

**Alpine, CA
More Leases Signed at
Alpine Creek Town Center**

Westcore Properties announced that Candy Bouquet and Studio B will join the growing roster of new tenants committing to space in the recently redesigned and remodeled Alpine Creek Town Center. With these transactions, the 73,599 sq. ft. center is now 81 percent leased.

Artistic Tasteful Treasures, Inc., dba Candy Bouquet, signed a five-year, \$108,316 lease for 1,125 sq. ft. of retail space. John Jennings and Aaron Hill of Cushman & Wakefield represented the lessee, as well

as the lessor, Westcore Freightways LLC. The Candy Bouquet, a shop catering to the creative and delicious alternative to flowers, plans to open in June 2010.

Deborah and Rick Horn and Raquel and Dale Bourgeois, dba, Studio B, signed a five-year, \$98,360 lease for 1,144 sq. ft. of retail space. Dacia McComb of Steel Canyon Realty represented the lessee. John Jennings and Aaron Hill of Cushman & Wakefield represented the lessor, Westcore Freightways LLC. The salon is set to open in June 2010.

These tenants will join Ace Hardware, Ahi Sushi and Yogurt Jubilee, which signed leases in the fourth quarter of 2009 as well

as existing tenants Daniel's Market, Mediterraneo Restaurant, La Carreta Restaurant, CVS, Alpine Cleaners and Postal Annex.

Alpine Creek Town Center is located at 1347 Tavern Rd., just south of the Interstate 8 and Tavern Road exit. The center's remodel included upgrades to the existing building façades; updating the site plan to create a traditional retail layout with a large, open parking field; constructing a new building for CVS Pharmacy; new signage and monuments; and landscaping enhancements that involved a redesign of the center's popular pond area. ■

**Carlsbad, CA
Bressi Village Shopping
Center Attracts Nine New
Tenants**

LNR CPI Bressi Retail, LLC announced that nine new tenants signed leases at Bressi Village Shopping Center last year for a combined total of approximately 16,000 sq. ft. While many projects have been struggling to attract and retain tenants, the Bressi Village Shopping Center welcomed Tommy V's Urban Kitchen and Lounge, Postal Annex, Pacific Dental, Froots Smoothies & Wraps, Carlsbad Optometry, Xtreme Frozen Yogurt, Twig Hair Salon, Kyss Boutique and Happiness Nails. The center is located at 2629-2687 Gateway Road in Carlsbad.

The leases are long-term, ranging from five to eleven years. Stewart Keith, Bill Thaxton and Tommy Gibbs of Flocke & Avoyer Commercial Real Estate represented the Lessor, LNR, in these transactions.

Pacific Dental was represented by Kevin Cassidy of Epsteen and Associates. Xtreme Yogurt was represented by Karly Kevane of Flocke & Avoyer Commercial Real Estate. Froots Smoothies & Wraps was represented by Randee Stratton of Grubb & Ellis/BRE Commercial. Carlsbad Optometry was represented by Dottie Surdie of Sperry Van Ness. Twig Hair Salon was represented by Brooks Campbell of Grubb & Ellis/BRE Commercial. Tommy V's Urban Kitchen, Postal Annex, Kyss Boutique and Happiness Nails represented themselves.

Bressi Village Shopping Center is a 120,000 sq. ft. neighborhood retail center. It is anchored by Stater Bros. and Trader Joe's. The shopping center is located in Carlsbad's Bressi Ranch master-planned community. ■

**Lake Forest, CA
Parker Negotiates Lease for
an Acupuncture Office**

Parker Commercial, Inc., announced the company negotiated a lease transaction at Dana Plaza in Lake Forest, CA.

Lake Forest Acupuncture signed a three-year lease for 1,050 sq. ft. to open its business at Dana Plaza, a 20,000 sq. ft. neighborhood shopping center located at 21701 Trabuco Road, Lake Forest, CA. John Moss and David Morgan, based in Parker Commercial's Lake Forest office, represented the Landlord in this transaction. This is a new business for this Tenant, and the anticipated opening date of business is April 1, 2010. ■

**Los Angeles, CA
Leases Arranged in
Westside Media Center**

Madison Partners Principals Hunt Barnett and Chris Houge announced that the firm has successfully negotiated 113,788 sq. ft. of lease renewals valued at approximately \$14.2 million on behalf of landlord, Kilroy Realty Corporation, in the Westside Media Center located at 12100, 12200 and 12312 West Olympic Boulevard in Los Angeles.

Comcast Entertainment Center, who operates E! Entertainment Television, the 24-hour network, has signed a lease renewal for 78,000 sq. ft. of office space located at 12312 West Olympic Boulevard. David Gordon of Studley represented the tenant.

Fandango, Inc., the nation's leading moviegoer destination and a unit of Comcast Interactive Media, has signed a 7 year lease expansion and renewal for 27,414 sq. ft. of space located at 12200 West Olympic Boulevard. David Toomey and Brian Davies of Cresa Partners represented the tenant.

Flyer Entertainment, a private orchestras, symphonies and bands company, has signed a 7 year lease renewal for 8,374 sq. ft. of space located at 12100 West Olympic Boulevard. Marty Erck of Wolf Commercial represented the tenant.

The newly-renovated Westside Media Center offers Class "A" office buildings and is in close proximity to the 405 and 10 Freeways and within walking distance to numerous restaurants, Sony, MTV, Yahoo! and HBO. ■

**Menifee, CA
Lease Completed for
Countryside Marketplace**

X Team International announced that Newport Beach-based partner Strategic Retail Advisors completed a lease at Countryside Marketplace shopping center in Menifee, CA, with Sleep Train Mattress Centers. X Team International President and Strategic Retail Advisors Partner Nelson Wheeler made the announcement.

Located at the southwest corner of Newport Road and Highway 215, Countryside Marketplace is a 735,000 sq. ft. shopping center anchored by more than 30 retailers including SuperTarget, Lowe's, Kohl's and Best Buy. The deal was finalized over an eight-day negotiation process, with Sleep Train signing a five-year lease on a 6,000 sq. ft. space, bringing its total number of California locations to 81. Wheeler and his partner Wally Limburg represented the landlord in this transaction. Jeff Drew of San Diego-based Retail Insite represented the tenant.

"In just two years since its grand opening, Countryside Marketplace has seen incredible growth with top-name retailers," said Wheeler. "Sleep Train is one of the premier mattress retailers in California, so it was a natural fit for them to occupy a space in this thriving shopping center as it continues to expand its mattress brand."

Open since 2008, Countryside Marketplace is currently more than 96% leased and occupied, and more than 98% committed. ■

**Pasadena, CA
Lease to Le Cordon Blue
Culinary College**

Grubb & Ellis Company announced that Brendan Monaghan, associate vice president, Office Group, and Corina Panlilio, senior associate, Office Group, represented Star News Building L.P., in a 36,534 sq. ft. lease to the Le Cordon Bleu College of Culinary Arts, Pasadena.

Signing a 126-month lease, the school will occupy the first four floors of the Star News building, located at 525 E. Colorado Blvd. The lease is an expansion to the approximately 70,000 square feet of adjacent space the Le Cordon Bleu College of Culinary Arts, a division of Career Education Corporation, currently occupies at 530 E. Colorado Blvd. The school will use the new space for classrooms, an upscale white table cloth restaurant, a casual restaurant and administrative offices. It will take occupancy on July 1.

Kevin Duffy of CB Richard Ellis represented Le Cordon Bleu College of Culinary Arts in the transaction.

**Riverside, CA
Turner Secures Tenants at
Towers at Riverwalk**

Turner Development Corporation has secured two new tenants, Smith Mitchellweiler, LLP Law Firm and The Operating Engineers Certification Program, within its Towers at Riverwalk project in Riverside.

The Towers at Riverwalk are part of Turner Riverwalk, a one million square-foot master planned business park. Turner Riverwalk is comprised of 400,000 sq. ft. of office space, 375,000 sq. ft. of R&D and industrial space, 100,000 sq. ft. of medical office space, 125,000 sq. ft. of retail including 11 restaurants and a 131-room Hampton Inn & Suites by Hilton.

Smith Mitchellweiler, LLP, a 10 attorney firm with offices in Riverside, Irvine and San Diego has signed a lease for 7,112 sq. ft. at 4204 Riverwalk Parkway. The firm specializes in litigation and transactional services.

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**Shanghai, China
RTKL Wins Design for Shanghai Medical Complex**

RTKL has been selected to design the Shanghai Changzheng New Pudong Hospital. This will be the largest new hospital built in one phase in China. The 2,200-bed facility will comprise 3.9 million sq. ft. (361,000 m²) with an estimated construction cost of RMB 2.82 billion (US \$413 million). The project, which will be managed out of RTKL's Los Angeles office, is scheduled to begin construction later this year.

"RTKL's design for the new Shanghai Changzheng Pudong Hospital capitalizes on China's increasingly sophisticated healthcare consumer," said RTKL executive vice president Brad Barker, who directs the firm's healthcare sector. "Our client challenged us to create a world-class hospital to serve a population that has come to demand—and expect—advanced healthcare facilities, patient-focused care and the latest technology—all within an environmentally friendly facility."

RTKL was selected through an international design competition in which more than 30 architecture firms participated. According to Xingdong Zheng, the hospital's president, "RTKL's design was an exceptional response to our goal of creating a modern academic hospital that will be internationally recognized for excellence in patient care, research, and teaching. The design supports patient-centered service as well as our desire for an environmentally friendly medical center."

The 2,200-bed hospital will include four inpatient towers, a VIP tower, an outpatient center, an emergency center, and an infectious disease building. Beyond patient care components, plans also include research and teaching facilities, dormitories for students and staff, an administration building, and a conference and reception facility.

"This is more than grafting Western-style design," says Barker. "This represents the emergence of a robust new market with new technical requirements and cultural sensitivities that are unique to China."

RTKL will provide master planning and design services for the project, with Shanghai Municipal Architecture Design Institute as a local partner handling the construction documentation. A subsidiary of ARCADIS, RTKL has a long tradition of work in China and throughout Asia, including the design of the Shanghai Science and Technology Museum, City Crossing mixed-use development in Shenzhen, the Beijing Museum of Film and the Shenzhen Literature and Arts Centre, among others. ■