

Los Angeles, CA 3 MacArthur Office Tower Purchased

Highridge Partners has completed an all cash \$31 million acquisition of the 246,819 sq. ft. 3 MacArthur office tower in Orange County, marking the debut of the firm's \$500 million investment program targeting Class A properties in top-tier office markets in California. The program is the latest in the firm's series of successful, strategic commercial real estate investment initiatives over more than three decades. The company, led by founder John Long and operational partner Jack Mahoney, sold its complete portfolio in 2006 and 2007 when real estate values were peaking. Its return to real estate is sure to be interpreted by real estate watchers as a confidence building signal.

Highridge Partners acquired the 11-story, 3 MacArthur office tower from Tishman Speyer Office Fund which had purchased the building in 2007. Set on approximately three acres in the airport area of Orange County, it is part of the master-planned MacArthur Place development that features a mix of hotels, retail, restaurants and residential properties. 3 MacArthur is currently 78 percent leased to a variety of businesses including Omnipoint Communications, Tenet Health Systems and Archstone Smith, as well as several law firms and other professional service providers.

To execute its management and leasing program at 3 MacArthur, Highridge Partners has engaged RiverRock for on-site property management and CBRE for leasing.

In addition to targeting the most desirable destination office markets in California, Highridge Partners is currently seeking Class A buildings ranging from 100,000 to 500,000 sq. ft. "Our disciplined model is most successful when applied to selective investments of individual properties rather than large portfolios. A careful review of individual buildings against our investment matrix is a strategy that has consistently proven to achieve the greatest returns," Jack Mahoney, executive vice president, Highridge Partners, observed. A compel-

ling example is 3 MacArthur which was purchased for 30 percent of its cost to build. ■

Redlands, CA Pioneer Industrial Center Sold

Cushman & Wakefield announces that Pioneer Industrial Center, a 390,780 sq. ft. Class A warehouse and distribution building at 9425 Nevada St., in Redlands, CA, has sold. Financial terms were not disclosed.

The buyer, Sares-Regis Group along with the seller, BlackRock were represented by Jeffrey Cole, Chuck Belden, and Ed Hernandez, of Cushman & Wakefield.

Pioneer Industrial Center is 52 percent leased to Sleep Innovations, a national bedding manufacturer.

Built in 2007, the building features 2,210 sq. ft. of office space, 32' warehouse clearance, 60 dock high doors, skylights, and a 180-foot truck yard. Pioneer Industrial is located near both the 10 and 30 freeways. ■

San Diego, CA Pacific Maritime Industries Corporation Purchases Industrial Building

Grubb & Ellis|BRE Commercial announced that Pacific Maritime Industries Corporation purchased a 57,600 sq. ft. building at 1790 Dornoch Court. The \$4.7-million transaction is the largest owner/user sale in the South County Region year-to-date and represents one of only five sales that have occurred in the Otay Mesa area this year.

Erik Parker and Darren Mullins of Grubb & Ellis|BRE Commercial represented Pacific Maritime Industries in the sale.

The building, along with its adjacent three-fourths acre fenced parking/yard area, allows Pacific Maritime Industries to expand its production operation and continue to serve its clients with high-quality products meeting the maritime industries' stringent requirements. The company will employ approximately 120 people providing needed manufacturing jobs in the Otay Mesa vicinity.

Prior to purchasing this new facility, Pacific Maritime Industries occupied two buildings totaling 40,000 sq. ft. in the Chula Vista area. A need for more space and the lack of available functional buildings in Chula Vista forced the buyer to shift focus to the Otay Mesa area. The sale is another example of a manufacturing company relocating to Otay Mesa in order to satisfy expansion needs that could not easily be met in adjacent markets. The last large manufacturing company to relocate to the area before Pacific Maritime Industries was Circle Foods in 2008. The company moved into a 159,000 sq. ft. facility and was also represented by Parker and Mullins.

Marc Lipschitz of Voit Commercial represented the seller, Otay Ridge, LLC. ■

Tustin, CA REO Industrial Property Sells for \$9,925,000

Coreland Companies of Tustin, CA, announced that Steven Hogberg, Senior Vice President of Coreland's Brokerage division, represented the seller in the sale of a lender-owned industrial complex in Downey, CA. The buyer, which represented itself, was Rexford Industrial, LLC, based in Los Angeles. The seller was a Chicago, IL-based financial institution. The purchase price was \$9,925,000.

Located at 9220 Hall Road in Downey on 7.1 acres, the sale transaction consisted of 45 industrial condominium units encompassing 174,380 sq. ft. and situated in a newly completed 50-unit industrial development. The acquired property was vacant at the time of the sale. According to Hogberg, the buyer likely plans to offer some of the units for sale and the remaining units will be leased.

Galentine was appointed State Court Receiver in matters involving the asset. Coreland Companies was named property manager during the receivership period, and Coreland's brokerage department provided a strategic oversight role for the property's disposition. "A perfect scenario for us, and a timely solution for the client," reports Hogberg. ■

Victorville, CA Hodgdon Group Brokers Ashley Furniture Purchase

Hodgdon Group announced that Aaron Hodgdon, President, represented Ashley Furniture Industries, Inc. in the acquisition of a 39,200 sq. ft. retail building, fronting Interstate 15 in Victorville, CA. Hodgdon also performed due diligence review and coordination on behalf of Ashley for the 2.3-acre property acquisition. The seller, a Texas-based financial institution, was represented by Ted Bradach, a senior associate with Grubb & Ellis in Riverside, CA.

The former Wickes Furniture store is freeway-visible with glass-walled showroom located at 12704 Amargosa Road, north of the Victor Valley Mall, was built in 2006.

Hodgdon-Miank Construction has already commenced as the design-build contractor on the tenant improvements. The store will be quickly remodeled and will open for business in mid November.

Hodgdon Group also completed extensive work at Southern California Logistic Airport in Victorville, including the new wide body hangars and a number of improvements on the former base. The firm represents Ashley Furniture Industries on the west coast recently purchasing 439,000 sq. ft. of industrial space in Colton, CA, and the recent lease of 42,000 sq. ft. for a HomeStore in the Sierra Commons shopping center next to the Antelope Valley Mall in Palmdale, CA. ■

New York, NY NAI Arranges Purchase of 318 East 48th Street

The Government of the Republic of Singapore has purchased 318 East 48th Street, a 40,000 sq. ft. five-story garage building for \$29.5 million. The government plans to convert the property into a modern office building which it will utilize for its Mission to the United Nations and its Consulate offices. Once the project is completed, the government will relocate from its current 231 East 51st Street location.

The Government of Singapore was represented by Gil Robinov, Executive Managing Director of the International Advisory Group of NAI Global of New York City. The seller was represented by David Noonan of Newmark Knight Frank. The building is owned by Chapman Consulting Group LLC. ■

Los Angeles County

Alhambra

NEW BRANCH BAKERY

Einstein Bros. Bagels, Einstein Noah Restaurant Group Inc., 555 Zang St., Ste 300, Lakewood, CO. Plans to open a new branch bakery at a location to be announced.

NEW BRANCH SUPERMARKET

Fresh and Easy, 2120 Park Place, Ste 200, El Segundo. Plans to open a 1st quarter 2010 opening of a new branch supermarket at 2121 West Main Street.

Arcadia

NEW BRANCH DEPARTMENT STORE

Metro Park, 5750 Grace Place, Los Angeles. Plans to open a new branch department store at 400 South Baldwin Avenue.

Burbank

NEW BRANCH RESTAURANT

Dream Dinners, 12811 8th Ave. West, Ste. 102, Everett, WA. Plans to open a new branch at a location to be announced.

Commerce

EXPANSION EXPORTERS

Karol West Corporation, 8431 Easter Ave., Bell Garden. Purchased a 19,409 sq. ft. industrial building for expansion of the company at 2639 Garfield Ave. Seller: Steve Kalpakoff.

Downey

PURCHASED FOR INVESTMENT INDUSTRIAL COMPLEX

Rexford Industrial, 11620 Wilshire Blvd., Ste. 300, Los Angeles. Purchased a 45-unit industrial complex totaling 174,380 sq. ft. on 7.1 acres for \$9 million at 9220 Hall Road.

El Monte

EXPANSION FLOORING MANUFACTURER

Goodwood Flooring, 9318 Daines Drive, Temple City. Leased 24,000 sq. ft. of industrial space for expansion of the company at 4456 Baldwin Ave. Leased thru: Grubb & Ellis by Rick Sheckler & Thomas Lam AND Realty Services by Jeffrey Lin.

Gardena

NEW BRANCH BAKERY

Beard Papas, 1001 Avenue of the Americas, #110, New York, NY. Plans to open a new branch bakery at 1620 W. Redondo Beach Blvd.

Glendale

NEW BRANCH SHOE STORE

Clarks Shoes, Zappos, 376 Zappos Blvd., Sheperdsville, KY. Plans a 3rd quarter 2009 opening of a new branch shoe store at 2148 Glendale Galleria.

Industry

NEW BRANCH BAKERY

Beard Papas, Avenue of the Americas, #110, New York, NY. Plans to open a new branch bakery at 1600 S. Asuza Avenue.

Irwindale

NEW BRANCH CABINETS

Paradise Cabinets Inc., 21732 South Vermont Ave., Torrance. Leased 11,450 sq. ft. of retail space for a new branch store at 2399 Irwindale Ave. Leased thru: Grubb & Ellis by Ryan Lewis.

La Miranda

NEW BRANCH CORPORATE

EVENT PLANNERS

Champion Exposition Services, 145 Park Lane, Brisbane. Lease 76,244 sq. ft. of office space for a new branch area office at 14701 Industry Circle. Lessor: Berns & Sanderson. Leased thru: Voit Commercial Brokerage by Cameron Driscoll & Like McDaniel and Grubb & Ellis by Steve Spenger.

Lancaster

PLANNED FITNESS CENTER

R&R Development, 1016 East Bianchi Road, Ste A-1, Stockton. Plans to construct 37,340 sq. ft. fitness center on 4.3 acres at 20th Street West.

PLANNED INDUSTRIAL BUILDING

BCP Commercial Properties LLC, Arnie Rodio, 43141 Business Center Parkway, #200, Lancaster. Plans to construct a 23,290 sq. ft. industrial building on 1.32 acres at Gigham Avenue & Avenue K.

Long Beach

NEW BRANCH RESTAURANT

Paramount Grill, 15503 Paramount Blvd., Paramount. Plans to open a new branch at a location to be announced.

RELOCATION LAW FIRM

Felahy & Associates, One World Trade Center, Long Beach. Purchased an 8,875 sq. ft. low-rise office building for relocation of area law firm at 4100 Cover Street. Sold thru: CB Richards Ellis by Rick Warne & Gregg Kirkpatrick AND Travers Realty by Luke Raimondo.

EXPANSION MANAGEMENT COMPANY

Living Opportunity Management Company, 1224 East Wardlow Road, Long Beach. Purchased a 7,622 sq. ft. low-rise office building for expansion of the company at 3787 Worsham Avenue.

Los Angeles

NEW BRANCH RESTAURANT

Dream Dinners, 12811 8th Avenue West, Ste C102, Everett, WA. Leased 1,199 sq. ft. of retail space for a new restaurant at Ray Road and S.E. Val Vista Drive.

EXPANSION DATA CENTERS

Net 2 EZ, 1801 Avenue of the Stars, Ste. 101, Los Angeles. Leased 15,000 s. ft. of office space for expansion of the company at 600 West 7th Street.

NEW BRANCH MUSIC STORES

Guitar Center, 5795 Lindero Canyon Road, Westlake Village. Leased 30,000 sq. ft. of retail space for a new branch store at Westwood and Pico Boulevard.

EXPANSION HOLDING COMPANY

C.V. Starr & Company Inc., 399 Park Avenue, New York, NY. Leased 15,000 sq. ft. of office space for expansion of the company at 1000 Wilshire Blvd.

EXPANSION FROZEN SPECIALTY FOOD

Fuji Food Products, 1109 North Armando Street, Anaheim. Leased 75,000 sq. ft. industrial building for expansion of the company at 14420 Bloomfield Avenue.