

The Alhambra renews leases with local health, education, government organizations

Premier mixed-use, urban community sees a flurry of positive tenant activity in 2011 including a new deal and the renewal of five existing leases totaling more than 52,000 square feet.

The Ratkovich Company has announced it has secured one new lease and renewed or expanded five existing lease agreements in the first half of 2011, totaling more than 52,000 square feet of space at The Alhambra, a 45-acre, 1.25 million square foot mixed-use urban community located in Alhambra. Currently, The Alhambra boasts an 86% retention rate among its tenants, and credits this to its unique campus environment and amenities and diverse floor plans which accommodate easy expansion.

The Los Angeles County Sheriff Department's 35,000 square foot, four-year lease renewal brings the county's total space at The Alhambra to more than 200,000 square feet. The county of Los Angeles is the property's largest tenant. Representing the renewal was Kevin Webb, of the county's Chief Executive Office Real Estate Division, with Damon Feldmeth with CB Richard Ellis (CBRE) representing the landlord.

Arroyo Associates, consultants for the San Gabriel Valley Council of Governments, joined The Alhambra as the newest tenant to relocate from Pasadena by signing a 2,474 square foot, five year lease. In addition to the county of Los Angeles' renewal, Platt College Los Angeles, LLC; California American University; Eastern Los Angeles Regional Center (ELARC); and Simpson



& Simpson, a program and construction management company, have all renewed and in some cases expanded their space at The Alhambra.

"The number of renewals and expansions from current, long-term tenants as well as new leases we have secured underscores our ability to provide an innovative, unique environment that is adaptable to meet each tenant's specific needs," said Victoria Deise Wilson, senior development manager of

The Alhambra, owned by The Ratkovich Company. "Our tenants are some of the most well-respected businesses in the community, and we look forward to continuing to partner with them in the years ahead."

Platt College, a private college offering continuing education programs to Southern California residents for more than 25 years and tenant at The Alhambra since 2003, expanded its current space by 5,800 square feet for a total of just under 34,000 square feet. The college also extended its term for four additional years. Jenny Wilhite, with CBRE, represented the property with Jeff Woolf, also with CBRE, serving as the tenant representative.

"Platt College was in need of additional classroom and office space to accommodate our growing student body and expanding educational opportunities," said Akeem Ayeni, chief executive officer, Platt College Los Angeles, LLC. "The Alhambra's ideal location coupled with its unique campus-like look and feel was the obvious choice when it came to the expansion. Our space continues to suit our students' needs and we really feel as though we're a significant part of The Alhambra family."

The Eastern Los Angeles Regional Center (ELARC) also renewed and expanded its lease by 2,821 square feet for five years,

bringing ELARC's occupancy at The Alhambra to just under 88,000 square feet. Mr. Feldmeth represented the landlord and David Kutzer from Newmark Knight Frank represented the tenant. Finally, California American University, a Chinese-American University, also renewed its tenancy for an additional five years. Kevin Duffy with CBRE represented both the tenant and the landlord on this transaction.

About The Alhambra

The Alhambra is a 45-acre, mixed-use urban community in the city of Alhambra developed by The Ratkovich Company with more than one million square feet of office space. The campus was originally developed between the 1920s and 1960s for petrochemical engineering firm C.F. Braun and Co. The Ratkovich Company purchased the site in December 1999 with the now realized goal of transforming the aged and inefficient campus into an integrated, thriving, urban community. For more information, visit www.thealhambra.net.

About the Ratkovich Company

The Ratkovich Company is a Los Angeles development company that engages in both new development and the imaginative reuse of existing buildings. The company has completed, or has under development, more than 13 million square feet of office, retail, and industrial properties in Los Angeles County. The company is completing the repositioning and development of The Alhambra. The Ratkovich Company recently purchased The Hercules Campus at Playa Vista, a landmark property comprised of 11 historic buildings, including the hangar where Howard Hughes' legendary Spruce Goose was built. The purchase included 537,130 square feet of building space on over 1.2 million square feet of land. The company has won numerous awards for its restoration of historic landmarks, including the art deco Wilshire Theatre and adjacent Pellissier building, Chapman Market, and the city of Glendale's Alex Theatre. The James Oviatt and Fine Arts buildings were also both awarded national landmark status after successful renovations by The Ratkovich Company. For more information, visit <http://www.ratkovich.net>.

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