



CA Retail Deal Update

8/31/10

TEMECULA (Riverside County) -- A private investor purchased Temecula Creek Plaza, a 69k sf retail center located at 31021 – 31141 Temecula Pkwy. Built in 2007, the property is located within close proximity to Temecula Creek Inn Golf Resort. It was 68 percent leased at the time of the sale and is anchored by CVS Pharmacy and Guaranty Bank.

William Meinhold of Swoboda Hospitality Specialists repped the buyer. Michelle Schierberl and Donald Ellis of Grubb & Ellis Company represented the property's receivership seller in the deal. Robert Griffith of Financial Services Asset Management, who represents the property's special servicer, JER Special Servicing, assisted the investment team in the transaction. The price was not disclosed.

SAN DIEGO (San Diego County) -- Francesca's Restaurants leased 5k sf of retail space at 1655 India St in a 10-year, \$1.9 mil (\$3.17/sf/mo) transaction. Brian Jinings of Cassidy Turley BRE Commercial represented the property owner, Julius and Marietta Zolezzi Trust. The lessee's representation was not disclosed.

SACRAMENTO (Sacramento County) -- Bagher, Kefaya Navid and Bahram Navid Trustees paid \$5 mil for an 11.4k sf (\$439/sf) freestanding retail building located at 840 El Camino Ave. the building is fully leased to Walgreen's. Gary Hansen of Cassidy Turley BT Commercial brokered the deal for the buyer. The seller was Interra-Vision El Camino Del Paso, LLC.

COSTA MESA (Orange County) – Union Bank inked a long-term, \$1.075 mil lease for a 3.4k sf retail property at 15445 Adams Ave. The building is owned by M.V. Partners. John Bosko of NAI Capital represented the tenant in the transaction, while the owner was repped in-house.