

## COMPLETED PROPERTIES

### UNIVERSITY PARK

#### 132 Acre Master Planned Development

- Autumn Terrace, Yucaipa, CA - Completed 2020  
33 Single Family Homes.
  - Autumn Villas, San Bernardino, CA - Completed 2020  
63 Single Family Homes.
  - Shops at University Park – San Bernardino, CA - Completed 2020  
18,030 square feet of retail. Located at the main entrance to California State University, San Bernardino.
  - The Glen at University Park – San Bernardino, CA - Completed 2015  
([click here](#))  
The Glen, a 592-bed student housing town-home project across from CSUSB.
  - The Colony at University Park – San Bernardino, CA Sold in 2013  
Approved for 22 detached professional live/work townhomes on 2.75 acres.
  - The Pinnacle at University Park – San Bernardino, CA – Sold 2011  
50 homes on minimum 10,800 sq. ft. lots constructed by D. R. Horton Homes.
  - The Regency at University Park – San Bernardino, CA – Sold 2004  
105 homes on minimum 10,800 sq. ft. lots constructed by Richmond American Homes.
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#### Pine Trails – San Bernardino, CA – Sold 2013

39 lot single family residence subdivision. Min. 10,800 sq. ft. lots constructed by Frontier Homes.

#### Green Triplex – Los Alamitos, CA – Completed 2001

Custom home and two apartments.

#### Margarita Plaza – Huntington Park, CA – Completed 2001

Redevelopment project. Food-4-Less, Carl's Jr., Chief Auto, Radio Shack, and retail shops. 84,352 sq. ft. of G.L.A. Margarita Pad - 4,164 additional sq. ft., Tacos Gavilan. Completed 1992.

#### Tudor Lane Homes – Seal Beach, CA – Completed 1999

4 custom homes, 3,000 to 4,500 sq. ft.

#### Middleton Plaza – Huntington Park, CA – Completed 1995

Approximately 5,000 sq. ft. of retail and restaurant space. Project was sold with approvals and plans.

## Middleton Apartments – Huntington Park, CA – Completed 1995

Rehabilitation of 22 Unit apartment complex in Huntington Park. 60-year-old structure, retained the classic Spanish architecture.

## Hoover Market Place – Fresno, CA – Completed 1992

9-acre development including Albertson's Market 42,620 sq. ft. and 38,070 sq. ft. of shops and 17,000 sq. ft. pad, total 98,000 sq. ft of G.L.A.

## Robin Plaza – Huntington Park, CA – Completed 1991

Redevelopment project. Retail. 7,537 sq. ft. of G.L.A.

## Fiesta Plaza – Phase IV – Huntington Park, CA – Completed 1991

Rehabilitation of 2-story building. Redevelopment project. Retail and office 19,057 sq. ft. of G.L.A.

## Primrose Condominiums – Huntington Park, CA. – Completed 1990

Redevelopment project, 46 condominiums planned by Watson. Sold to Prime West, Inc.

## Los Coyotes Center – Long Beach, CA – Completed 1990

Rehabilitation of Ralph's shopping center. Ralph's Market, Blockbuster Video and 12,360 sq. ft. of retail space. 45,000 sq. ft of G.L.A.

## Tyler Home Center – Riverside, CA – Completed 1990

Home Furnishing Center

## Lugo Expansion – Huntington Park, CA – Completed 1989

Redevelopment project. 3,683 sq. ft. of retail.

## Juliana Plaza – Huntington Park, CA – Sold 1989

Retail, medical and office space. 20,000 sq. ft. of G.L.A. All approvals and plans were approved on this project prior to the sale.

## Joshua Center – Huntington Park, CA – Completed 1989

Redevelopment project. Arco Service Station and retail stores. Total of 27,340 sq. ft of G.L.A.

## 7115 Pacific Blvd. – Huntington Park, CA – Completed 1989

Redevelopment project. Retail space. 5,694 sq. ft of G.L.A.

## Fiesta Plaza – Phase III – Huntington Park, CA – Completed 1989

Redevelopment project. Retail and office. 30,007 sq. ft. of G.L.A.

## Fiesta Plaza – Phase II – Huntington Park, CA – Completed 1989

Redevelopment project. Retail. Total of 15,078 sq. ft. of G.L.A.

## Gateway Commercial – Pico Rivera, CA – Completed 1989

Redevelopment project. Retail 31,956 sq. ft. of G.L.A.

## Perris & I-60 – Moreno Valley, CA – Completed 1989

2-acre development including McDonalds, Wendy's, Del Taco, The Inn (motel), Long John Silver and Home Furnishing Center.

## Daisy Victorian Plaza – Huntington Park, CA – Sold 1989

Redevelopment project. Due to accelerating land costs, the city was unable to deliver the entire site necessary to develop the commercial shopping center. The balance of the site was converted to 2 projects. A 60-unit condominium project and 46-unit condominium project were constructed. All approvals were obtained prior to the sale.

## Civic Center Plaza – Oceanside, CA – Sold 1987

30,000 sq. ft. land. Approved for Retail and Condo Project. Sold the project to a developer.

## Gateway Residential – Pico Rivera, CA – Completed 1987

Redevelopment project. 34 single family residences.

## 5th & Hill – Oceanside, CA – Completed 1987

This project was processed through the governmental agencies in the redevelopment project area. Plans were prepared and the project was sold with approvals and plans.

## Fiesta Plaza – Phase I – Huntington Park, CA – Completed 1987

Rehabilitation of Ralph's shopping center. Market converted to retail operation. Approximately 13,500 sq. ft. of retail space added. Total G.L.A. 48,916 sq. ft. Completed December 1988. In 1997 decreased amount of retail space to 32,271 sq. ft. Tenants include Baskin Robins, Fiesta Market, Yoshinoya West, Cameron Pharmacy, and H. Kings Buffet.

## Stafford Center – Huntington Park, CA – Completed 1987

Redevelopment project. 6,800 sq. ft. of medical offices.

## Maywood Center – Maywood, CA – Completed 1987

City redevelopment project. Southland 7-11, Little Caesar's Pizza, Wendy's Hamburgers and shops. 25,500 sq. ft. of G.L.A.

## Seville Center – Huntington Park, CA – Completed 1987

Redevelopment project. Sold development for development of medical retail stores.

## Lugo Plaza – Huntington Park, CA – Completed 1986

Redevelopment project. McDonald's, China Express, office and retail. Approximately 31,730 sq. ft. of retail and office space.

## Plaza La Popular – Huntington Park, CA – Completed 1986

Redevelopment project. Approximately 38,000 sq. ft. of retail and office space in a three-story building. Open mall from public parking to Pacific Avenue.

## San Miguel, Sea Village – Oceanside, CA – Completed 1985

Redevelopment project, consisting of 288 condominiums. (Architects Model).

## Del Amo Pioneer Center – Cerritos, CA – Completed 1982

Redevelopment project. Total rehabilitation of shopping center including conversion of Alpha Beta Market to Holiday Spa, rehabilitation of balance of buildings and parking lot. 15,000 sq. ft. of new buildings added. Approximately 65,000 sq. ft. of G.L.A.

## South Gate Plaza – South Gate, CA – Completed 1981

Redevelopment project. Alpha Beta Market, Sav-On. 30,000 sq. ft. of shops. Approximately 80,000 sq. ft. of G.L.A.

## Bay City Center – Seal Beach, CA – Completed 1979

Within the redevelopment area; specialty center, retail/office buildings, Seafood Broiler, McDonald's, Taco Bell, E.F. Hutton. Approximately 50,000 sq. ft. of G.L.A.

## Oceanside Plaza – Oceanside, CA Completed 1976

Safeway, Thrifty, Sprouse-Reitz, U.S.A. Oil, Santa Monica Federal Savings and Loan. 16,000 sq. ft. of shops. Approximately 85,000 sq. ft. of G.L.A.

## Main-Ocean Plaza – Seal Beach, CA – Completed 1977

Located directly across from the Seal Beach Pier. 7,800 sq. ft. of retail and office space.

# CALIFORNIA



Ridgecrest Plaza – Ridgecrest, CA – Completed 1973  
Safeway, Thrifty, Sprouse-Reitz, Colony Kitchen; 16,000 sq. ft. of shops.  
Approximately 82,000 sq. ft. of G.L.A.

Sunnymead Plaza – Sunnymead, CA – Completed 1973  
Sunnymead Blvd. and Heacock Ave., Sunnymead, CA. Safeway, Thrifty – 18,000  
sq. ft. of shops.

## **CUSTOM BEACHFRONT HOMES** **Custom Luxury Ocean Front Residences**

250 Ocean Avenue, Seal Beach, CA – Completed 2008  
Custom luxury single family residence.

Seal Beach and Huntington Beach, CA – Completed 1970's – 1990's  
Numerous custom single family, duplexes and triplexes built on or near the Ocean.

# IDAHO / WASHINGTON / OREGON

## **EXPO-BORDER MASTER PLANNED DEVELOPMENT** **315 Acres on the Washington/Idaho border**

-Woodbridge South-Post Falls, ID - Completed 2020  
186 single family homes. Part of Expo. Click below for press releases  
[More West-Post Falls, ID. - Updates on Woodbridge South.](#)  
[Woodbridge South coming to in-demand Post Falls neighborhood.](#)

-Woodbridge Residential-Post Falls, ID - Completed 2005  
270 single family homes. Part of Expo.

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Northtown Plaza-Spokane, WA - Completed 1992  
Retail shops. Total 14,802 sq. ft. of G.L.A.

Tolman Creek Plaza-Ashland, OR - Completed 1992  
11.5-acre development. Albertson's Market approximately 43,526 sq. ft., Pay Less  
Drug Store, 31,546 sq. ft. and 19,113 sq. ft. of shops. 94,185 sq. ft. of G.L.A.

Fairwood Shopping Center-Spokane, WA. - Completed 1974  
60,000 sq. ft. of shops. Approximately 105,000 sq. ft. of G.L.A.

Prairie Meadows-Post Falls, ID.  
135 acres. 173 Residential Subdivision lots averaging 26,000 sq. ft. per lot. Project sold.

Waterfront Residential-Post Falls, ID.  
5.3-acre site on Spokane River, subdivided into three lots, sold.