

RETAIL

**GRUBB & ELLIS FACILITATES \$13.8 MILLION ALBERTSON'S SALE**

*Fremont, Calif.* — Grubb & Ellis | BRE Commercial has presided over the \$13.8 million sale of the 42,973-square-foot ground-floor retail space occupied by Albertson's at Market Street Village in San Diego. Grubb & Ellis's Chuck Klein, Tim Winslow, Kevin Held and Jason Kimmel represented the seller, EVALBS LLC. Douglas Hamm of Narven Enterprises Inc. represented the buyer, LIAD LLC.

**MARCUS & MILLICHAP BROKERS SALE OF PRECISION TUNE**

*Berkeley, Calif.* — Marcus & Millichap Real Estate Investment Services has handled the sale of a 1,647-square foot Precision Tune Auto Care, located in Berkeley, for \$2.3 million. David Ching and Norman Ng, investment specialists in Marcus & Millichap's Oakland, Calif., office, represented both the seller, a limited liability company, and the buyer, a private investor.

**LEE & ASSOCIATES SELLS INLAND EMPIRE BOWLING ALLEY**

*Barstow, Calif.* — Revolutions has purchased the more than 35,000-square-foot Barstow Bowling Alley, located at 750-760 East Main Street in Barstow. Dr. Ronald J. Barbieri of the Inland Empire North office of Lee & Associates represented both the buyer and undisclosed seller in the transaction.

**STAN JOHNSON CO. HANDLES SALE OF 14,500-SQUARE-FOOT WALGREENS**

*Fruita, Colo.* — Stan Johnson Co. has brokered the sale of a Walgreens store in Fruita, located along Interstate 70, just 15 miles West of Grand Junction. An individual investor purchased the 14,490-square-foot store on a tax-deferred 1031 exchange. Stan Johnson Co.'s Ken Hedrick and Jerry Hopkins represented the seller, a merchant Walgreens developer, and the firm's Jim Gibson represented the buyer. This constitutes the 17th drugstore transaction for the brokerage firm in 2009.

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**AB INBEV TO SELL THEME PARKS TO BLACKSTONE FOR \$2.7 BILLION**

*New York City* — Anheuser-Busch InBev (AB InBev) has reached an agreement to sell its theme park division to The Blackstone Group for up to \$2.7 billion. Under the agreement, Blackstone will purchase Busch Entertainment Corp., a wholly owned subsidiary of AB InBev and the second largest theme park operator in the United States. The subsidiary operates 10 parks, including two SeaWorld parks in San Antonio and San Diego.

The purchase price comprises a \$2.3 billion cash payment at the time of closing and the right for AB InBev to participate in Blackstone's return on its initial investment, which is capped at \$400 million. Acquisition financing consists

of senior secured credit facilities that will be provided by Bank of America Merrill Lynch, Barclays Capital, Deutsche Bank Securities, Goldman Sachs Loan Partners and Mizuho Corporate Bank; as well as mezzanine financing that will be provided by Goldman Sachs Mezzanine Partners and funds managed by GSO Capital Partners.

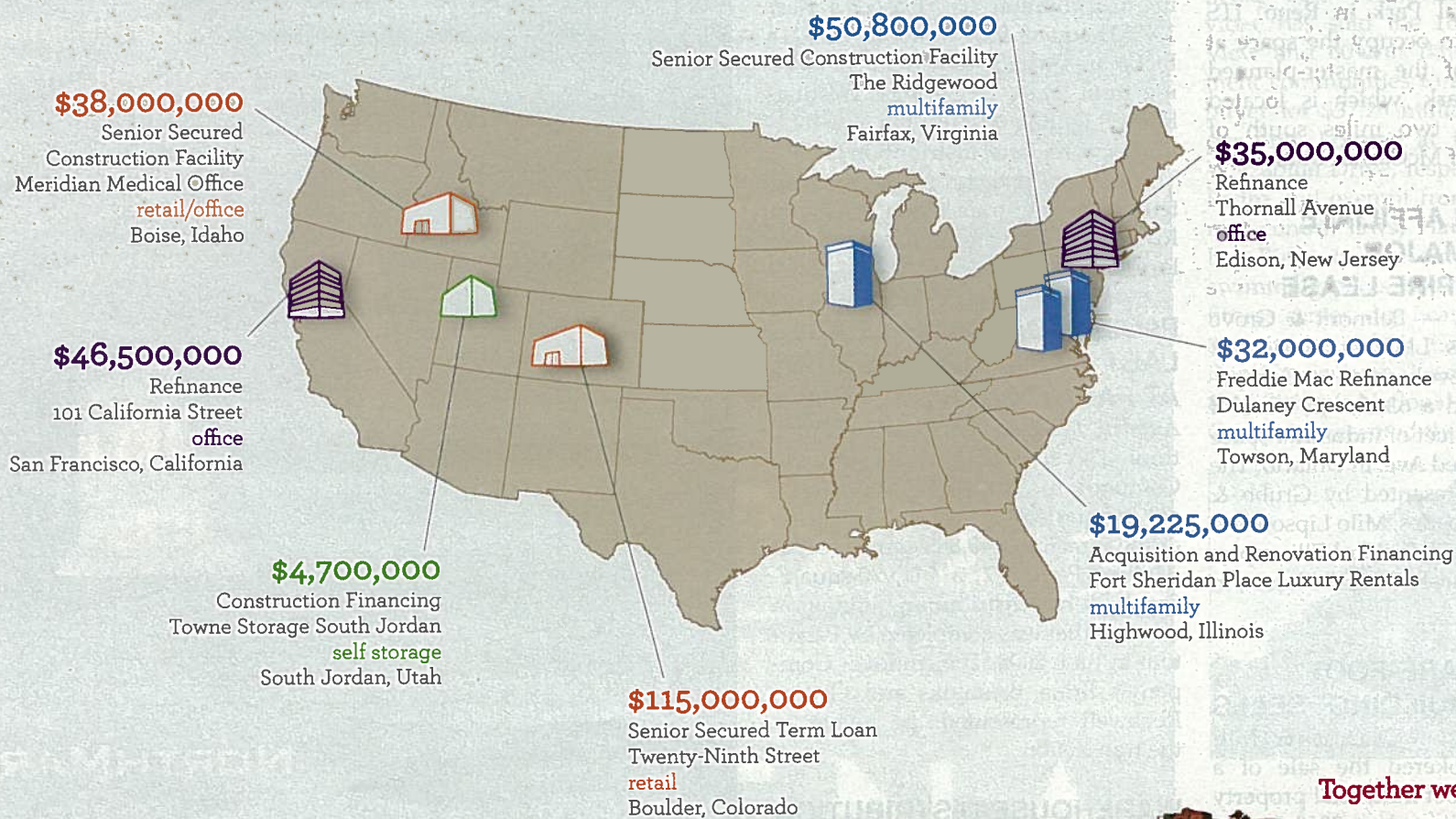
**NEWCASTLE ACQUIRES CVS PORTFOLIO FOR \$30 MILLION**

*Park Ridge, Ill.* — Park Ridge-based Newcastle Properties has acquired a portfolio of CVS/pharmacy stores for approximately \$30 million. The portfolio contains nine stores located in six states, including the location at 1402 E. Lake Mead Pkwy. in Henderson, Nev.

All are subject to 25-year, triple-net lease agreements. Newcastle acquired the portfolio on behalf of SVC Equity Partners LLC, one of its investment affiliates. Representation for Newcastle was provided by Jeffrey Gurian of Highland Park, Ill.-based Becker & Gurian. The seller was not disclosed.

— Coleman Wood

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