

Wilson Commercial Negotiates 7 Retail Leases including Union Bank, UPS Store and Sports Zone Pizza & Grill for a Total Value of More than \$4 Million

Wilson Commercial of Los Angeles represented the Landlord in the following retail leases: Union Bank, UPS Store, Sports Zone Pizza & Grill, Red Persimmon Nail & Spa, L&L Hawaiian BBQ restaurant, and Keyvan Sadaghiani, DDS, for a total value of more than \$4 Million.

July 18, 2006 (FPRC) -- LOS ANGELES, CA -- Wilson Commercial Real Estate of Los Angeles, the largest landlord representative brokerage firm representing institutional and professional retail property owners on an exclusive basis in the Southern California marketplace, announces seven retail lease transactions for a total consideration of more than \$4 million.

UPS Store signed a 10-year lease for 1,200 square feet for a total consideration of approximately \$594,288 at the Carson 91 Center located at 335 E. Albertoni Street in Carson. The tenant, which was represented by Cypress Retail Group in Culver City, is anticipated to open in early October 2006 at 335 E. Albertoni Street #200. Wilson Commercial Real Estate of Los Angeles is the exclusive landlord representative for the Carson 91 Center and represented the landlord, Burns Development of Newport Beach, CA, in the lease transaction.

Union Bank of California signed a 5-year lease renewal for 2,000 square feet for a total consideration of approximately \$584,963 at Grand Ladera Shopping Center (formerly known as Ladera Center), located at the northwest corner of Centinela Avenue and La Tijera Boulevard in Ladera Heights. The tenant, which represented itself, is open at 6719 La Tijera Boulevard. Wilson Commercial Real Estate of Los Angeles, in conjunction with Kirnan Commercial of Woodland Hills, are the exclusive landlord representatives for Grand Ladera Shopping Center and represented the landlord, Heidt Torres of Santa Monica, in the lease renewal.

Keyvan Sadaghiani, DDS signed a 10-year lease for a 1,967-square-foot dental office for a total consideration of approximately \$495,936 at the Fallbrook Center located at the northwest corner of Fallbrook Avenue at Victory Boulevard and Vanowen Street in West Hills. The tenant, which represented itself, is anticipated to open in mid November 2006 at 925 Fallbrook Avenue. This is the first location for the tenant. Wilson Commercial Real Estate of Los Angeles, along with Kirnan Commercial of Woodland Hills, are the exclusive representatives for the Fallbrook Center and represented the landlord, General Growth Properties of Chicago, IL, in the lease transaction.

Sports Zone Pizza & Grill signed a 5-year lease for a 4,800-square-foot sit-down restaurant for a total consideration of approximately \$632,635 at the Visalia Marketplace located on W. Noble Avenue in Visalia. The tenant, which represented itself, is anticipated to open in mid December 2006 at 3121 W. Noble Avenue. This is a new business for the tenant. Wilson Commercial Real Estate of Los Angeles, along with ZEEB Commercial of Visalia, are the exclusive representatives for Visalia Marketplace and represented the landlord, The Uhlmann Offices of Sherman Oaks, in the lease transaction.

Red Persimmon Nail & Spa and L&L Hawaiian BBQ signed leases at Conejo Gateway located at the

southwest corner of the Ventura (101) Freeway and Wendy Drive in Newbury Park. Red Persimmon Nail & Spa signed a 10-year lease for 1,800 square feet for a total consideration of approximately \$866,668. The tenant, which was represented by Grubb & Ellis of Newport Beach, is expected to open in early September 2006 at 705-707 N. Wendy Drive. L&L Hawaiian BBQ signed a 7-year lease for a 1,200-square-foot quick serve restaurant for a total consideration of approximately \$431,358. The tenant, which was represented by Pinnacle Real Estate of Irvine, is expected to open in September 2007 in a new multi-tenant pad building to be constructed. In April, Revolution Surf signed a 5-year lease for a 5,000-square-foot surf, skateboard and apparel store for a total consideration of approximately \$1,035,281 and is expected to open in September 2006. Wilson Commercial Real Estate of Los Angeles, along with Kirnan Commercial of Woodland Hills, are the exclusive landlord representatives for Conejo Gateway and represented the landlord, Toibb Enterprises of Woodland Hills, in the lease transactions.

Avis Rent-A-Car and Edward Jones signed leases at Mountaingate Plaza at the northeast corner of Los Angeles Avenue and First Street in Simi Valley. Avis Rent-A-Car signed a 5-year lease for 2,432 square feet for a total consideration of approximately \$324,818. The tenant, which represented itself, is anticipated to open in early September 2006 at 1119 Los Angeles Avenue. Edward Jones signed a 5-year lease for a 990-square-foot financial services office for a total consideration of approximately \$167,033. The tenant, which was represented by LEI Commercial of Santa Barbara, is anticipated to open at 1177-A Los Angeles Avenue in early August 2006. Wilson Commercial Real Estate of Los Angeles is the exclusive representative for Mountaingate Plaza and represented the landlord, ScanlanKemperBard Companies of Portland, OR, in the lease transactions.

With headquarters in Los Angeles, Calif., Wilson Commercial Real Estate (WCRE) is the largest Landlord representative brokerage firm representing institutional and professional retail property owners on an exclusive basis in the Southern California marketplace. Founded in 1990, WCRE specializes in leasing neighborhood and community anchored shopping centers and additionally provides sales and consulting services within the client's portfolio. WCRE has earned a reputation for its results-oriented process, expertise, integrity and professionalism.

Currently, WCRE represents more than 10 million square feet of retail space in 50 shopping centers throughout Southern California. For more information, visit the Company's website at www.wcre.net or call 310.473.4424.

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