



# Buyers & Sellers

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**Regency Centers** sold a 1.05-acre outlet at Marketplace at Briargate to **TCF National Bank**. The 95,075 sq.ft. shopping center, located at the intersection of Briargate Parkway and Union Boulevard in Colorado Springs, CO, is anchored by King Soopers and coteranented by Massage Envy, Spicy Pickle and Smoothie King.

For more information, contact Snowden Leftwich, Regency Centers; 303-300-5322; Email: sleftwich@regencycenters.com; Web site: www.regencycenters.com.

**KB Real Estate, Inc.** is selling an 18,600 sq.ft. building situated on 3.41 acres on Aurora Avenue in Naperville, IL for \$2.75 million. Area retail includes Jewel/Osco, Walgreens, Brunswick Zone, Burger King, Menards and Starbucks. Area demographics include a population of 236,243 within five miles earning \$118,873 as the average household income.

For more information, contact Rob Fain, KB Real Estate, Inc., 790 Frontage Road, Suite 315, Northfield, IL 60093; 847-441-4432; Email: rfain@kbrealestate.com.

**Reinhardt, Becker, Ford & Associates, LLC** is looking for 1031 exchange deals of \$40 million for retail, single-tenant, office or multi-family properties. The company prefers the East Coast, but will consider locations nationwide.

For more information, contact Robert Reinhardt, Reinhardt, Becker, Ford & Associates, 1221 A Old Walt Whitman Road, Melville, NY 11747; 516-845-9800 Ext. 11, Fax 631-944-6183.

**The Azarian Group, LLC** acquired **Lenox Plaza**, a shopping center located on Route 46 West in West Paterson, NJ, for \$19.85 million from **Hillsborough Associates**.

For more information, contact John M. Azarian, The Azarian Group, LLC, 8 Prospect Street, Suite 1B, Midland Park, NJ 07432; 201-444-7111 Ext. 27, Fax 201-444-6655.

**California Realty Partners, Inc.** is selling a 6,000 sq.ft. Sherwin-Williams location situated on a land area of 20,250 sq.ft. in Monroe, LA for \$970,000 at a Cap rate of 6.5%. The site has a net operating income of \$62,900.

For more information, contact Diane N. Pechenick, California Realty Partners, Inc., 20656 Ventura Boulevard, Woodland Hills, CA 91364; 818-348-8700 Ext. 20, Fax 818-348-8707.

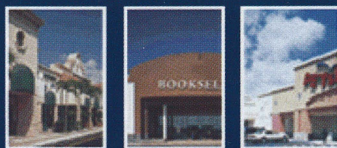
**Zommick McMahon** represents a buyer looking to acquire NNN properties tenanted by banks, drug stores or local credit tenants for up to \$2.5 million with Cap rates of 7% to 8%. Sites must be located within the Philadelphia, PA market, including Chester, Delaware and Montgomery counties.

For more information, contact Jim Jacobs, Zommick McMahon, PO Box 2006, Media, PA 19063; 610-566-7576; Email: jimjacobsjr@hotmail.com; Web site: www.zmcre.com.

**Grubb & Ellis** represented the buyer and seller in the sale of Imperial Canyon Center, a 55,300 sq.ft. shopping center located on Santa Ana Canyon Road in Anaheim Hills, CA, for \$16.7 million at a Cap rate of 6.27%. The center is 99.6% leased to Wells Fargo, Sylvan Learning Center, Domino's Pizza and Don Jose Restaurant.

For more information, contact Ken McLeod, Grubb & Ellis, 1100 Glendon Avenue, Suite 900, Los Angeles, CA 90024; 310-235-2921; Email: ken.mcleod@grubb-ellis.com.

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## Marcus & Millichap

Real Estate Investment Brokerage Company

TO ACCESS THE MOST QUALIFIED BUYERS CONTACT THE MARKET LEADER

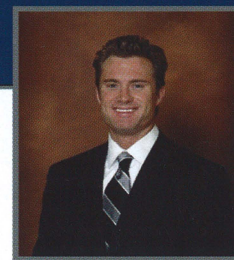
### RECENT CLOSINGS:

- Walgreens/Starbucks Coffee - CA: \$10,100,888; 5.65% CAP
- Albertsons Anchored Pahump Valley Junction - NV: \$28,300,000; 6.50% CAP
- Arby's Fast Food Restaurant - CA: \$1,990,000; 5.03% CAP
- Jack in the Box Fast Food Restaurant - CA: \$1,685,000; 4.75% CAP

### EXCLUSIVELY LISTED NET-LEASED OPPORTUNITIES:

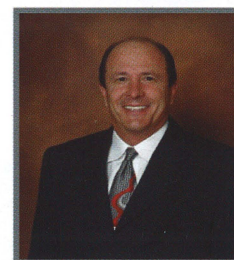
- Grocery Outlet - Sacramento (Granite Bay), CA: \$9,966,000
- Orchard Supply Hardware - Sacramento (Citrus Heights), CA: \$9,100,000
- Regency Plaza Retail Center - Las Vegas, NV: \$7,000,000
- Rite Aid - Carlsbad, CA: \$6,320,000
- EZ Lube - West Covina, CA: \$2,184,000

- Singular Focus on Retail and Net-Leased Investment Brokerage
- Over 28 Years of Combined Brokerage Experience
- Comprehensive Market and Product Knowledge
- Extensive and Systematic Team Marketing Approach



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