

7 year lease for a worship facility opening at Red Rock Center, located at 2115 Montiel Road. Bill Thaxton and Tommy Gibbs, with Flocke and Avoyer Commercial Real Estate, represented the lessor, Red Rock Center, LLC. Frank Williamson, of Metro Estates, represented the lessee in the transaction.

SAN JOAQUIN COUNTY

STOCKTON

Walgreens - a 14,820 sq. ft. tenant occupied building, located on 1.5 acres at 7850 West Lane, has been sold for \$5.21 million (a 6.5% cap rate). Walgreens has a long-term, absolute triple-net lease, with 72 years remaining on the lease term. Jeff Conover, with Faris Lee Investments, represented the seller, West Hammer Properties of San Juan Capistrano. Kevin Cunningham, with Cornish & Carey, represented the all cash buyer, a family trust based in Gilroy, which was in a 1033 exchange. The building includes a drive thru pharmacy and is near a Costco.

SANTA BARBARA COUNTY

SANTA BARBARA

Anacota Place - a 36,767 sq. ft. mixed-use property, located downtown at 610 Anacapa Street, has been sold for \$11.5 million. In conjunction with the sale, the deal included the buyer signing a long-term lease for a large portion of the building. Clarice Clarks, with Lee & Associates in Santa Barbara, represented both the buyer, The Hutton Foundation, and the new tenant, Antioch University, in the transaction. The Hutton Foundation supports non-profit organizations by providing affordable office space and other assistance. Antioch University, which is relocating from its current Santa

Barbara campus, will lease a total of 31,429 sq. ft. (to be completed later this year), with the remaining 5,338 sq. ft. to be occupied by a locally owned restaurant.

SANTA CLARA COUNTY

SAN JOSE

Fresh & Easy Neighborhood Market - the company's first Northern California location has opened, with the opening attended by San Jose City Councilmember Peirlugi Oliverio and various civic and neighborhood leaders. San Jose Mayor Chuck Reed stated, "It's been a pleasure working with Tim Mason and his team over the past two years and we look forward to helping them open many more new stores throughout the city. We appreciate their investments in San Jose and their commitment to providing fresh and affordable food for our residents."

SONOMA COUNTY

SANTA ROSA

2,000 sq. ft. of retail space - located at 2300 Mendocino Avenue, has been leased from 3 G Restaurants LLC. Kenneth Noack Jr., Nichole Vallentine and Nicholas Richards, with Grubb & Ellis in Sacramento, represented the lessor and the lessee, Gershman Properties, in the transaction.

VENTURA COUNTY

MOORPARK

A community shopping center - a property anchored by Big Lots and a Do it Center, has been sold to an all cash buyer for an undisclosed price. The building was 65% occu-

piated at the time of the sale. Among other notable tenants at the property (but which were not part of the sale) are Albertsons, Moorpark Athletic Club, Wells Fargo Bank, Carl's Jr., El Pollo Loco and a Shell gas station. Edward B. Hanley and Kevin T. Fryman, with Hanley Investment Group Real Estate Advisors, represented the seller in the transaction.

Cedeno - a 1,160 sq. ft. lease for a bakery opening at 530 Los Angeles Avenue. David Levcovitch, with Centers Business Management (CBM) in Encino, represented the lessee and the lessor in the transaction.

Popeye's Chicken - a 2,540 sq. ft. lease for a fast food chicken restaurant opening at 530 Los Angeles Avenue. Dave O'Connell, with Centers Business Management in Encino, represented the lessee. David Levcovitch, with Centers Business Management, represented the lessor in the transaction.

OXNARD

Fresh & Easy Neighborhood Market - has purchased a 52,200 sq. ft. parcel, located at 1401 West Gonzales Road at North Ventura Road, for an undisclosed price. Rob Devericks, with Hagelis Group in Ventura, represented the seller in this transaction. The buyer plans to open one of its neighborhood grocery markets at the site in the future.

SIMI VALLEY

Love Sushi - a 1,774 sq. ft., 10 year lease for a sushi restaurant opening May of 2011 at Target Shops at Simi Valley, located at 2941-10 Cochran Street. Rosanne Morgiewicz, with The Morgiewicz Company in Malibu, represented the lessee, Joo Chel Ko, and the lessor, CP Simi Shops SV LLC, in the transaction.