

INSIDER

WOODLAND PARK CROSSING

Herndon, VA
143,000 sq. ft. (retail)

Opening:
2007

Developer:
JBG Rosenfeld Retail
Chevy Chase, MD

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Details:

Leasing is well underway at Woodland Park Crossing in Herndon, VA. The retail portion of the mixed-use retail and residential development is approximately 60 percent leased.

Woodland Park Crossing is under development at the intersection of Sunrise Valley Drive and Monroe Street. The site is less than a half-mile from the Dulles Access Road and minutes from Washington Dulles International Airport.

The project will feature 143,000 sq. ft. of first floor retail underneath 230 residential units, along with pedestrian-

friendly walkways, brick and masonry building facades and structured parking.

Harris Teeter will anchor Woodland Park Crossing, along with a tenant mix that includes Chevy Chase Bank, dry cleaner Georgetown Valet, Pei Wei Asian Diner, Hour Eyes Optical, Ritz Camera, Rockaway Bedding, Starbucks Coffee, Moe's Southwest Grill, Bubbles Salon, B.F. Saul Mortgage, Moby Dick House of Kabob, Mylannie Day Spa and Art & Frame Depot.

Negotiations are underway with additional tenants for 16,200 sq. ft. of space, which leaves 40,000 sq. ft. of retail GLA available.

Space at Woodland Park Crossing is scheduled for delivery in 2007. □

MALL ACQUISITIONS NEW TENANTS

Equity One, Inc., North Miami Beach, FL, completed the acquisition of three Florida properties in separate transactions for a total consideration of \$23.4 million, including related closing costs. The properties are Alfaya Village (39,477 sq. ft., shadow-anchored by a 49,000 sq. ft. supermarket), Orlando, FL; Sunpoint Shopping Center (132,374 sq. ft.), Ruskin, FL; and Chapel Trail Plaza (56,378 sq. ft.), Pembroke Pines, FL.

Kite Realty Group Trust, Indianapolis, IN, acquired Kedron Village (282,125 sq. ft.), which is under construction in Peachtree City, GA. The company bought its 157,408 sq. ft. interest in the development — which will be anchored by Target, Ross Dress For Less, Bed Bath & Beyond and Petco — for \$36.9 million.

Sizeler Property Investors, Inc., Kenner, LA, sold Hammond Square Mall (431,000 sq. ft.), Hammond, LA, to *Palace Properties, LLC*, for \$14 million in cash.

The Azarian Group, LLC, Midland Park, NJ, completed leases for Futon Express (2,200 sq. ft.) and Allstate Insurance Company (1,600 sq. ft.) at Drug Fair Shopping Center (45,000 sq. ft.), Fairfield, NJ.

CenterCal Properties, LLC, El Segundo, CA, signed Draeger's Market (43,000 sq. ft.) to Blackhawk Plaza, which is being renovated in Danville, CA. The grand re-opening is slated for Spring 2007.

General Growth Properties, Inc., Chicago, IL, announced that Dillard's will build a new 90,000 sq. ft. store at Red Cliffs Mall (385,459 sq. ft.), St. George, UT. The new store will more than double Dillard's current presence in the mall. General Growth is also adding an additional 15,000 sq. ft. of specialty shops at the center.

Integrity Commercial Real Estate, Southlake, TX, signed Debbie's Bridal Portfolio to Southlake Town Square in Southlake, TX.

McKinley, Ann Arbor, MI, leased space to Fluke Hearing Instruments at Arbor Square Plaza in Ypsilanti, MI.

O&S Holdings, LLC, Santa Monica, CA, added P.F. Chang's China Bistro (6,400 sq. ft.) to the Bridge Street Town Centre (550,000 sq. ft.), Huntsville, AL.

REP Commercial, Inc., Irvine, CA, negotiated leases for Excell Realty & Bristol Home Mortgage (2,139 sq. ft.) and What a Lot of Pizza (866 sq. ft.) at the recently-completed Brighton Plaza in Montclair, CA.

Terranomics Retail Services, San Francisco, CA, signed 24 Hour Fitness (25,000 sq. ft.) to Solano Mall in Fairfield, CA; and Extreme Pita (1,080 sq. ft.) to Fremont Auto Mall in Fremont, CA.

Winick Realty Group, New York, NY, completed a 6,100 sq. ft. lease for Haru Restaurant (operated by Benihana, Inc.) at One Wall Street Court in New York, NY.