

## **KKE Architects Completes Three Shopping Centers for Hopkins Real Estate Group in Southern California**

*KKE Architects has completed three shopping centers located in southern California on behalf of Hopkins Real Estate Group (HREG) in Irvine. The retail centers are: Imperial Promenade in La Habra; 47th Street Pavilion in Palmdale; and Talega Village Center in San Clemente. For all three projects, KKE provided the conceptual and schematic designs, design development, city entitlements, construction drawings and construction administration.*

October 23, 2008 (FPRC) -- PASADENA, CALIF. – Award-winning KKE Architects, Inc., headquartered in Minneapolis, with offices in Pasadena; Las Vegas, Phoenix, Tucson and Irvine, Calif., announced today that the firm has completed three shopping centers located in southern California on behalf of Hopkins Real Estate Group (HREG) in Irvine. The retail centers are: Imperial Promenade in La Habra; 47th Street Pavilion in Palmdale; and Talega Village Center in San Clemente. For all three projects, KKE provided the conceptual and schematic designs, design development, city entitlements, construction drawings and construction administration.

Imperial Promenade, a joint venture between HREG and Arnel Capital Partners, LLC of Costa Mesa, Calif., is a 215,000-square-foot shopping center located on 17.08 acres at Imperial Highway and Idaho Street in La Habra. The new retail center, which was recently completed, is anchored by Target and Circuit City and includes Corner Bakery, Chipolte, Pinkberry, Cake House and Z Pizza. Adorn Construction Inc. of Anaheim was the general contractor.

Imperial Promenade is a redevelopment of the former Kmart building, which had been vacant since mid-1990s and the new design added nearly 40,000 square feet of additional retail including two new pad buildings. "We started with a dilapidated 183,000-square-foot building, formerly occupied by Kmart, and added a new façade and pad buildings, and transformed a tired center into a vibrant, successful project," said KKE's Director and Managing Principal Brian Arial, AIA in Pasadena, Calif. "With ground up development being more difficult in today's economic climate, KKE brings a unique vision of how to revitalize these dark buildings to create great value for the developer, tenants and the community," added Arial.

47th Street Pavilion is a 500,000-square-foot shopping center located at the northwest corner of 47th Street East and Avenue R in the high growth area of eastside Palmdale. The project, which is a joint venture with San Francisco-based Rockwood Capital, is anchored by the Antelope Valley's first SuperTarget, Home Depot, Ross, PetSmart and Staples. Completion is expected by the end of November 2008.

"KKE worked with HREG in 2004 to secure the site, prepare the initial conceptual design and provide schematic site planning and design development for the architectural direction for the project," said Mark Giles, KKE's principal and lead designer and client contact for HREG. "We worked extensively with Target and Home Depot to secure design approval for the elevations, and labored diligently with the City of Palmdale to obtain approval for the unique architecture of the project, which was a departure from the more traditional designs previously seen in the City." 47th Street Pavilion's general contractor is SD Deacon of Irvine.

Talega Village Center is a mission-style 103,000-square-foot neighborhood shopping center situated at the southwest corner of Avenida Vista Hermosa and Avenida Talega, built on what was the last commercial lot in the upscale 3,510-acre master-planned community of Talega in the City of San Clemente. Some of the tenants of the newly completed center include Ralphs Fresh Fare, Eric Hanan (Jeweler), V's Barbershop, Peet's Coffee, Little Gym, Wells Fargo, First Class Pizza, Juice it Up, Verizon and Sundried Tomato.

"KKE tirelessly worked for two years in partnership with Hopkins Real Estate Group and the City of San Clemente to secure design and entitlement approvals for Talega Village Center," said Ariel. "Our design for the center included six shop buildings and two public plazas with special hand-painted tiles and fountains to enhance the mission ambiance."

"As the last remaining parcel, the City wanted to make sure that Talega Village Centers' design and layout had inviting gathering places and was an extension of the surrounding neighborhood," said HREG's Development Manager Jeff Hopkins. "KKE's vision and overall execution made this project a true success."

HREG developed Talega Village Center as a joint venture with Rockwood Capital. SD Deacon was the general contractor.

KKE has worked with HREG over the past six years on nearly ten projects in southern California. KKE is currently working with HREG on Menifee Valley Crossroads in Menifee, Glendora Commons in Glendora, and Redlands Promenade in Redlands.

"Hopkins Real Estate Group has a veteran development team that can see opportunities where others might not. During these tough economic times, KKE is fortunate to have clients like HREG who value our services and have the vision and experience to build great projects for the communities," Ariel stated.

Founded in 1972, HREG is known in Southern California for the creation of neighborhood and community shopping centers in urban in-fill and redevelopment areas. A leader in public/private transactions, Hopkins also specializes in mixed-use commercial projects. For more information, visit [www.hopkinsgroup.com](http://www.hopkinsgroup.com).

About KKE Architects, Inc.

KKE Architects, Inc. is a full-service firm providing a wide range of architectural, interior design and comprehensive planning services. Founded in 1968, this award-winning company has grown to become one of the Top 50 architectural firms in the country.

With offices in Minneapolis; Las Vegas; Tucson and Phoenix, Arizona, and Irvine and Pasadena, Calif., KKE's professional staff of 240 offers a unique blend of expertise across a broad range of strategically focused market segments encompassing Housing, Office, Retail, Industrial, Hospitality, Entertainment, Justice, Education and Healthcare design.

KKE continues to grow through an entrepreneurial spirit and a fundamental focus upon their clients' drivers...understanding their measure of success. For more information, visit [www.kke.com](http://www.kke.com).

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