



**For Immediate Release**

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**LNR Commercial Property Group Signs Six Leases at Bressi Ranch  
Village Center Valued at Approximately \$6 Million**  
Chase Bank, Souplantation and Unleashed by Petco among new tenants

**Newport Beach, CA (December 16, 2010)** – LNR Property LLC’s Commercial Property Group (“LNR”), one of the leading U.S. investors and developers of office, industrial, retail, multi-family, mixed use, and land assets, announced today that it signed six new leases in Bressi Ranch Village Center, located at 2633-2687 Gateway Road in Carlsbad, California, 92009. The tenants, accounting for a combined total of approximately 18,468 square feet, are Unleashed by Petco, Chase Bank, Luna Grill, Souplantation, Perfectly at Home, and Ollie & Me Children’s Boutique.

“We are very pleased with the leasing activity thus far in 2010,” said R. Lang Cottrell, President, West Region South with LNR’s Commercial Property Group and the developer of Bressi Ranch Village Center. “We continue to execute leases with quality tenants and fulfill the vision of Bressi Ranch Village Center by creating a valuable amenity for the Bressi Ranch community and surrounding areas.”

“We are very excited to announce the signing of six great new tenants that will add to the already impressive mix of tenants at Bressi Village,” said Leasing Agent Stewart Keith, senior vice president of Flocke & Avoyer Commercial Real Estate. “Bressi Village continues to outperform its competition by attracting high caliber users and we are hoping to announce several other new tenants by the end of the year.”

With a combined consideration of approximately \$6 million, the lease terms are: 10 years for Unleashed by Petco; 10 years for Chase Bank; 10 years for Luna Grill; five years for Souplantation; five years for Perfectly at Home; and five years for Ollie & Me.

Stewart Keith, Bill Thaxton and Tommy Gibbs of Flocke & Avoyer Commercial Real Estate represented LNR and Bressi Village in these transactions. Unleashed by Petco was represented by Nancy Johnston of Epsteen & Associates. Chase Bank was represented by Dave Hagglund of CB Richard Ellis. Luna Grill was represented by Kevin Cassidy of Epsteen & Associates. Souplantation was represented by Bill Walker of Walker Commercial Realty. Perfectly at Home and Ollie & Me represented themselves.

For additional information on Bressi Ranch Village Center, please visit: [www.shopbressivillagecenter.com](http://www.shopbressivillagecenter.com).

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### **About LNR**

Headquartered in Newport Beach, Calif., LNR's Commercial Property Group operates as the real estate development and investment division for the company. LNR Property LLC is a private company with its corporate headquarters located in Miami Beach, Florida.

LNR is an industry leader specialized in master planning and development of commercial properties and is invested in large commercial developments and redevelopment projects that range in size from \$10 million to more than \$100 million. Supported by 8 offices across the United States, LNR has been responsible for the successful development, redevelopment and repositioning of more than 1,000 properties in 33 states during the last 15 years. LNR's expertise extends to a range of property types including office, industrial, retail, apartments, hotels, land and military base reuse. Additional information on LNR's Commercial Property Group can be found on the Internet at [www.LNRCPG.com](http://www.LNRCPG.com)

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