

Alhambra, CA **Qdoba Mexican Grill “Fires Up” at the Shops at the Alhambra**

Qdoba Mexican Grill just opened its first San Gabriel Valley franchise at The Shops at The Alhambra in Alhambra, CA. The company has signed a ten-year lease valued at over \$600,000 for the 2,747 sq. ft. “fast-casual” eatery.

Located on Fremont Avenue immediately north of Mission Road, the 17,750 sq. ft. Shops at The Alhambra, developed in conjunction with the Kohl’s department store, was completed in 2005. Other tenants include Starbucks Coffee, Jamba Juice, Subway, Red Brick Pizza, Pick-Up Stix, Energy First Credit Union and Nextel. ■

Los Angeles, CA **NAI Represents Yogurberry Korea in Expansion**

Yogurberry Korea, the founding company of Yogurberry is furthering its expansion plans and has signed an exclusive deal with Mike Choi, Vice President of NAI Capital’s Pacific Rim Division to secure worldwide sites for the yogurt franchise. Choi is the exclusive broker working with the Korean based company to locate retail, office and warehouse spaces in territories throughout all states and cities in the countries of Australia, China, Hong Kong, Indonesia, Japan, Malaysia, Philippines, Singapore, U.A.E., and Thailand.

Yogurberry Korea opened its first store in South Korea in 2004 and currently operates over 50 stores throughout South Korea, China and Malaysia. Choi has been the exclusive broker working with Yogurberry U.S.A. (a.k.a: Green on Blue, Inc.) to complete its expansion to the United States. Over the last year, U.S. locations for the yogurt franchise have grown to 7 stores in Southern California with 20 planned to open by the first quarter of 2008, three in Arizona, and additional locations in New York, Virginia and Atlanta, Georgia. ■

San Diego, CA **Lease Signed at Plaza Hotel**

Burnham Real Estate announced that Adel Afkarian, dba Joey’s Smokin’ B-B-Q, has signed a 15-year, \$2,298,468 lease for 4,291 sq. ft. of retail space in Plaza Hotel, located at 1041 Fourth Ave., San Diego.

Corinna Gattasso and Bill Shrader of Burnham Real Estate’s Urban Retail Group represented the lessee as well as the lessor, New Plaza Hotel.

Joey’s Smokin’ B-B-Q restaurant has locations in both San Diego and Los Angeles counties. The restaurant is tentatively scheduled for grand opening in spring 2008.

Burnham Urban Retail Group is a specialized group within Burnham Real Estate that offers mixed-use retail leasing and advisory services to clients throughout the West, with specialized expertise in new and revitalizing urban areas including San Diego and Las Vegas as well as Orange County. ■

San Diego, CA **Grubb & Ellis|BRE Commercial Facilitates Lease At Gateway at Torrey Hills**

Grubb & Ellis|BRE Commercial announced that Bell, Boyd & Lloyd LLP has signed a 16,070 sq. ft. lease at Gateway at Torrey Hills located at 3580 Carmel Mountain Road, 92130. The value of the 84-month lease was undisclosed.

Gateway at Torrey Hills, developed by Cisterra Partners, LLC, is a two-building, four-story Class A office project. The 200,000 sq. ft. project is located in the premier Del Mar/Torrey Hills submarket near Interstate 5 and State Route 56 with views of the Pacific Ocean. The project is scheduled to be completed this month.

Bell, Boyd & Lloyd will be the first tenant to move into Gateway at Torrey Hills in January 2008. Mintz, Levin, Cohn, Ferris, Glovsky and Popeo also just signed a lease for nearly two floors of the project totaling 39,927 sq. ft. Mintz Levin is scheduled to move into Gateway in April 2008.

Joe Anderson, Rick Reeder and Dave Odmark of Grubb & Ellis|BRE Commercial represented Cisterra Partners. Mike Labelle and Andrew Kelly of Studley represented Bell, Boyd & Lloyd LLP.

Cisterra Partners began construction on Gateway at Torrey Hills in July 2006. The buildings were designed with efficient 25,000 sq. ft. floor plates, state-of-the-art technology infrastructure, and are situated to maximize the project’s panoramic views. When complete, the project will feature a 4/1,000 parking ratio with approximately 70 percent covered parking, a lushly landscaped environment with multiple patio and gathering areas, and a fully equipped fitness center. ■

San Francisco, CA **Colliers Leases at 685 Market Street**

Macys.com signed a lease to relocate and expand its operations in 56,480 sq. ft. at 685 Market Street, San Francisco. The space was former occupied by internationally recognized law firm, Sonnenschein Nath & Rosenthal. The tech division will occupy 13,000 sq. ft. of temporary space immediately, and an additional 56,480 sq. ft. in April.

Colliers International is the exclusive leasing agent for 685 Market Street, representing the building’s owner, Prudential. Scott Harper, Carter Beim and Tara McCarthy represented the ownership in the transaction. Grubb & Ellis’ Dan Cressman represented the tenant.

The 10-year lease commitment represents the re-emergence of San Francisco’s tech industry. Macys.com currently occupies space at two separate locations. The new lease will enable Macys.com to not only consolidate its operations, but also execute the company’s necessary expansions.

Macys.com chose 685 Market Street for its historical significance and aesthetics, its natural light, and its proximity to its Union Square retail store and offices. ■