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News Released: April 21, 2006

Wilson Commercial Negotiates 8 Retail Leases in Southern California including Save-A-Lot, Kirkland's and Revolution Surf for a Total of Nearly 38,000 Sq. Ft.

(PRLEAP.COM) Wilson Commercial Real Estate of Los Angeles, the largest landlord representative brokerage firm representing institutional and professional retail property owners on an exclusive basis in the Southern California marketplace, announces eight retail lease transactions in Southern California for a total of nearly 38,000 square feet.

Pediatrician Dr. Lionel Ng signed a 5-year lease for 2,000 square feet for a total consideration of approximately \$286,693 at the Sav-on Center, located on Huntington Drive in Duarte. The tenant, which was represented by STC Management of Whittier, is expected to open at 2317 Huntington Drive in early June 2006. Wilson Commercial Real Estate of Los Angeles is the exclusive landlord representative for the Sav-on Center and

Save-A-Lot signed a 5-year lease for 13,400 square feet for a total consideration of approximately \$1,125,600 at 1625 Sunset Boulevard in Echo Park. The tenant, which was represented by CB Richard Ellis of Anaheim, is expected to open in early October 2006. Based in St. Louis, MO, Save-A-Lot is a wholly owned subsidiary of SUPERVALUE Inc., a Fortune 100 company and one of the largest companies in the United States grocery channel. Wilson Commercial Real Estate of Los Angeles, along with Strategic Properties, Inc. of Los Alamitos, represented the landlord, Walgreen Co. of Chicago, IL, in the lease transaction.

The UPS Store signed a 5-year lease for 1,139 square feet for a total consideration of \$181,413 at the Challenger Center, located at Avenue K and Challenger Way in Lancaster. The tenant, which was represented by Cypress Retail Group of Culver City, is anticipated to open in late April 2006 at 805 E. Avenue K, Suite 109. Wilson Commercial Real Estate of Los Angeles, in conjunction with Kirnan Commercial of Woodland Hills, are the exclusive landlord representatives for the Challenger Center and represented the landlord, McClean Properties of Santa Barbara, Calif., in the lease

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About This Release

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transaction.

Mattress Gallery signed a 5-year lease for 4,746 square feet for a total consideration of approximately \$469,854 at the Loehmann's Shopping Center, located on Victory Boulevard in Reseda. Mattress Gallery, which was represented by Cypress Retail of Encino, is expected to open at 19415 Victory Boulevard in early June 2006. Wilson Commercial Real Estate of Los Angeles represented the landlord, Combined Properties of Washington, DC, in the lease transaction.

Kirkland's signed a 10-year lease for a 6,304-square-foot furniture store for a total consideration of approximately \$1,790,336 at the Fallbrook Center located at the northwest corner of Fallbrook Avenue at Victory Boulevard and Vanowen Street in West Hills. The tenant, which represented by Main & Main of Santa Monica, is anticipated to open in early August 2006 at 6751 Fallbrook Avenue, Suite #915. This is an additional location for Kirkland's, which is based in Jackson, TN. Wilson Commercial Real Estate of Los Angeles, along with Kirnan Commercial of Woodland Hills, are the exclusive landlord representatives for the Fallbrook Center and represented the landlord, General Growth Properties of Chicago, IL, in the lease transaction.

Basic 21 signed a 10-year lease for 3,825 square feet for a total consideration of approximately \$1,104,354 at the Lake Elsinore City Center, located on Grape Street and Railroad Canyon Road in Lake Elsinore. Basic 21, which was represented by CB & Affiliates of Temecula, is expected to open in early May 2006 at 31500 Grape Street, Suite #9. This is an additional location for Basic 21, which is based in Murrieta. Wilson Commercial Real Estate of Los Angeles, along with Kirnan Commercial of Woodland Hills, are the exclusive landlord representatives for the Lake Elsinore City Center and represented the landlord, Toibb Enterprises of Woodland Hills, in the lease transaction.

Sprint Wireless signed 5-year lease for 1,138 square feet for a total consideration of \$220,000 at the Heritage Marketplace located at the southeast corner of Scott Road and Interstate (215) Freeway in Murrieta. The tenant, which represented itself, is anticipated to open in late May 2006 at 28039 Scott Road, Suite H. Wilson Commercial Real Estate of Los Angeles is the exclusive landlord representative for Heritage Marketplace and represented the landlord, Hughes Investments of Newport Beach, California, in the lease transaction.

Revolution Surf signed a 5-year lease for a 5,000-square-foot surf, skateboard and apparel store for a total consideration of approximately \$1,035,281 at the Conejo Gateway located at the southwest corner of the Ventura (101) Freeway and Wendy Drive in Newbury Park. The tenant, which represented itself, is expected to open in early September 2006. This is an additional location for Revolution Surf. Wilson Commercial Real Estate of Los Angeles, along with Kirnan Commercial of Woodland Hills, are the exclusive landlord representatives for Conejo Gateway and represented the landlord, Toibb Enterprises of Woodland Hills, in this lease transaction.

About Wilson Commercial Real Estate (WCRE)

With headquarters in Los Angeles, Calif., Wilson Commercial Real Estate (WCRE) is the largest Landlord representative brokerage firm representing institutional and professional retail property owners on an exclusive basis in the Southern California marketplace. Founded in 1990, WCRE specializes in leasing neighborhood and community anchored shopping centers and additionally provides sales and consulting services within the client's portfolio. WCRE has earned a reputation for its results-oriented process, expertise, integrity and professionalism. Currently, WCRE represents more than 10 million square feet of retail space in 50 shopping centers throughout Southern California. For more information, visit the Company's website at www.wcre.net or call 310.473.4424.

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