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The Retail Page
August 23, 2005 – Retail Briefs
 Article Date: 08/23/05

Full Story:
 SAN DIEGO (San Diego County) – A 7.4k sf multi-tenant retail center located at 3740 Rosecrans St was purchased by H&A San Diego LP for \$3.2 mil (\$432/sf). The center is fully leased to such tenants as Nextel, Check Cashers of Southern California, University Cleaners and Mattress Gallery. Reg Kobzi and Joel Wilson of CB Richard Ellis negotiated for the seller, Berg Properties California LLC, while Niranjan Patel repped the buyer.

BAKERSFIELD (Bakersfield County) – Alberto's Mexican Restaurant, a 3.3k sf building on a .45-acre lot at the intersection of Columbus St and Mount Vernon Ave sold for \$1 mil (\$303/sf). Built in 1970 and renovated in 2003, the property is part of a neighborhood shopping center anchored by Longs Drugs and 99 Cents Only store. The tenant is on a 10-year NNN lease. Edward Hanley of Hanley Brown Group handled matters for the seller, Alberto's I LLC of Santa Ana. The buyer was a private investor in Northern California and was represented by Catherine Zhang of Prudential California Realty of El Cerrito.

OCEANSIDE (San Diego County) -- Jack-in-the-Box signed a 20-year, \$892.5k lease for 3k sf (\$1.24/sf/mo) of retail space in Mission Douglas Plaza, located at the southeast corner of Mission Ave and Douglas Dr. Bill Barnett and Doug Hogan of Burnham Real Estate Services represented the tenant and the landlord, Mission Douglas Investments LLC.

GLENDALE (Los Angeles County) – A 160k sf urban retail center at 106-146 S. Brand Blvd traded hands. Major tenants include Old Navy, Mann Theaters, Good Guys, Tower Records, Pacific Sunwear, Baja Fresh, Starbucks and Cold Stone Creamery. Tony Azzi and Orbell Ovanespour of Marcus & Millichap represented the unnamed buyer in the deal. The price was not disclosed.

LAS VEGAS (Clark County) – An investment group paid \$19.5 mil for a 29.63-acre (\$15/sf)





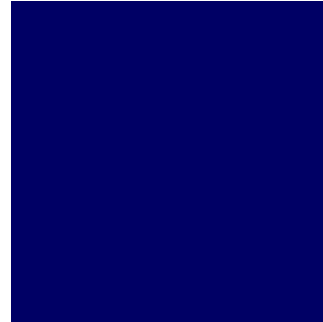
site at the northwest corner of Tropical and Lamb for a future shopping center development. Jackie Young and Dave Johnson of NAI Horizon represented the buyer, SFI-NIC LLC. The seller, Lamb 30 LLC, was repped by Julie Koentopp of Infinity Plus Investments.

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