

Q&A FORUM PRESENTED BY:



Outlets
at San Clemente



Site Location



TABLE OF CONTENTS

Image by WynneCRE at  Kidder Mathews



01

**RSC HOMELESS SHELTER ESCROW:
WHAT YOU NEED TO KNOW**

02

**BALLOT & LETTER FROM RSC
ASSOCIATION BOARD**

03

**LAWS ON VOTE COUNTS & RULES FOR
PROCESSING**

04

ZONING MAPS: SB2 & OPEN SPACE

05

**SHELTER RENDERING & PROPOSED
SITE PLAN**

06

**CHAMBER OF COMMERCE
MEMBERSHIP**

07

**ABOUT WYNNECRE AT KIDDER
MATHEWS**

PREPARED BY

JIM WYNNE

949.557.5060

jim.wynne@kidder.com

LIC N° 01242705

WYNNECRE.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy.

**Kidder
Mathews**

New Homeless Shelter In Escrow On Pico Land By Business Park



Image by WynneCRE

San Clemente, CA: 10 acres of land along Avenida Pico are currently in escrow with the Emergency Shelter Coalition.

By Arrow Santos

*(Note: WynneCRE at Kidder Mathews is **NOT** involved with either party in this transaction.)*

The Land

The two land parcels (APN #[688-011-01](#) and #[688-011-02](#)) are owned by the Rancho San Clemente Business Park (RSCB) Association. The parcels are located across from the Lowe's shopping center on the west side of Avenida Pico, straight ahead from the intersection on Calle Amanecer. The sale is contingent upon a passing vote from RSCB commercial property owners that would allow the two land parcels to be removed from the current "[Open Space – Private](#)" zoning and business park CC&Rs.

An individual with knowledge of the situation, who spoke on the condition of anonymity, said, "They (Emergency Shelter Coalition) don't want it if they can't get out of the business park (regulations)."

The Rules

The location of the land, and potential escape from RSCB rules and regulations, would give a homeless shelter operator the ability to avoid current State mandate [Senate Bill 2](#) (SB2) restrictions. In 2014 the City enacted an “[Emergency Shelter Overlay zone, and development standards](#)” to comply with California SB2. This legislative action required local governments to create a plan and set of rules for homeless shelter access within a given city. Currently, San Clemente’s population size allows for a maximum of two homeless shelters with 35 beds each, (70 in total) to be operated “by right” within the designated SB2 zone.

San Clemente City Manager James Makshanoff confirmed that the two parcels are outside of the SB2 overlay.

“If they do it in that location, size and scope goes out the door because then the County theoretically gets to determine that. And if the County is willing to override our zoning then all bets are off as to what the scope is going to be. They’re not limited to our scope of 70 total beds in the business park,” stated Makshanoff.

The SB2 overlay would still apply to the [Rancho San Clemente Business Park](#), allowing a different shelter operator to potentially run the two original shelters allowed by the [municipal code](#). A shelter on the Avenida Pico parcels would not count as one of the shelters, it would be an additional location. According to the Rancho San Clemente Association Board, the Purchase and Sale Agreement documents include binding language that the Emergency Shelter Coalition “has agreed that it shall never develop, operate, or support a shelter within the main part of the business park.” This clause only applies to the current buyer, the Emergency Shelter Coalition.

The Vote

[Ballots](#) are currently being distributed by mail from the Association, with a 30-day voting period expiring on October 30, 2019. A two-thirds approval vote is required for the parcels to be terminated from the business park, allowing a homeless shelter location to then be active. Several RSC property owners we spoke with stated that their receipt of the ballot was the first time they heard about the sale of the parcels.

“Termination of the Parcels from the CC&R’s is a condition of the closing,” stated the Association Board in a letter sent to local owners.

Escrow cannot be canceled at this point outside of cancellation from the termination vote failing to pass. If after 30-days there is still no two-thirds majority vote, an extension will occur that allows ballots to be resent to owners who have not yet responded at that time. By law, ballots cannot be opened for tallying before the 30-day window has closed.



Image by WynneCRE

The Escrow & Other Buyers

Although already in escrow, Olen Properties and the City of San Clemente have both shared that they would purchase the parcels to avoid future transfers.

“Olen would buy the land from the business park Association and assume maintenance cost. This would put \$20,000 into the Association and relieve the Association of the maintenance cost of \$20,000 a year,” said Dale Lyon, Senior Vice President at Olen Properties.

The properties are currently in escrow for a sales price of \$19,500.00. The 2017 assessed value for the land was \$12,000.00.

“I’ll buy it and maintain it. I’ll put into the escrow documents that I won’t do a shelter on it and do it for conservation purposes,” Makshanoff said, on behalf of the City of San Clemente.

It has not been disclosed who is representing either party in the escrow transaction and no available listing signs were observed around the parcels.

A voicemail left for Ed Connor was not returned by the time of publishing. Connor represented the Emergency Shelter Coalition during the [2014 lawsuit](#) with the City and has [publicly spoken](#) on their behalf at San Clemente City Council meetings.

Bookmark our website www.wynnecre.com for future updates and other business park news.

**IRREVOCABLE SECRET BALLOT
FOR
RANCHO SAN CLEMENTE BUSINESS PARK
TERMINATION OF CC&R'S AS TO
VACANT MASTER ASSOCIATION PARCELS**

Please return by **October 30, 2019**

California law now requires that all voting be done by Secret Ballot Process. **DO NOT** put your name, address or other identification on this Secret Ballot

VOTING INSTRUCTIONS: Each member may cast 1 vote. Please indicate by your vote if you **AGREE** or **DO NOT AGREE** by marking and X.

_____ **I AGREE** to terminate Parcel #688-011-01 and Parcel #688-011-02 from the "Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Rancho San Clemente Business Park."

_____ **I DO NOT AGREE** to terminate Parcel #688-011-01 and Parcel #688-011-02 from the "Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Rancho San Clemente Business Park."

If I did not cast Any vote above, I authorize this Secret Ballot to be used only to establish quorum.

Mailing Instructions

1. Place your completed Irrevocable Secret Ballot inside INNER Conditional Secret Ballot Envelope. DO NOT put your name, address or other identification on the Secret Ballot.
2. Seal the INNER envelope and place it inside the enclosed pre-addressed return OUTER Envelope.
3. **TO VALIDATE YOUR SECRET BALLOT**, your **NAME, ADDRESS, AND SIGNATURE** are required on the OUTER Envelope
4. Mail the pre-addressed stamped envelope to:

RANCHO SAN CLEMENTE BUSINESS PARK
%Coast Property Management
P.O. Box 3235
San Clemente, CA 92674-3235
949 492-9552

RANCHO SAN CLEMENTE BUSINESS PARK COMMUNITY ASSOCIATION
c/o Coast Property Management
PO Box 3235
San Clemente, CA 92674
Email: *ranchosanclementebusinesspark@gmail.com*

September 30, 2019

DEAR BUSINESS PARK OWNER:

Re: ENCLOSED BALLOT FOR VOTE ON TERMINATION OF
CC&RS AS TO VACANT MASTER ASSOCIATION PARCELS

**THE BOARD IS REQUESTING YOUR VOTE IN FAVOR OF THE
TERMINATION OF TWO PARCELS OF LAND (APN #S 688-011-01 AND
688-011-02 (THE "PARCELS")) FROM THE "MASTER DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVA-
TIONS OF EASEMENTS FOR RANCHO SAN CLEMENTE BUSINESS
PARK" (THE "CC&R'S").**

In 1996, the Business Park Master Association was granted, for free, title to the Parcels, which are undeveloped land totaling approximately 10 acres located on the north side of Avenida Pico opposite Calle Del Cerro. (A picture of the Parcels is enclosed.) Since assuming ownership, the Association has been responsible for their landscaping, water, maintenance, insurance and security, which has cost the Association an average of approximately \$20,000 annually. Conversely, there is no economic benefit from the Parcels. Because they are located in an "open space" zone, development of the Parcels may occur only in rare circumstances which in the Board's opinion are very unlikely ever occur.

For several years the Board has searched for opportunities to dispose of the parcels, including unsuccessful efforts to offer the Parcels to the City of San Clemente to designate as a homeless shelter zoning area (in an effort to avoid that zoning within the main area of the Business Park south of Avenida Pico).

The Association recently entered into a Purchase and Sale Agreement (the "PSA") with Emergency Shelter Coalition, a nonprofit corporation ("Buyer") for the sale of the Parcels for \$19,500. This is more than the appraised value of \$12,000 contained in a 2017 appraisal obtained by the Board. This low appraisal is due mainly to the open space restriction on the Parcels.

Buyer has stated an intention to develop a homeless shelter on the Parcels which are within the City's homeless shelter zoning overlay. It is unknown how

Buyer could circumvent the open space restrictions on the Parcels to develop a shelter, but they are willing to assume that risk. Once the Parcels are sold, the Association would have no further responsibility for them. If this sale is not consummated, it may be unlikely that we could locate another purchaser in the future, given the open space restrictions.

Under the express terms of the contract, once Buyer takes title to the parcels, Buyer has agreed that it shall never develop, operate, or support a shelter within the main part of the Business Park

Buyer has indicated that if the sale of the parcels is not closed, it will implement a back-up plan to locate space in the Business Park for purchase or lease to develop a homeless shelter. While we cannot predict whether that would occur, Buyer may very well have the ability and resources to develop a shelter in the main part of the Business Park, should space become available.

If a homeless shelter were developed on the Parcels, the Board believes that would decrease the likelihood of a shelter being constructed within the main area of the Business Park. Although this is not guaranteed, the Board believes that the sale of the Parcels to the Buyer thus will make it less likely that a shelter will be developed in the main area of the Business Park.

Finally, although the Board is not advocating for development of a homeless shelter on the Parcels, we note that despite efforts to prevent camping on the Parcels, homeless persons consistently have been located on the Parcels over the past years. Related concerns including security issues, fire risks, and other liabilities would remain if a shelter is not developed on the Parcels.

Termination of the Parcels from the CC&R's is a condition of the closing. While a vote of owners is not required for sale of the Parcels, a Two-Thirds vote of owners is required to terminate the Parcels from the CC&R's, pursuant to Section 10.03 of the CC&R's.

For all the above reasons, the Board requests your vote **IN FAVOR** of the proposal. A ballot, return envelopes, and instructions are enclosed. Ballots must be returned within Thirty (30) days of the date of this letter. Thank you.

Very Truly Yours,

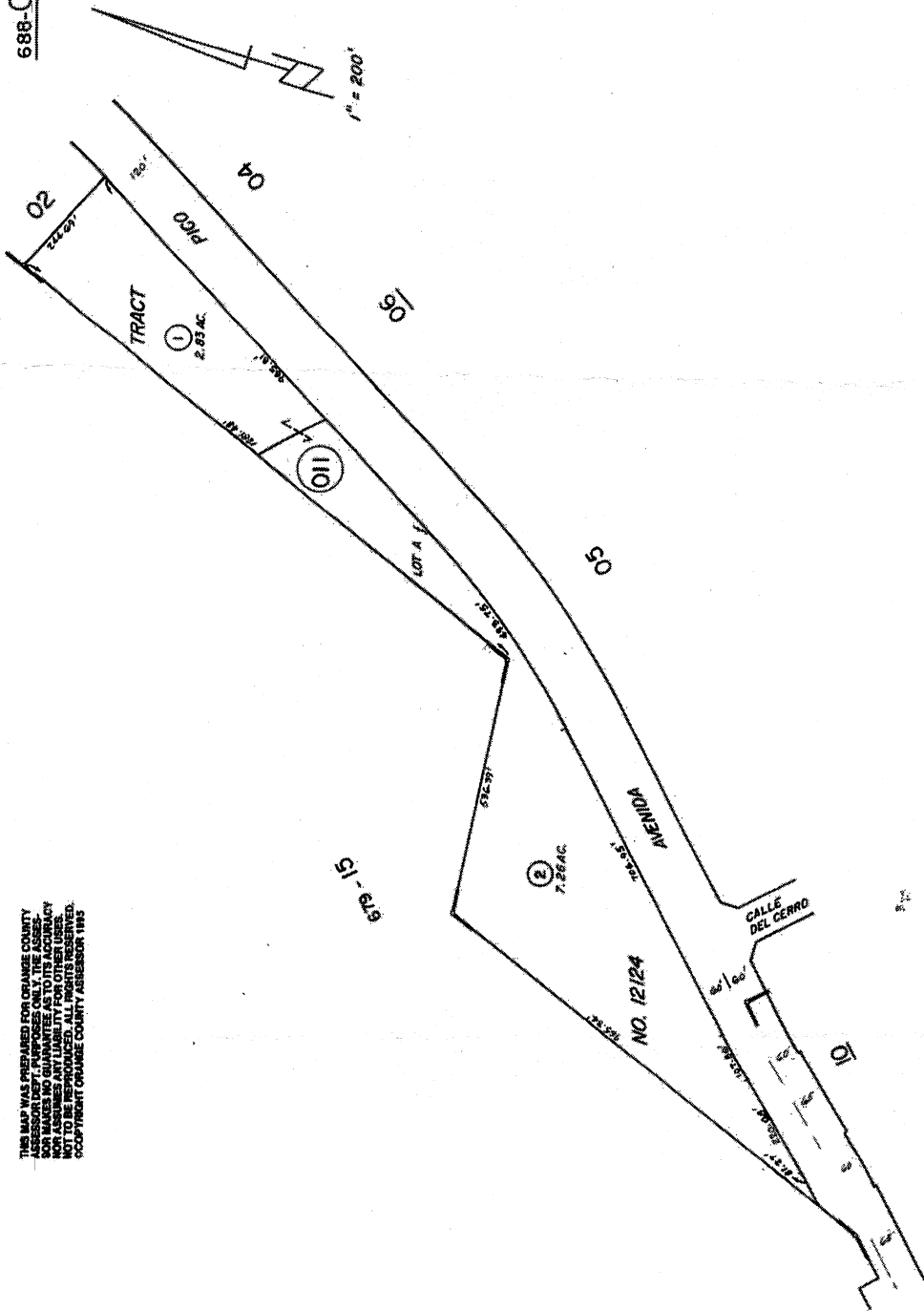
BOARD OF DIRECTORS, RANCHO
SAN CLEMENTE BUSINESS PARK
COMMUNITY ASSOCIATION

688-011-01 v 02

ASSESSOR PARCEL MAP

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. EMPLOYEES ONLY. THE COUNTY MAKES NO GUARANTEE AS TO ITS ACCURACY. NOT TO BE USED IN ANY OTHER MANNER. OCCUPY TRACT ORANGE COUNTY ASSESSOR 1985.

688-01



NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

MARCH 1985 TRACT NO. 12124 M. M. 532 - 1 TO 10 INC.

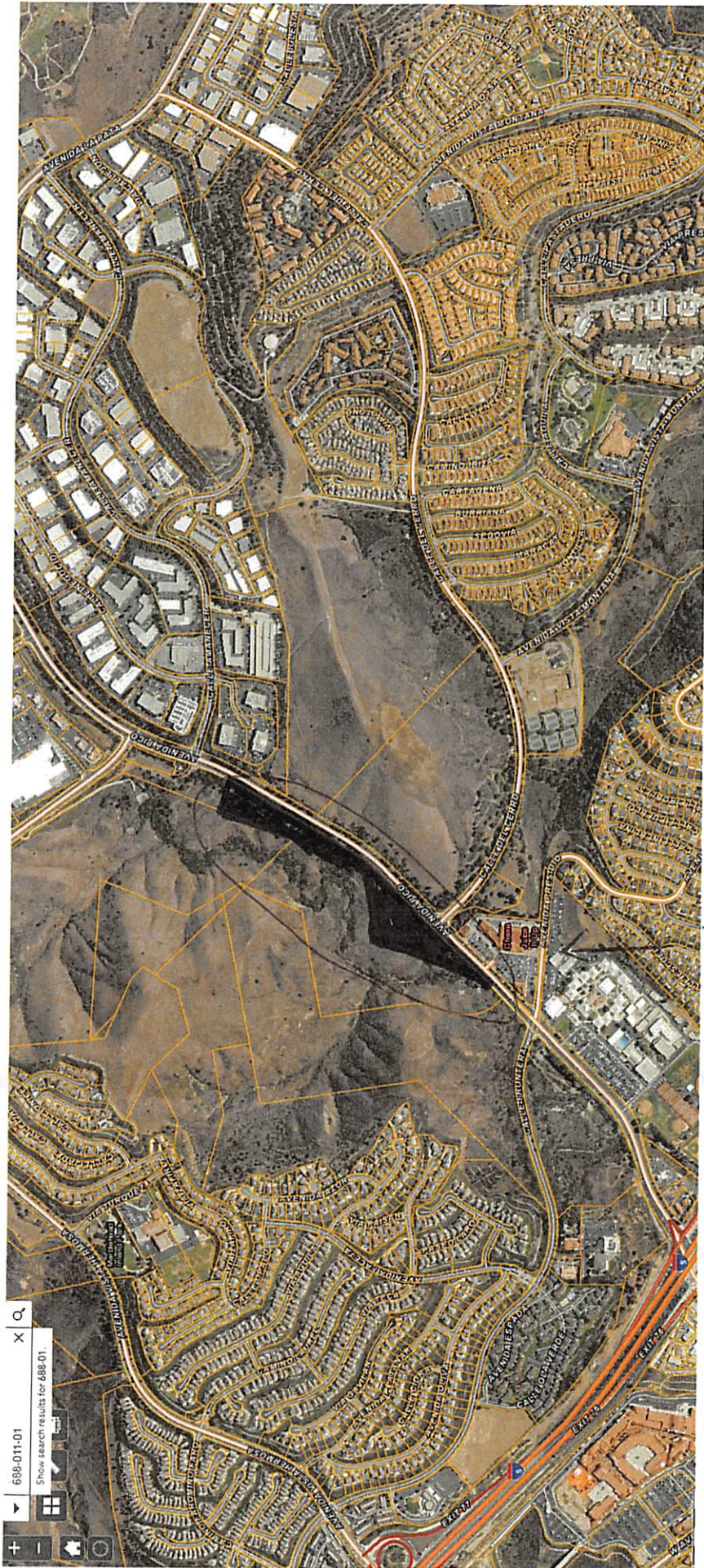
ASSESSOR'S MAP BOOK 688 PAGE 01 COUNTY OF ORANGE



RANCHO SAN CLEMENTE BUSINESS PARK →

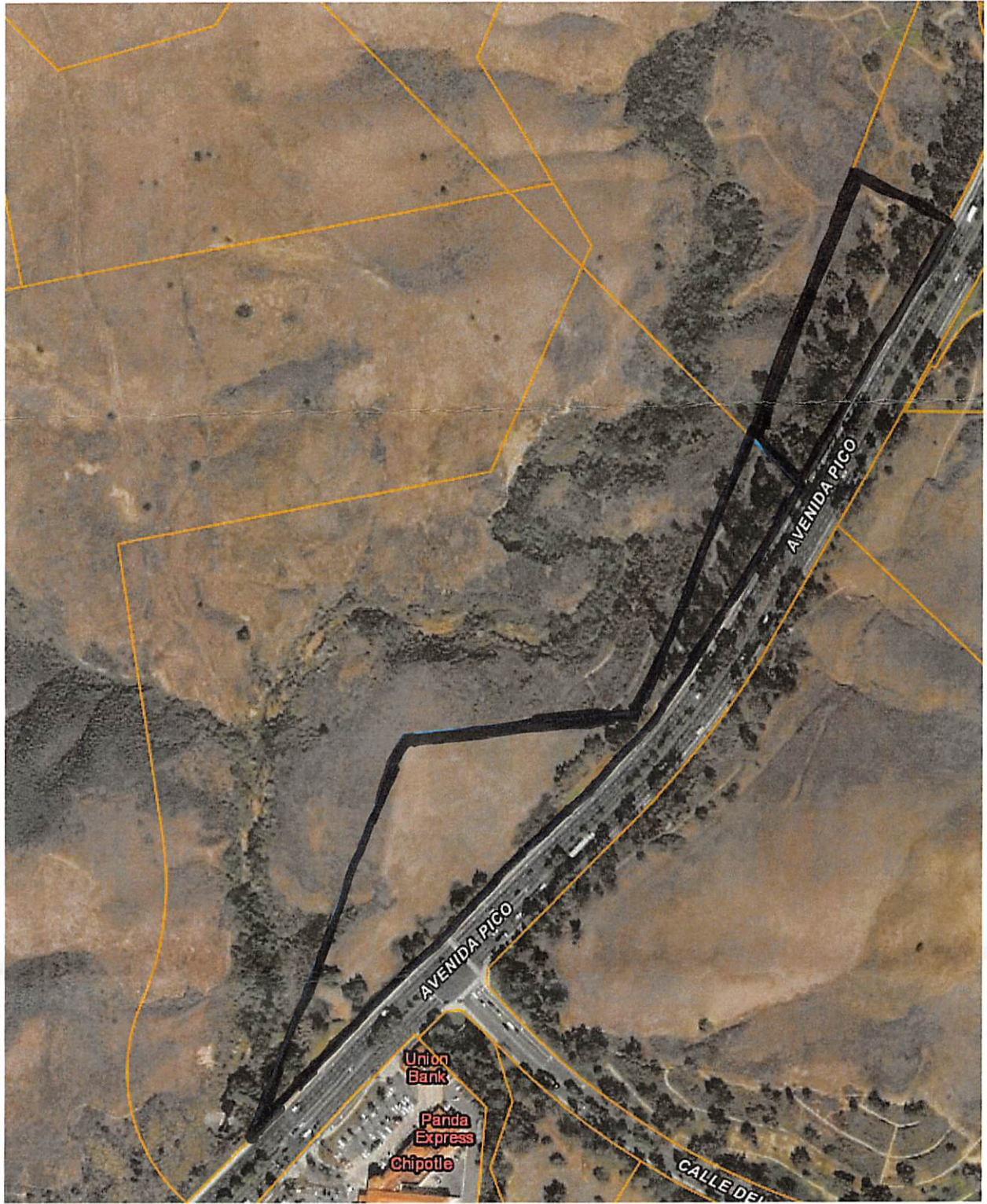
LOWE'S & WALMART PLAZA →

MARBLEHEAD →



RANCHO SAN CLEMENTE HOMES ←

2 PARCELS ←



inspectors of elections is prima facie evidence of the facts stated in the report.

(Added by Stats. 2012, Ch. 180, Sec. 2. (AB 805) Effective January 1, 2013. Operative January 1, 2014, by Sec. 3 of Ch. 180.)

5115. (a) Ballots and two preaddressed envelopes with instructions on how to return ballots shall be mailed by first-class mail or delivered by the association to every member not less than 30 days prior to the deadline for voting. In order to preserve confidentiality, a voter may not be identified by name, address, or lot, parcel, or unit number on the ballot. The association shall use as a model those procedures used by California counties for ensuring confidentiality of vote by mail ballots, including all of the following:

(1) The ballot itself is not signed by the voter, but is inserted into an envelope that is sealed. This envelope is inserted into a second envelope that is sealed. In the upper left hand corner of the second envelope, the voter shall sign the voter's name, indicate the voter's name, and indicate the address or separate interest identifier that entitles the voter to vote.

(2) The second envelope is addressed to the inspector or inspectors of elections, who will be tallying the votes. The envelope may be mailed or delivered by hand to a location specified by the inspector or inspectors of elections. The member may request a receipt for delivery.

(b) A quorum shall be required only if so stated in the governing documents or other provisions of law. If a quorum is required by the governing documents, each ballot received by the inspector of elections shall be treated as a member present at a meeting for purposes of establishing a quorum.

(c) An association shall allow for cumulative voting using the secret ballot procedures provided in this section, if cumulative voting is provided for in the governing documents.

(d) Except for the meeting to count the votes required in subdivision (a) of Section 5120, an election may be conducted entirely by mail unless otherwise specified in the governing documents.

(e) In an election to approve an amendment of the governing documents, the text of the proposed amendment shall be delivered to the members with the ballot.

(Added by Stats. 2012, Ch. 180, Sec. 2. (AB 805) Effective January 1, 2013. Operative January 1, 2014, by Sec. 3 of Ch. 180.)

5120. (a) All votes shall be counted and tabulated by the inspector or inspectors of elections, or the designee of the inspector of elections, in public at a properly noticed open meeting of the board or members. Any candidate or other member of the association may witness the counting and tabulation of the votes. No person, including a member of the association or an employee of the management company, shall open or otherwise review any ballot prior to the time and place at which the ballots are counted and tabulated. The inspector of elections, or the designee of the inspector of elections, may verify the member's information and signature on the outer envelope prior to the meeting at which ballots are tabulated. Once a secret ballot is received by the inspector of elections, it shall be irrevocable.

(b) The tabulated results of the election shall be promptly reported to the board and shall be recorded in the minutes of the next meeting of the board and shall be available for review by members of the association. Within 15 days of the election, the board shall give general notice pursuant to Section 4045 of the tabulated results of the election.

(Added by Stats. 2012, Ch. 180, Sec. 2. (AB 805) Effective January 1, 2013. Operative January 1, 2014, by Sec. 3 of Ch. 180.)

5125. The sealed ballots at all times shall be in the custody of the inspector or inspectors of elections or at a location designated by the inspector or inspectors until after the tabulation of the vote, and until the time allowed by Section 5145 for challenging the election has expired, at which time custody shall be transferred to the association. If there is a recount or other challenge to the election process, the inspector or inspectors of elections shall, upon written request, make the ballots available for inspection and review by an association member or the member's authorized representative. Any recount shall be conducted in a manner that preserves the confidentiality of the vote.

(Added by Stats. 2012, Ch. 180, Sec. 2. (AB 805) Effective January 1, 2013. Operative January 1, 2014, by Sec. 3 of Ch. 180.)

5130. (a) For purposes of this article, the following definitions shall apply:

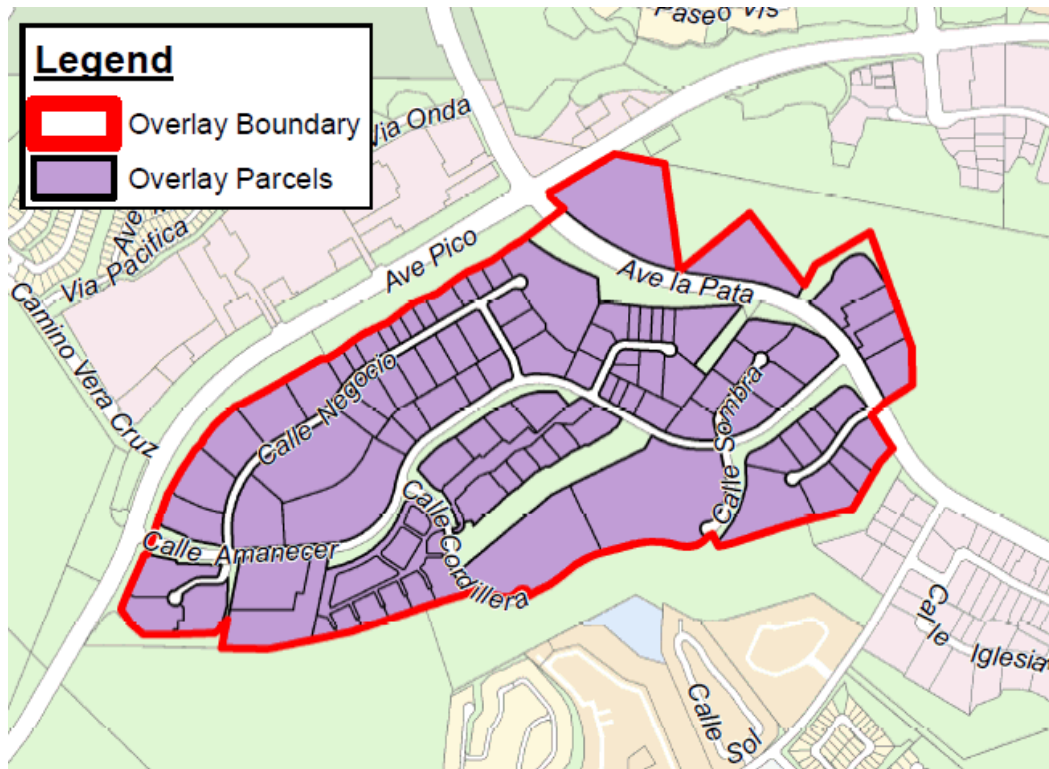
(1) "Proxy" means a written authorization signed by a member or the authorized representative of the member that gives another member or members the power to vote on behalf of that member.

(2) "Signed" means the placing of the member's name on the proxy (whether by manual signature, typewriting, telegraphic transmission, or otherwise) by the member or authorized representative of the member.

(b) Proxies shall not be construed or used in lieu of a ballot. An association may use proxies if permitted or required by the bylaws of the association and if those proxies meet the requirements of this article, other laws, and the governing documents, but the association shall not be required to prepare or distribute proxies pursuant to this

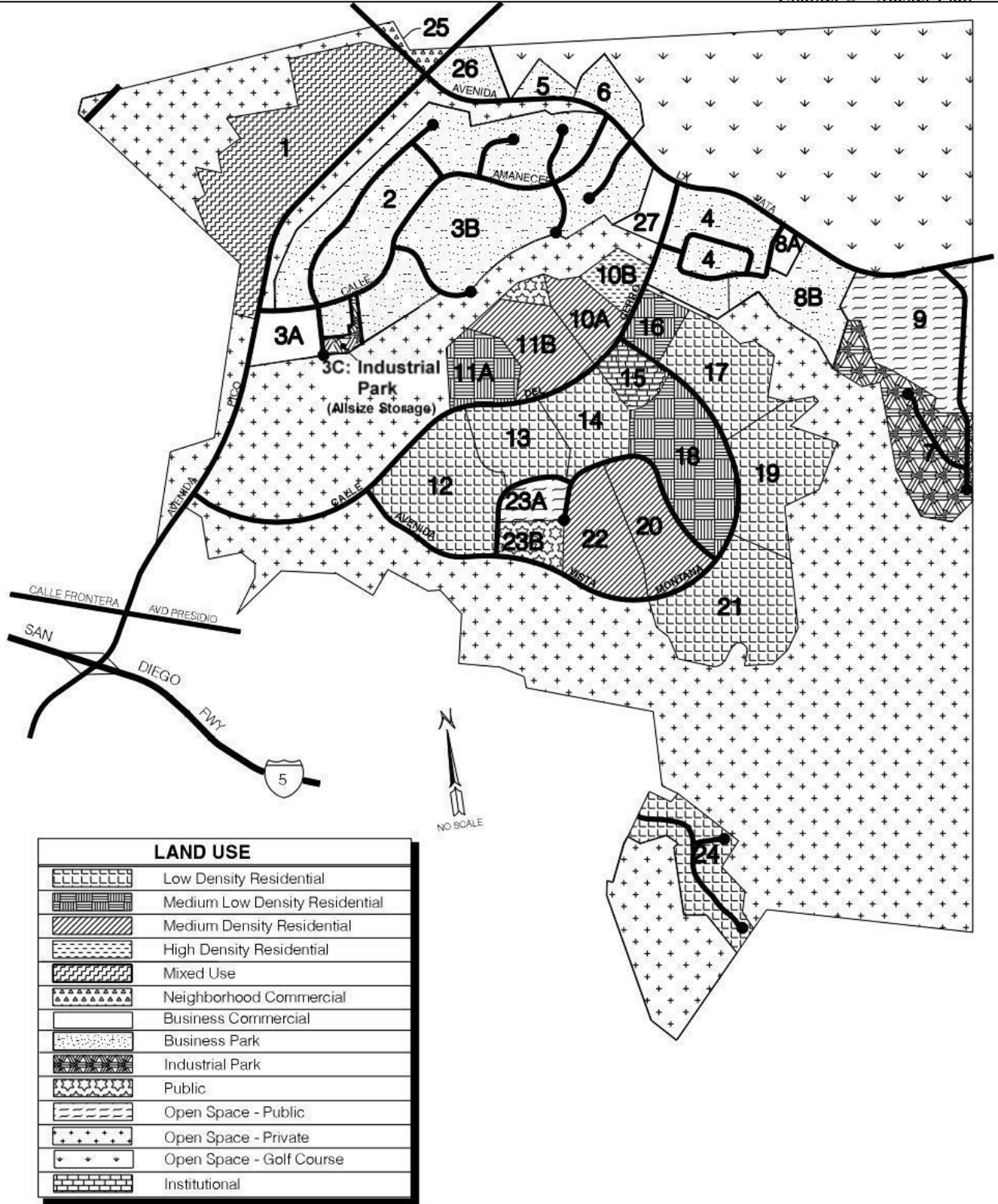
Emergency Shelter Overlay

The Emergency Shelter Overlay identifies areas where emergency shelters are allowed by right, subject to development and operation standards. The Overlay meets the requirements of State law by designating specific areas where emergency shelters, also referred to as "homeless shelters", may be established and operated by right, to meet the shelter needs based on homeless population estimates established by current reliable information and in the City's General Plan Housing Element. The Overlay includes Business Park properties in the Rancho San Clemente Specific Plan, as shown below. For a scaled zoning map of the Overlay, click [here](#). Zoning and operational standards are in Municipal Code Section 17.56.100



The goals for the Emergency Shelter Overlay are to:

1. Facilitate efforts to address the needs of homeless persons in the City of San Clemente by identifying locations where emergency shelters are allowed by right according to standards in Municipal Code Section 17.56.100.
2. Protect public safety, maintain land use compatibility, and preserve property values, neighborhood quality and economic vitality while addressing an identified humanitarian need.
3. Locate emergency shelters, to the maximum extent possible, close to public transportation, public and community services, near job centers, away from residential neighborhoods, schools and parks.
4. Allow small-scale, family-oriented emergency shelters as an accessory use to churches and other religious institutions.
5. Ensure emergency shelters are designed in accordance with applicable standards, as allowed under State law.
6. Ensure emergency shelters are operated in a responsible and community-sensitive manner.
7. Achieve a Housing Element which complies with State law.



Prepared in the office of

City of San Clemente

Planning Division

910 Calle Negocio
Suite 100
San Clemente, CA 92672

LAND USE EXHIBIT

Rancho San Clemente
Specific Plan

Figure 2-1

The logo consists of the letters 'C', 'F', and 'H' in a blue, sans-serif font, each separated by a vertical line.

CONNOR, FLETCHER & HEDENKAMP LLP

ESC'S Shelter Site Proposal

May 21, 2019

CONNOR, FLETCHER & HEDENKAMP LLP

PRIVATE & CONFIDENTIAL

Preliminary Shelter Site Plan (2/2) C | F | H



PICO HOMELESS SHELTER

Preliminary Shelter Site Plan (1/2) C | F | H





JOIN US!

The San Clemente Chamber of Commerce
invites you to attend our

Membership Orientation

Friday, October 18

12n-1p

The Outlets at San Clemente, VIP Lounge

All are invited for a casual lunch and brief presentation to learn about
the benefits of membership with our wonderful Chamber.
This is a great opportunity to network, too!

The Chamber of Commerce provides:
Advertising Opportunities. Community Contacts. Social Networking.
Educational Seminars. Special Events. Business Expos.
Sponsorship Opportunities. Committee Involvement. And More!

Please RSVP to scchamber.com
(events tab/ events/ Friday, Oct 18 Membership Orientation)
or email susie@scchamber.com

Potential and existing members are welcome.
We look forward to meeting you!

Susie Lantz
Membership Director
susie@scchamber.com
Office- 949-492-1131
Direct- 949-697-8688

APPLICATION FOR MEMBERSHIP



Your Chamber of Commerce:
A voluntary organization of people working together to accomplish community betterment.

Please tell us about your company. Remember to provide information as you would like it to be listed with the Chamber. PLEASE PRINT LEGIBLY

Business Name _____

Street Address _____

City, Zip _____

Phone _____ Fax _____ Cell Phone _____

Mailing/ Billing Address _____

E-mail _____

Website _____

Business Category _____

*Social Networks will be displayed on the Member listing in the Chamber's online business directory.

Facebook: _____

Twitter: _____

LinkedIn: _____

Instagram: _____

Annual dues will be invoiced on the anniversary of my joining the Chamber of Commerce. I understand the annual dues include a subscription to the "San Clemente Current" monthly publication which will be e-mailed to me.

Person Designated as company's representative to the Chamber:

Name _____

Title _____

No. of Employees _____ *Annual Investment _____
Initial Processing Fee \$ 40.00

Website Participation Enhanced Directory Listing \$150

Voluntary Contribution: San Clemente Political Action Committee - Business for a Better San Clemente

\$10 \$25 \$99 Other _____

Please make a separate check payable to BBSC

Total \$ _____

Check

Charge the Above Total to my Credit Card:

MasterCard Visa American Express

Card # _____ Exp. Date _____

(Member benefits will commence as soon as payment is received)

Name on Card: _____ CVV: _____

Signature: _____ Date _____

*Reason for Joining? _____

*MEMBERSHIP INVESTMENT

Employees	Dues
1-5	\$274.00
6-10	\$349.00
11-25	\$439.00
26-75	\$549.00
76-150	\$674.00
151-250	\$814.00
251-350	\$964.00
351-up	\$1,114.00
Non-profit (501C3)	\$260.00
Retirees	\$195.00

Please enclose an additional \$40.00 for a one time setup processing fee for all new members.

MISSION STATEMENT

"To protect the free enterprise system, champion business, strive for a healthy economy and a better quality of life in our community."

Membership dues in the San Clemente Chamber of Commerce are not tax deductible as a charitable contribution for federal income tax purposes, but may be deductible as an ordinary and necessary business expense. However, a portion of dues is not deductible as an ordinary and necessary business expense to the extent that the Chamber engages in state and federal lobbying. The non-deductible portion of dues is 3%.

1231 Puerta Del Sol, Unit 200, San Clemente, CA ♦ 92673 (949) 492-1131 ♦ FAX (949) 492-3764

www.scchamber.com ♦ e-mail: info@scchamber.com

BRAND NEW ADDRESS. SAME INCREDIBLE CLIENT SERVICE.

Jim Wynne is now a part of Kidder Mathews.

James "Jim" Wynne is a three-decade expert in the commercial real estate industry. He currently holds the elite status of Senior Vice President at Kidder Mathews.

His real, honest connections with his clients have allowed hundreds of completed transactions to be achieved under his helpful guidance. Jim's expertise has spanned from construction management to commercial brokerage, providing a big-picture approach to successfully navigating deals and avoiding hidden pitfalls. He provides service for all office and industrial space needs in South Orange County, from Irvine to San Clemente.

What makes Jim special is his focus on people first, business second. Jim understands that his clients are real people seeking meaningful property advice that will apply to their specific

situations. By keeping his clients connected and informed along the way, Jim untangles the confusion wrapped around commercial real estate. This has resulted in tremendous respect and admiration for Jim from both his fellow agents and his happy clients.

Jim also finds time to actively volunteer in his local communities. He received the award for Volunteer of the Year from the San Clemente Chamber of Commerce, currently serves on the Chamber's Board of Directors, is the Vice President of the San Onofre Surfing Club (the longest-lasting surf club in the world) and donates his time to work on the grounds crew at his local church. Jim currently resides in San Clemente with his wife Lauren and five children.

JAMES WYNNE

Senior Vice President

949.557.5060

jim.wynne@kidder.com

LIC N° 01242705



KIDDER.COM





AREAS OF EXPERTISE

**Lease
Transactions**

**Purchase
Acquisitions**

**Tenant
Representation**

**Professional
Negotiation**

**Investment
Offerings**

**Document
Navigation**

**Commercial
Real Estate Market
Research**

**Property
Marketing**

**Sublease
Assistance**

**Space
Fulfillment**

ABOUT KIDDER MATHEWS

We know the West Coast. In fact, we're its largest independent commercial real estate firm. Our team boasts 800 local market specialists and top-producing professionals - serving out of 22 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence and experience of our entire firm.

50 YEARS.

THE EDGE
IN YOUR MARKET.

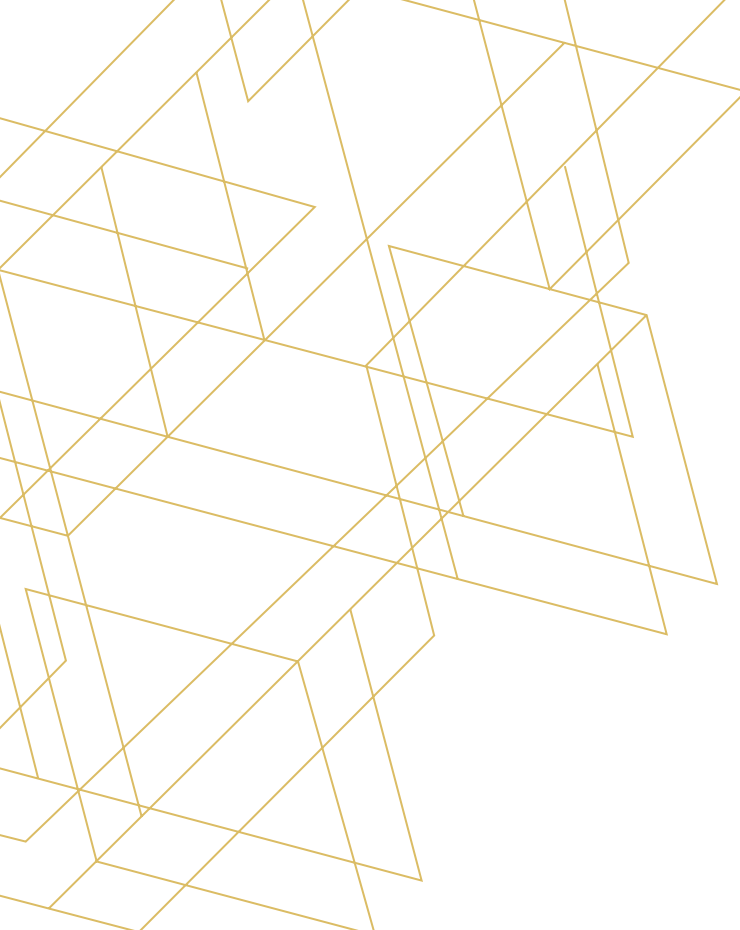
KIDDER.COM





COMMERCIAL REAL ESTATE
CHALLENGES DEMAND LOCAL
EXPERTS. **WE'RE YOURS.**

50 YEARS. **THE EDGE** IN YOUR MARKET.



WE ARE THE EDGE IN YOUR MARKET.

We know the West Coast. In fact, we're its largest independent commercial real estate firm. Our team boasts 800 local market specialists and top-producing professionals—serving out of 22 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

PERSONALLY INVESTED

We think like owners. In fact, many of us are! We're all empowered to suggest innovative solutions, preempt the market and act decisively. This structure enables us to make a meaningful impact on our clients' business, often in nimble, unexpected ways.

“ All of the services of a national, publicly-traded firm but much more nimble. ”

- CLIENT TESTIMONIAL

\$308M Sale

THE LANDING AT OYSTER POINT
SOUTH SAN FRANCISCO, CA



802,113 SF Lease

NORTH VALLEYS COMMERCE CENTER
RENO, NV



140,605 SF Lease

INSTITUTE FOR SYSTEMS BIOLOGY
SEATTLE, WA



COMMERCIAL BROKERAGE

As the largest independent brokerage on the West Coast, we are deeply embedded in each market, giving our clients the edge.

\$9B ANNUAL TRANSACTION VOLUME

400+ NO. OF BROKERS

PROPERTY MANAGEMENT

With a portfolio of over 53M s.f. of property, we're one of the largest independent property management groups on the West Coast.

53M+SF MANAGEMENT PORTFOLIO

VALUATION ADVISORY

We have more MAI-designated professionals than any other independent firm on the coast, offering a full range of valuation and consulting services.

1,600+ ASSIGNMENTS ANNUALLY

36/23 TOTAL NO. APPRAISERS/MAI'S

SERVICES

Commercial Brokerage

Property Management

Valuation Advisory

Consulting

Project & Construction Management

Debt & Equity Finance

WE MEASURE OUR SUCCESS BY THE LONG-TERM RELATIONSHIPS WE KEEP

“

...embodies the very best in brokerage today. Their attention to detail, professionalism and work ethic are second to none.

”

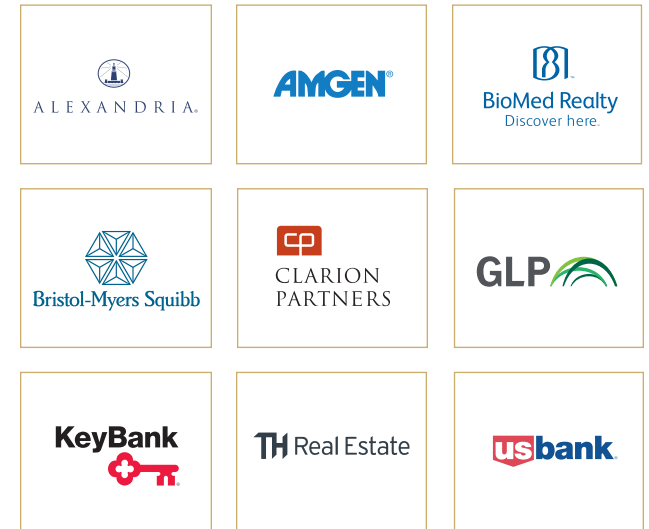
- CLIENT TESTIMONIAL

LARGEST INDEPENDENT BROKERAGE ON THE WEST COAST

We're big enough to see what the market is doing and share that quickly, so our professionals deliver superior market knowledge. Our scale also ensures you have access to the people and services you require, no matter the location or need.

PERSONALIZED PROPERTY MANAGEMENT

With a portfolio of over 53 million square feet of industrial, office, retail and medical/research properties, we're one of the largest independent property management groups on the West Coast. We tackle every assignment by first understanding our client's objectives, then we customize our scope of services to ensure we meet or exceed these goals.



DEEPEST BENCH IN VALUATION ADVISORY

We have more MAI-designated professionals than any other independent firm on the West Coast and offer a full-range of valuation and consulting services. The group specializes in investment-grade real estate, bringing our diverse expertise to appraisal, market analysis, and consulting for the development, acquisition, sale, leasing, and financing of major urban real estate across the West Coast.

FLEXIBLE SOLUTIONS TO DEBT & EQUITY FINANCE

We specialize in placing commercial mortgage debt tailored to your specific needs. Whether you're an institutional or a local investor, we can provide competitive solutions that are more flexible than traditional bank options. Our focus is on recourse, non-recourse, multifamily, hospitality, industrial, retail, office, and owner/user loans.

AWARD-WINNING SERVICES

5x INC. 5000 FASTEST GROWING PRIVATE COMPANIES	12x PSBJ WASHINGTON'S BEST WORKPLACES	11x OREGON BUSINESS 100 BEST COMPANIES	7x BAY AREA NEWS GROUP TOP WORKPLACES	2x SAN DIEGO BUSINESS JOURNAL BEST WORKPLACES
3x SFBT/SVBJ BAY AREA BEST PLACES TO WORK	19x PSBJ LARGEST CRE FIRMS	2x PHOENIX BUSINESS JOURNAL LARGEST CRE FIRMS	16x PORTLAND BUSINESS JOURNAL TOP CRE FIRMS	4x SAN DIEGO BUSINESS JOURNAL LARGEST CRE FIRMS
12x SILICON VALLEY BUSINESS JOURNAL LARGEST CRE FIRMS	2x LABJ TOP PROPERTY MANAGEMENT FIRMS	4x SACRAMENTO BUSINESS JOURNAL LARGEST CRE FIRMS	14x SFBT LARGEST CRE FIRMS	11x COMMERCIAL PROPERTY EXECUTIVE TOP BROKERAGE FIRMS

OUR LOCATIONS

PACIFIC NORTHWEST

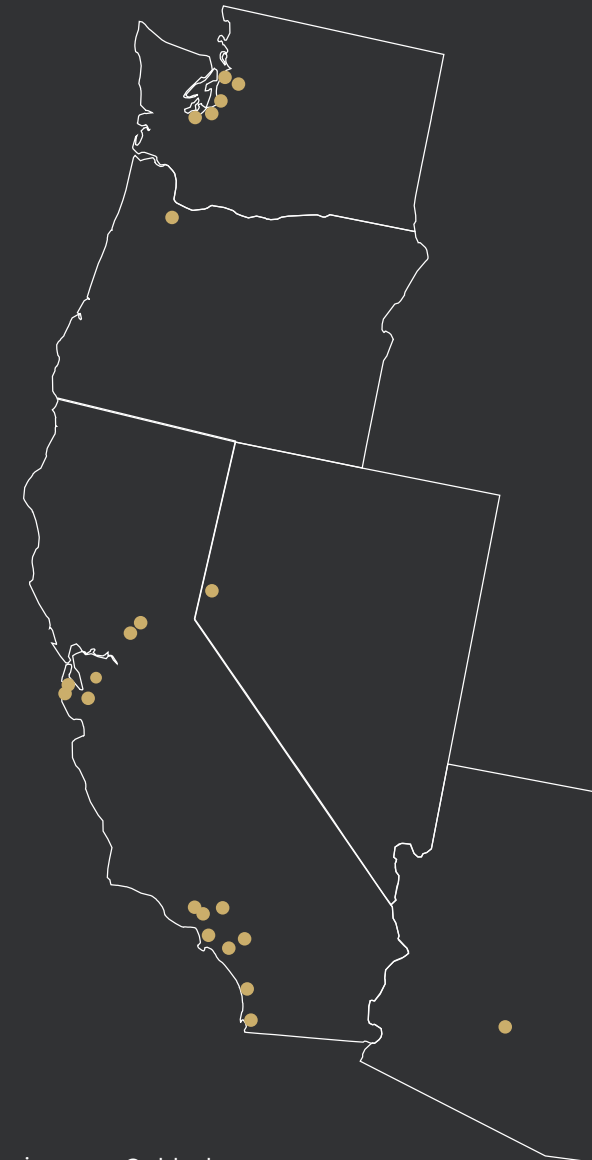
Seattle
Bellevue
South Seattle
Tacoma
Olympia
Portland

N. CALIFORNIA/NEVADA

San Francisco
Pleasanton
Redwood Shores
Silicon Valley
Sacramento
Roseville
Reno

S. CALIFORNIA/ARIZONA

Los Angeles
West LA
Pasadena/Tri-Cities
Inland Empire
El Segundo
Orange County
Carlsbad
San Diego
Phoenix





For business park info contact

JAMES WYNNE
949.557.5060
jim.wynne@kidder.com
LIC N° 01242705

Scan for business
news updates:



WYNNECRE.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

