



## **OAKS DEVELOPMENT COMPANY, LLC RECENT TRACK RECORD**

**The Principals of Oaks Development Company have been involved in the following recent transactions:**

**Wal-Mart Superstore Anchored Multi-Tenant Retail Portfolio:**

Acquired a portfolio of 46 multi-tenant retail shopping centers shadow – anchored by new Super Wal-Mart's. The projects were located in 22 Mid Western and Southern States.

**Pleasant Grove Marketplace, Wal-Mart Shopping Center, Roseville, CA:**

Acquired 12 acres of land from Wal-Mart at the SWC of Highway 65 & Pleasant Grove in Roseville, CA. The project is part of a 56-acre Wal-Mart / Sam's Club Shopping Center. The project included the first Chick-Fil-A in Northern California. Other tenants include Wendy's, Corner Bakery, and the UPS Store.

**Costco Wholesale, Century Retail Plaza, Inglewood, CA:**

Acquired 5 acres of a 20-acre Costco Shopping Center located on the SEC of Century Blvd. and Yukon in the City of Inglewood. The project includes Wendy's, Washington Mutual, Del Taco, Pollo Campero, Advance America, The Gas Company, and retail shops. We worked with neighborhood councils and an inner city revitalization fund.

**Corona Cerrito Plaza, Freeway Retail Center, Corona, CA:**

Acquired 7-acre site in Corona at the NEC of Interstate 15 & Ontario Ave. The project includes 7 retail buildings containing a freestanding Starbucks drive-thru, Sombrero's Mexican Restaurant, Corona Dental Group, Huntington Learning Center, and retail shops.

**Spreckles Park, Home Depot / Target Power Center, Manteca (Sacramento), CA:**

Acquired and developed 8-acres of a 30-acre mixed-use project between Home Depot and Target in Manteca, CA. Tenants include Pier 1 Imports, Nextel, Payless Shoe Source, TJ Max, and Advance America. The project was built in two phases.

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**Montclair Entertainment Plaza, *Montclair, CA:***

Acquired an 11-acre shopping center portion of the Montclair Mall. The project was rehabbed and expanded. Tenants include Bally's Total Fitness, Acapulco's Restaurant, Black Angus, Chili's, and Red Lobster.

**Orange Tree Market Place, *Redlands, CA:***

Acquired and developed a 7.4-acre retail center located across from Citrus Plaza in Redlands. Neighboring tenants include Target, Kohl's, Sport Chalet, and Barnes & Noble. Our tenants include Marshal's, JoAnns and Starbucks.

**4<sup>th</sup> & Milliken, *Rancho Cucamonga, CA:***

Acquired 4.5 acres of a 23-acre mixed-use commercial and residential development. The project includes a village scene of retail shops and restaurants on the corner of 4<sup>th</sup> & Milliken Ave. across the street from Ontario Mills in Rancho Cucamonga. Tenants include Boston Pizza, Mi Tortilla, Fat Burger, and the UPS Store.

**Safeway Anchored Pioneer Plaza Shopping Center, *Colorado Springs, CO:***

We acquired an existing Safeway Anchored Grocery center. We are in the process of leasing the vacant shops and developing the excess parcels and pads.

**Mixed Use Shops at Blue Oak, *Roseville, CA:***

We joint ventured a 12 acre mixed-use project in Roseville, CA. The uses include retail, service, food, office, and medical.

**Elephant Bar Restaurants, *Colorado Springs & Greenwood Village, CO:***

Acquired three existing restaurants. We remodeled and leased two of the buildings to Elephant Bar Restaurants, Inc. The third was sold a third to Wild Wings restaurant.

**Wyle Labs, *El Segundo, CA:***

We acquired the testing and corporate headquarters facilities of Wyle Labs at the Los Angeles Airport. We leased the multi building campus facility back to Wyle Labs for 20 years on an absolute NNN basis.

**Ontario Mills Plaza, *Ontario, CA:***

Acquired 2.4 acres and developed a 25,000-sqaure-foot retail center on the west end of Ontario Mills regional mall in Ontario, CA. Tenants include Honey Baked Hams, AT&T, Wescom Credit Union, Casual Male, Philly's Best, and Juice Stop.



**Wal-Mart Neighborhood Market, Las Vegas, NV:**

Acquired a 15-acre project at the corner of Eastern and Warm Springs in Las Vegas. The development includes one of the first Wal-Mart Neighborhood Markets in Nevada as well as Self-Storage, retail shops, restaurants, and pads.

**Restaurant Retail Center, Lakewood, CA:**

We acquired a hard corner site for office and medical uses across the street from the Lakewood Mall we then rezoned and constructed a 3 building retail center with national restaurant tenants.

**NEC Presque & Isle, Henderson, NV:**

Acquired and entitled 3.13 acres of commercial retail land in Henderson, Nevada near the 215 freeway. Red Robin and Dunn Edwards are the anchor tenants.

**Walgreens, Fresno, CA:**

We acquired the land and constructed a free standing Walgreens double drive through building in Fresno, CA.

**RevCare Corporate Headquarters, Cypress, CA:**

Acquired a 55,795 square foot office building and then we negotiated a 15 year Sale Lease Back transaction with RevCare, Inc. for their corporate headquarters

**91<sup>st</sup> & McDowell, Phoenix, AZ:**

Acquired 4.5 acres on the NEC of 91<sup>st</sup> Ave. & McDowell Road in Phoenix, AZ. We developed a multi-tenant retail shop and are leasing pads.

**Walgreens, Yuba City, CA:**

We acquired the land and constructed a free standing Walgreens double drive through building in Yuba City, CA.

**Center Pointe, La Palma, CA:**

Acquired a closed Chili's restaurant. Repaired fire damage and leased it to a restaurant and 4 retail tenants.

**BJ's Restaurant, Palmdale, CA:**

Acquired a pad at the Antelope Valley Mall in Palmdale, CA. Developed a BJ's Pizza restaurant on the site.



**Tapo Canyon Plaza, Simi Valley, CA:**

Acquired a 1.3-acre site along Tapo Canyon Road in Simi Valley at the 126. Tenants include Ventura County Credit Union, Pacific Dental, and Subway.

**The Shops at Wal-Mart, Ammon, Idaho Falls, ID:**

Acquired a vacant 35,000 square foot shopping center and 5 acres of excess land in a Super Wal-Mart anchored center. We completed the construction and we are currently leasing and parcelizing the project.

**Starbucks Retail Center, Simi Valley, CA:**

Acquired an existing free standing retail building in a Mervyn's anchored center at the 126. We then subdivided the building for 4 tenants including Starbucks and Pacific Dental.

**Bear Valley 395, Victorville, CA:**

We acquired 8 acres at the intersection of Bear Valley Road and Highway 395. We are in the process of entitling and leasing the project.

**I-10 & Dysart Home Depot Center, Avondale, AZ:**

Retail shopping center developed on the SEC of I-10 & Dysart with Home Depot and Sam's Club as major co-tenants. The project will include a Long John Silver's and A&W Root Beer restaurants.

**Antelope Home Depot Center, Sacramento, CA:**

Acquired a 1.5-acre pad in front of Home Depot in Sacramento, CA. Entitled a 9,600-square-foot retail center.

**High Rise Residential Land, San Jose, CA:**

Acquired and currently in the process of entitling high rise residential land in San Jose, CA.

**Royal Buffet, Chino, CA:**

Acquired an existing restaurant building in a regional power center out of bankruptcy and leased to a local restaurant tenant, Royal Buffet.

**Boot Barn, Santa Maria, CA:**

Acquired a free standing retail building with below market rents and future rehab potential across the street from the Macy's anchored regional mall.