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- Proximity to Retail Amenities

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San Luis Obispo developer mixes it up on gas station site

The Mix @ Monterey — an exciting new mixed-use project coming to San Luis Obispo — is set to break ground this month. The four-story building will feature 4,000 square feet of ground-floor retail, 5,000 square feet of second-floor office space and five condos on the third and fourth floors.

Architect and developer George Garcia said he set out from the beginning to design a project that could be built and approved at the Monterey Street and Johnson Avenue intersection, a spot formerly occupied by a Unocal service station.

Garcia, whose firm has designed San Luis Obispo landmarks such as the San Luis Trust Bank building, said his new project is geared at food and beverage retailers and was “well-received” by the city. He’s spent the past year or so negotiating financing, and now looks forward to a completion date of May 2011.

Garcia said he hopes to get LEED certification for the project, which will incorporate energy-efficient features including natural day lighting, a solar panel system and cool roof technology.



The design for the Mix @ Monterey



MARLIZE
VAN ROMBURGH
Commercial
real estate

Ventura County’s retail market is seeing “a slow but sure” emergence of leasing activity, Hagelis said.

RETROFIT RULING

A state appeals court upheld a San Luis Obispo County Superior Court ruling that says building owners are responsible for reinforcing unsafe buildings before a city deadline if

they know the structures are dangerous, the Tribune reported June 26. The ruling will affect owners statewide.

The court ruled against Mary Mastagni of Paso Robles, who had appealed a judgment against her over the collapse of the Acorn Building during the San Simeon Earthquake in 2003. Two women died trying to escape the downtown Paso Robles building. Mastagni had said she did not have to retrofit until 2010, which was the city deadline. The deceased women’s families were awarded \$2 million from Mastagni, a payment which the appellate court upheld.

DEAL OF THE WEEK

Simi Valley’s Green Acres Farm Market and Catering is expanding into another half acre of commercial land adjacent to its existing location. The grocer purchased two vacant parcels at 2982 E. Los Angeles Ave. for \$580,000. A plan for development is in place, according to Capital Realty Solutions, which represented Green Acres.

• Marlice van Romburgh can be reached at mrv@pacbiztimes.com.

TARGET CENTER SELLS

The 171,000-square-foot Target Plaza in Oxnard changed hands in an all-cash transaction, in one of the largest commercial property sales in Ventura County this year. Although the buyer and the sale price weren’t disclosed, the plaza was listed with The Hagelis Group for \$15.1 million.

The center, at 150-300 W. Esplanade Drive, is anchored by Target and Food 4 Less, but expect to see a retail shuffle as it’s developed. Target will be moving to the RiverPark project to become a “Super Target.” The current Target Plaza will get a makeover, and Food 4 Less will likely move to where Target is now.

Bill Hagelis, president of The Hagelis Group, represented both the buyer and the seller, KIR Oxnard L.P. With the Esplanade Regional Shopping Center across the street, the Target Plaza is in what Hagelis calls “the premier trade zone of Ventura County.”

CORRECTION

• Santa Maria Valley Chamber of Commerce CEO Robert Hatch was inadvertently left out of the “Who’s Who in Education and Civic Leadership” section on June 25.

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