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## Partial Project Listing

### NOTABLE PROJECTS

<b>Kaleidoscope</b> Crown Valley Parkway & 5 Freeway Mission Viejo, CA	215,000 sq. ft.
<b>Triangle Square</b> Newport Boulevard & Harbor Boulevard Costa Mesa, CA	210,000 sq. ft.
<b>185 South State (High Rise Office Building)</b> Salt lake City, UT	165,000 sq. ft.
<b>Garden Grove Higher Education Center **</b> Euclid Street & Garden Grove Boulevard Garden Grove, CA	50,000 sq. ft.
<b>Rosecrans Plaza</b> Compton, CA Urban Shopping Center Re-Development Food for Less Anchor	120,000 sq. ft.
<b>Former Thrifty Corporation Distribution Building **</b> Full rehabilitation for Self Storage Facility South La Brea Avenue & Rodeo Road One of the largest self storage facilities in Los Angeles, CA	390,000 sq. ft.

## Pacific Development Partners, LLC

Established in 1985, PDP has developed, redeveloped and owned over 80 projects having a total value in excess of \$800 million. Product types include Neighborhood Shopping Centers and Free-Standing Retail, Multi-Family Apartment buildings, Commercial Office and Industrial properties. Currently the firm has active and strong banking and financial relationships as well as long term relationships with many local and national Tenants. PDP currently owns 36 projects having a value in excess of \$550 million.

# BUILD TO SUITS

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## **Blockbuster Video**

San Bernardino Video Partners	6,000 sq. ft.
Long Beach Video Partners	6,500 sq. ft.
Cypress Video Partners, Inc.	7,500 sq. ft.
Pasadena Video Partners, Inc.	7,600 sq. ft.
Brundage Video Partners, Inc.	6,000 sq. ft.
Highland Video, LLC	6,000 sq. ft.

## **Blockbuster Music**

Issaquah Music Partners	15,000 sq. ft.
Bakersfield Music Partners, Inc.	15,000 sq. ft.
Whittier Music Partners	13,500 sq. ft.
Hillsboro Music Partners, Inc.	15,000 sq. ft.

## **Discovery Zone**

Issaquah Music Partners	15,000 sq. ft.
Bakersfield Discovery Partners, Inc.	15,000 sq. ft.
Whittier Discovery Partners, Inc.	19,000 sq. ft.

## **Whole Foods Market**

San Diego	28,000 sq. ft.
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## **Barnes & Noble Bookstore**

15,000 sq. ft.

## **Sav-On Drug Store**

Norwalk	16,854 sq. ft.
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## **Chase Bank (Washington Mutual)**

Retail Bank Branch, Murrieta, California	5,000 sq. ft.
Retail Bank Branch, Victorville, California	5,000 sq. ft.
Retail Bank Branch, Lake Elsinore, California	5,000 sq. ft.

## **Navy Federal Credit Union**

Financial Center, 29 Palms, California	5,000 sq. ft.
Financial Center, Millington, Tennessee	5,000 sq. ft.
Financial Center, Belle Chase, Louisiana **	5,000 sq. ft.
Financial Center, Temecula, California **	6,000 sq. ft.
Financial Center, San Diego, California **	8,000 sq. ft.

## ACQUISITIONS - COMMERCIAL PROPERTY

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<b>Bradley Building **</b> <b>Precision Metal Products</b> 850 West Bradley Avenue, El Cajon, CA	92,500 sq. ft.
<b>Palmdale Marketplace</b> <b>Albertsons</b> 4604-4654 Avenue S, Palmdale, CA	90,000 sq. ft.
<b>Lake Forest Plaza</b> 222 Francisco Way, El Dorado Hills, CA	50,000 sq. ft.
<b>Albertsons - Rite Aid – Del Taco **</b> South La Brea Avenue & Rodeo Road, Los Angeles, CA	75,000 sq. ft.
<b>Bank Branch Portfolio</b> <b>Washington Mutual Bank</b> Eleven Branch Properties State of California	101,000 sq. ft.
<b>Lakewood Professional Building</b> 4909 Lakewood Boulevard, Lakewood, CA	50,000 sq. ft.
<b>Scottsdale Commerce Center</b> <b>Federal Express</b> McDowell Road & Hayden Road Scottsdale, AZ	120,000 sq. ft.
<b>Chase Bank **</b> 226 26 <sup>th</sup> Street, Santa Monica, CA	6,500 sq. ft.
<b>Del Cerro Shopping Plaza **</b> <b>Windmill Farms Market</b> Del Cerro Boulevard & College Avenue, San Diego, CA	35,000 sq. ft.
<b>Escondido Town Country **</b> <b>CVS Drug Store &amp; Big Lots</b> East Valley Parkway, Escondido, CA	70,000 sq. ft.

## ACQUISITIONS - COMMERCIAL PROPERTY (continued)

<p><b>Oak Murietta Center</b> California Oaks Road, Murietta, CA</p>	<p>12,100 sq. ft. 3 acres</p>
<p><b>Victorville Center</b> Hesperia Road &amp; Comanche Street, Victorville, CA</p>	<p>5,600 sq. ft. 1.5 acres</p>
<p><b>Cypress Center</b> <b>Kinko's &amp; Wendy's</b> Valley View Street &amp; Corporate Avenue, Cypress, CA</p>	<p>18,000 sq. ft. 3.5 acres</p>
<p><b>Washington Plaza</b> <b>Harvest Ranch Market</b> Granite Hills Drive &amp; Jamacha Road, El Cajon, CA</p>	<p>36,000 sq. ft. 6 acres</p>
<p><b>McDonald's Restaurant **</b> 1117 Garden Grove Boulevard, Garden Grove, CA</p>	<p>5,500 sq. ft. 1.25 acres</p>
<p><b>Holiday Inn Hotel</b> Marina del Rey, CA Holiday Inn Express – All Suites</p>	<p>40,000 sq. ft. 3 acres</p>
<p><b>Beaumont Center</b> 6<sup>th</sup> Street and Xenia Avenue, Beaumont, CA</p>	<p>3 acres land</p>
<p><b>Solana Beach Retail **</b> 305-317 South Coast Highway Solana Beach, CA</p>	<p>24,377 sq. ft.</p>
<p><b>24 Hour Fitness Regional Office/Fitness Center **</b> Palomar Airport Road &amp; College Boulevard Carlsbad, CA</p>	<p>85,000 sq. ft. mixed use - 8.5 acres</p>
<p><b>VF REEF CORPORATE HEADQUARTERS **</b> 5935 Darwin Court, Carlsbad, CA</p>	<p>52,260 sq. ft. 3.45 acres</p>
<p><b>Bekaert Specialty Films II **</b> 4540 Viewridge Avenue, San Diego, CA</p>	<p>72,862 sq. ft. 5.96 acres</p>

## ACQUISITIONS - MULTI-FAMILY PROJECTS

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<b>Beachwalk Apartments</b> 515 – 519 Nevada Street, Oceanside, California	38 multi-family units
<b>Enclave at Beltline Apartments</b> 2200 North Beltline Road, Mesquite (Dallas), Texas	256 multi-family units
<b>Sonoma Coast Apartments</b> 180 Canyon Drive, Oceanside, California	100 multi-family units
<b>Villa Sonata</b> 1601 Civic Center Drive, Santa Ana, California	41 multi-family units
<b>Sunset View Apartments **</b> University Street & Lugonia Avenue, Redlands, California	124 multi-family units
<b>Palm Vista Apartments **</b> 4830 Palm Avenue, Riverside, California	24 multi-family units
<b>Copper Wood Apartments</b> 11838 Central Avenue, Chino, California	108 multi-family units
<b>Loma Sierra Apartments</b> 25421 Cole Street, Loma Linda, California	24 multi-family units
<b>The Marquis **</b> 1375 West Valencia Drive, Fullerton, California	88 multi-family units
<b>Mesa Gardens Apartments **</b> 800 East Bobier Drive, Vista, California	124 multi-family units

## DEVELOPMENT PROJECTS COMPLETED/IN PROCESS

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<p><b>Oak Valley Towne Center **</b>                  Beaumont Avenue &amp; 14<sup>th</sup> Street                  Beaumont, California</p>	<p><b>75,000 sq. ft.</b>  <b>1.686 Acres</b></p>	<p>Tenants include: Stater Bros., Walgreens,                  US Bank, Starbucks &amp; Others</p>
<p><b>Imperial Marketplace **</b>                  Imperial Avenue &amp; 805 Freeway                  San Diego, California</p>	<p><b>290,000 sq. ft.</b>  <b>30+ Acres</b></p>	<p>Tenants include: Home Depot,                  Chase Bank, Verizon Wireless,                  99¢ Only Store, KFC &amp; Navy Federal                  Credit Union, Starbucks</p>
<p><b>Rancho Temecula Town Center **</b>                  Winchester Road &amp; Nicholas Road                  Temecula, California</p>	<p><b>163,000 sq. ft.</b>  <b>20 Acres</b></p>	<p>Featuring Henry's Market, Rite Aid,                  Bev-Mo, Navy Federal Credit Union,                  LA Fitness , Neighborhood Center</p>
<p><b>Newport Crossing</b>                  Newport Road &amp; Murrieta Road                  Menifee, California</p>	<p><b>25,000 sq.ft.</b>  <b>4 Acres</b></p>	<p>Convenience Retail Center, Featuring                  Gas, Retail, Jack-in-the-Box, Century 21,                  International House of Pancakes &amp; Others</p>
<p><b>Margarita Crossings **</b>                  Margarita &amp; Overland                  Temecula, California</p>	<p><b>40,000 sq.ft.</b>  <b>6 Acres</b></p>	<p>Commercial Retail Center, Featuring                  San Diego County Credit Union, Olive                  Garden, 1<sup>st</sup> Team Real Estate &amp; others</p>
<p><b>Village at San Jacinto **</b>  <b>Neighborhood Center</b>                  Ramona Expressway &amp; State Street                  San Jacinto, California</p>	<p><b>100,000 sq.ft.</b>  <b>14.4 Acres</b></p>	<p>Neighborhood Market and Drug Center                  Stater Brothers Market &amp; Walgreens                  Drug Store</p>
<p><b>Village Of The Boulders **</b>  <b>Regional Mall</b>                  Gail Gardner Way                  Prescott, Arizona</p>	<p><b>300,000 sq.ft.</b>  <b>30 Acres</b></p>	<p>Regional Mall Conversion                  Wal-Mart Super Center, Big Lots,                  Dollar Tree, Jo-Ann Fabric,                  Tuesday Morning &amp; others</p>
<p><b>Mission Square Plaza **</b>                  1168 Mission Avenue                  Oceanside, California</p>	<p><b>167,000 sq. ft.</b>  <b>11.6 Acres</b></p>	<p>Redevelopment of Neighborhood                  Shopping Center: Office Depot, 99¢                  Only Store, Harbor Freight Hardware                  &amp; other retailers</p>

## DEVELOPMENT PROJECTS COMPLETED/IN PROCESS

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<b>Palm Avenue Condos **</b> 4800 block of Palm Avenue Riverside, CA	21 units	Townhouse condominiums for sale Residential Condominium Land mapped for future Development
<b>West Hollywood **</b> Santa Monica Boulevard & Crescent Heights West Hollywood, CA	<b>13,000 sq. ft.</b> <b>28 units</b>	Walgreens Drug Store Multi-Family For Lease including affordable component. Vertical Mixed Use development
<b>Magnolia Multi-Family **</b> Magnolia Avenue & 91 Freeway Riverside, CA	<b>168 units</b> 7.5 acres	Mixed use with adjacent office. Under development
<b>Ramona Crossroads **</b> Perris Boulevard & Ramona Expressway Perris, CA	<b>135,000 sq. ft.</b> <b>16 acres</b>	Neighborhood Shopping Center Market/Drug Anchor
<b>San Marcos Convenience Center **</b> Las Posas Road & Highway 78 San Marcos, CA	<b>15,000 Sq. ft.</b>	Drugstore or Convenience Market site