

DEVELOPMENT NEWS

RICHMOND, KENTUCKY

CONSTRUCTION BEGINS ON 785,000-SQUARE-FOOT RICHMOND CENTRE

Birmingham, Ala.-based Hoar Construction has begun construction on Richmond Centre, a 785,000-square-foot lifestyle center, in Richmond. The town center-style development, to be situated on 120 acres, will consist of more than 15 buildings and a theater. The Home Depot, Meijer, JC Penney and Belk will anchor the property. Project partners include Greenville, S.C.-based Carolina Holdings, Charlotte, N.C.-based Crosland Development Co., and Greenville, S.C.-based Pazden-Smith Group Architects. Completion is scheduled for October 2008.



Precision Development has announced plans to develop the 600,000-square-foot Oak Street Commons shopping center in Schererville, Ind.

SCHERERVILLE, INDIANA

PRECISION DEVELOPMENT TO BUILD 600,000-SQUARE-FOOT LIFESTYLE CENTER

Highland, Ind.-based Precision Development has plans to develop Oak Street Commons, a 600,000-square-foot lifestyle center located at the intersection of U.S. Highway 41 and Oak Street in Schererville. The new shopping center will be built around the existing Omni Health & Fitness facility, a 170,000-square-foot building that includes the fitness center, a day spa and professional offices. New development will add more than 400,000 square feet of retail and dining space to the project. Completion is scheduled for fall 2008.

SEAL BEACH, CALIFORNIA

GROUND BREAKS FOR FINAL PHASE OF SEAL BEACH CENTER REDEVELOPMENT

Regency Centers will break ground for the final phase of redevelopment at Seal Beach Center, a 102,107-square-foot shopping center located at Pacific

Coast Highway and Balboa Avenue in Seal Beach. A 48,000-square-foot Vons Pavilion supermarket, which is currently under construction, will anchor the retail center. Other tenants include a 15,000-square-foot, drive-through CVS/pharmacy, Wachovia, RadioShack, Great Clips, Seal Beach Realty, Coach's Sports Grill and Daily Grind Coffee. The redevelopment design features modern Spanish architecture, red tile roofs, new landscaping, new signage and site work. Improvements to the center include new pedestrian walkways, updated light fixtures and new storefronts.

HENRICO COUNTY, VIRGINIA

GROUND BROKEN ON THE SHOPS AT WHITE OAK VILLAGE

Pruitt Associates and Forest City Commercial Development have broken ground on The Shops at White Oak Village, a \$161 million development in Henrico County. The project will feature a 900,000-square-foot retail and lifestyle center, and a Hyatt Place hotel. The development will be situated on 136 acres at the intersection of Interstate 64 and Laburnum Avenue. Future tenants include Circuit City, Lowe's Home Improvement Warehouse, JC Penney, PetSmart, Sam's Club, Target and Ukrop's. The Shops are being designed in accordance with the Leadership in Energy and Environmental Design. Completion is scheduled for fall 2008.



The Village at Westfield Topanga in Los Angeles County is a \$700 million mixed-use project.

LOS ANGELES COUNTY, CALIFORNIA

THE WESTFIELD GROUP TO DEVELOP THE VILLAGE AT WESTFIELD TOPANGA

The Westfield Group plans to develop The Village at Westfield Topanga, a \$700 million mixed-use project in the Warner Center area of Los Angeles. Plans for the community gathering place include approximately 438,500 square

feet of retail space; a 360,000-square-foot office tower; 160 apartment units; a 300-room hotel; approximately 75,000-square-foot of restaurant space capable of accommodating up to 16 restaurants; and a 34,500-square-foot gourmet grocery store. Located between Westfield Topanga and Promenade, the property will be situated on 31 acres. The developer will also incorporate green building technology by using alternative sources of energy, environmentally preferable building materials and reducing waste.

ELLSWORTH, MAINE

W/S DEVELOPMENT BREAKS GROUND ON PHASE II OF OPEN-AIR SHOPPING CENTER

W/S Development has broken ground on Phase II of Acadia Crossing, a shopping center located on 60 acres at the intersection of Route 1 and Route 3 in Ellsworth. The groundbreaking marks the beginning of a \$50 million expansion of the 500,000-square-foot open-air shopping center. The Home Depot is currently a tenant of Acadia Crossing, and new tenant Wal-Mart Supercenter is scheduled to open in early 2009.

LOS ANGELES, CALIFORNIA

THE CLARETT GROUP TO DEVELOP \$400 MILLION MIXED-USE PROJECT

The Los Angeles City Council has approved Blvd6200, a 1.1 million-square-foot mixed-use development located in Hollywood adjacent to the historic Pantages Theatre. Developed by New York-based The Clarett Group, the \$400 million project will include 175,000 square feet of retail/restaurant space; 12,000 square feet of open public plazas; and ample underground parking for all uses, including the Pantages Theatre. Plans also include residential units and live/work office space. Santa Monica, Calif.-based Van Tilburg, Banvard & Soderbergh (VTBS Architects) has designed the project to be environmentally sustainable and achieve LEED certification. The retail/restaurant component of Blvd6200 has been designated as urban street-front retail, which will foster the community appeal of the project. The Nederlander Organization owns the 7-acre development site for Blvd6200.