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## **Bressi Village Shopping Center attracts nine new tenants in 2009**

*New tenants sign leases totaling \$6 million at neighborhood shopping center*

**CARLSBAD, Calif. (Feb. XX, 2010)** –LNR CPI Bressi Retail, LLC announced today that nine new tenants signed leases at Bressi Village Shopping Center last year for a combined total of approximately 16,000 square feet. While many projects have been struggling to attract and retain tenants, the Bressi Village Shopping Center welcomed Tommy V’s Urban Kitchen and Lounge, Postal Annex, Pacific Dental, Froots Smoothies & Wraps, Carlsbad Optometry, Xtreme Frozen Yogurt, Twig Hair Salon, Kyss Boutique and Happiness Nails. The center is located at 2629-2687 Gateway Road in Carlsbad.

“Bressi Village has become one of the most active shopping centers in San Diego due in large part to the tenant and customer appreciation of the center’s quality and design,” said Stewart Keith, Senior Vice President of Flocke & Avoyer Commercial Real Estate. “Although last year was difficult for many, nine new leases demonstrates the value and future success of the center. Momentum continues into 2010, as several more leases are inked or under negotiation with tenants that include PETCO.”

The leases are long-term, ranging from five to eleven years. Stewart Keith, Bill Thaxton and Tommy Gibbs of Flocke & Avoyer Commercial Real Estate represented the Lessor, LNR, in these transactions.

Pacific Dental was represented by Kevin Cassidy of Epsteen and Associates. Xtreme Yogurt was represented by Karly Kevane of Flocke & Avoyer Commercial Real Estate. Froots Smoothies & Wraps was represented by Rande Stratton of Grubb& Ellis/BRE Commercial. Carlsbad Optometry was represented by Dottie Surdie of Sperry Van Ness. Twig Hair Salon was represented by Brooks Campbell of Grubb & Ellis/BRE Commercial. Tommy V’s Urban Kitchen, Postal Annex, Kyss Boutique and Happiness Nails represented themselves.

Bressi Village Shopping Center is a 120,000-square-foot neighborhood retail center. It is anchored by Stater Bros. and Trader Joe’s. The shopping center is located in Carlsbad’s Bressi Ranch master-planned community.

**-More-**

## **Bressi Village new tenant**

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### **About LNR**

Headquartered in Newport Beach, Calif., the Commercial Property Group operates as the real estate development and investment division of LNR Property Corporation. LNR Property Corporation is a \$3 billion private company with its corporate headquarters located in Miami Beach, Fla.

LNR's Commercial Property Group is a market leader in the master planning and development of commercial properties and is invested in large commercial developments and redevelopment transactions that range in size from \$10 million to more than \$100 million. Supported by 9 offices across the United States, LNR's Commercial Property Group has been responsible for the successful development, redevelopment and repositioning of more than 1,000 properties in 33 states during the last 15 years. Its expertise extends to a range of property types including office, industrial, retail, apartments, hotels, land and military base reuse. LNR's Commercial Property Group can be found on the Internet at [www.LNRCPG.com](http://www.LNRCPG.com).

### **About Flocke & Avoyer Commercial Real Estate**

Flocke & Avoyer is San Diego's largest volume, privately-owned commercial real estate firm. We focus on the marketing of retail properties and provide services including Landlord Representation, Tenant Representation, Development Consulting, Site Acquisition and Investment Sales. For additional information, please visit [www.flockeavoyer.com](http://www.flockeavoyer.com).

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