 sq. ft. restaurant, located at 2489 San Diego Avenue, has been purchased for \$4 million. Jeff Brown, Bill Shrader and Mickey Morera, with Cushman & Wakefield, represented the lessee, DEL LLC, and the lessor, Ramona D. Cardwell, in the transaction.

7-Eleven - a 2,500 sq. ft., 10 year lease for a convenience market opening at Glasshouse Square, located at 3146-3156 Sports Arena Boulevard. Kipp Gstettenbauer and Kyle Clark, with Cushman & Wakefield, represented the lessor, Glasshouse Square LLC. Lin Martin, with Grubb & Ellis/BRE Commercial, represented the lessee in the transaction.

Floyd's 99 Barbershop - a 1,415 sq. ft., 10 year lease for a shop opened at 800 Market Street. Eric Myers, with Lee & Associates, represented the lessee. Tigg Mitchell, with Douglas Wilson Investments, represented the lessor in the transaction.

Dress for the Nines - a 1,371 sq. ft., 5 year lease for an apparel store opening in the Uptown District Shopping Center, located at 940-1092 University Avenue. Kyle Clark and Kipp Gstettenbauer, with Cushman & Wakefield, represented the lessor, West Coast Uptown Partners L.P. Steve Salmons, with Commercial Properties Services, represented the lessee in the transaction.

Massage Envy - a 3,517 sq. ft., 5 year lease for a massage parlor opened at the Hazard Center, located at 7610 Hazard Center Drive. John Jennings and Aaron Hill, with Cushman & Wakefield, represented the lessor, 7510 Hazard LLC. Carrie Bobb, with CB Richard Ellis, represented the lessee, CN Enterprises LLC, in the transaction.

Eyeglasses Galore - a 780 sq. ft., 38-

month lease for a store opening in the Rosecrans Shopping Center, located at 3555 Rosecrans Street. Nick Alford, Aaron Hill and Chris Walton, with Cushman & Wakefield, represented the lessor, Eden Plaza San Diego LLC. The lessees represented themselves in the transaction.

7-Eleven - a 2,315 sq. ft., 10 year lease for a convenience market opened at Mills @ Cortez, located at 1631 Sixth Avenue. Bill Shrader, Corinna Gattasso and David Maxwell, with Cushman & Wakefield, represented the lessor, Cortez Hill, LLC. Linville Martin, with Grubb & Ellis, represented the lessee in the transaction.

Real Estate of The Pacific - a 7,100 sq. ft., 5 year lease for an office opening at Liberty Station Marketplace, located at 2850 Womble Road. Jon Bilger, with CB Richard Ellis, represented the lessor, C.W. Clark Inc. Curt Perry, with Coldwell Banker Commercial, represented the lessee in the transaction.

SAN MARCOS

If Hair Studio - a 1,307 sq. ft., 5 year lease for a hair salon opened at Grand Plaza, located at 101-197 Las Posas Road. Nick Alford and Bryan Cunningham, with Cushman & Wakefield, represented the lessor, Grand Plaza LLC. The lessees, Greg and Ashley Gray, represented themselves in the transaction.

SANTEE

Santana's Mexican Grill - a 2,400 sq. ft., 15 year lease for a restaurant opening at 10055 Mission Gorge Road. Karly Kevane, with Flocke & Avoyer Commercial Real Estate, represented the lessor, Marcia Nordstrom, in the transaction.

SAN FRANCISCO COUNTY

SAN FRANCISCO

Russian Treasure - a 228 sq. ft. lease of retail space at 2800 Leavenworth. Julie Taylor, with Cornish & Carey

Commercial, represented the lessee and the lessor, Anchorage Holdings L.P., in the transaction.

SAN JOAQUIN COUNTY

MANTECA

Rue 21 - a 4,500 sq. ft. lease for an apparel store opening at 2120-2369 Daniels Street. John Austin and Kelli Trujillo, with Cornish & Carey Commercial, represented the lessor, Manteca Stadium Park L.P., in the transaction.

SAN MATEO COUNTY

BELMONT

Kumud Groceries - a 4,800 sq. ft. lease for a store opening at Belmont Town Center, located on Masonic Avenue. Matt Taylor and Todd Oliver, with Terranomics Retail Services, represented the lessors, Harris and Leanne Wolfson, in the transaction.

SANTA BARBARA COUNTY

SANTA BARBARA

Presidio Fencing Academy - a 2,982 sq. ft. lease for a fencing studio opening at 216 East Cota. Brian Johnson, with Radius Group, represented the lessor. Kris Roth, with Hayes Commercial, represented the lessee in the transaction.

SANTA CLARA COUNTY

CLEARLAKE

A 2,520 sq. ft. retail property - located at 15175 Lakeshore Drive, has been purchased. Brandt Peterson, with Shore Line Realty Inc., represented the buyer, Gurinder Grewal. Rhonda Deringer and Jim Sartain, with Keegan & Coppin Co. Inc., represented the seller, Daniel Tae Hwang, in the transaction

MORGAN HILL

A 7,946 sq. ft. retail building - located at 15745 Monterey Street,

has sold for \$950,000. Andy Bogardus, Douglas Longyear, and Chris Sheldon, with NAI BT Commercial, represented the seller in the transaction.

SAN JOSE

Chipotle Mexican Grill - a 2,805 sq. ft. lease for a restaurant opening at West Valley Shopping Center, located at 1645 Saratoga Avenue (at Prospect Road). Sharon Carmichael and Michael Seigel, with Terranomics Retail Services, represented the lessee. John Machado, with Colliers International, represented the lessor, FBJ Management, Inc., in the transaction.

A 7,534 sq. ft. retail building - located at 2811 Story Road, has been purchased. John Kovaleski and Dave Buchholz, with Colliers International, represented the seller, The Home Depot. Mark Giovanzana, also with Colliers International, represented the buyer, Story Road Properties LLC, in the transaction.

A .46-acre property - located at 1069 Saratoga Avenue, has been purchased for \$862,000. Larry Dorsey, with Terranomics Retail Services, represented the buyer, Robinson Oil Co., and the seller, McDonald's Corp., in the transaction.

SHASTA COUNTY

REDDING

U Top It Frozen Yogurt - a 1,000 sq. ft. lease for a yogurt shop opened in Shasta Crossroads, located just east of downtown Redding at the corner of Churn Creek Road and State Highway 44. Rebecca M. Taylor represented the lessor, Weingarten Realty. Ken Miller, with Coldwell Banker Commercial, represented the lessee in the transaction.

SOLANO COUNTY

BENICIA

Metro PCS - a 925 sq. ft. lease for a store opening spring of 2009 in