

PROJECT LIST - ARTHUR L. PEARLMAN

AGOURA, CALIFORNIA

OAK PARK SHOPPING CENTER

An 11-acre neighborhood center containing Ralphs Supermarket, Thrifty Drug, Blockbuster, specialty stores and free-standing buildings. **Opened in Fall of 1990.**

BAKERSFIELD, CALIFORNIA

TOWN & COUNTRY CENTER

A 21-acre center anchored by Albertson's Supermarket, Longs Drug Store and Millers Outpost with 120,000 square feet of specialty tenants. **Opened in 1983.**

BANNING, CALIFORNIA

VILLAGE @ PASEO SAN GORGONIO

A 13-acre downtown redevelopment project consisting of 200,000 s.f. of mixed uses of Hotel, Office, Restaurant and Retail venues. **Fully entitled, pre-leased, sold for a 2018 opening.**

CALABASAS, CALIFORNIA

GELSONS VILLAGE AT CALABASAS

A 7-acre neighborhood "village" style shopping center containing a 40,000 square foot Gelsons Supermarket and specialty shops. **Opened February 1996.**

CAMERON PARK, CALIFORNIA

CAMERON PARK SHOPPING CENTER

A 12-acre shopping center anchored by Safeway Supermarket, including McDonald's, Taco Bell, Bank of America and 61,000 square feet of shops. **Opened in 1978.**

FREMONT, CALIFORNIA

CENTERVILLE NEIGHBORHOOD CENTER

This 7-acre downtown Redevelopment project was pre-developed to consist of a 50,000 s.f. Ralph's Supermarket and 40,000 s.f. of specialty shops. Project stopped by City.

EUREKA, CALIFORNIA

EUREKA MALL

Successful "de-malling", redevelopment and re-tenanting of this multi-level, multi-tenant older enclosed mall. Work completed in 2002.

HARVEST GLEN, CALIFORNIA

HARVEST GLEN SHOPPING CENTER

A 35 acre, regional shopping center that is now in its pre-development stages. It will be anchored by a 69,000 s.f. Ralphs / Kroger Company Food 4 Less supermarket, a national drug store chain and other regional tenants. **This 300,000 s.f. center was entitled for opening in Fall 2012**

HESPERIA, CALIFORNIA

MIDTOWN SQUARE

An 18-acre project including K-Mart, H&E Home Improvement center and Payless Superstore. **Opened Spring 1988.**

LA CANADA, CALIFORNIA

SPORT CHALET VILLAGE

An 11-acre mixed use, office/retail/park oriented neighborhood shopping center anchored by Sport Chalet's retail store and its corporate offices, along with select specialty tenants within a village setting. **Corporate Office Phase opened in Summer 2002.**

LANCASTER, CALIFORNIA

WEST LANCASTER PLAZA

A 17-acre neighborhood shopping center with 170,000 square feet of retail space. Major tenants include Albertson's Supermarket, Thrifty, Downey Savings & Loan, and a 6-plex theater. **Phases I and II opened in 1986, Phase III opened in 1988.**

SHOPPERS DEPOT

A 5-acre shopping center with 42,000 square feet of specialty retail tenants. **Opened in 1988.**

VALLEY CENTRAL

A 75-acre, 750,000 square foot "Power Center" with 126,000 square foot Costco, 113,000 square foot HomeBase and California's first Wal-Mart store. The Power Center was completed with a Promotional Center (Marshalls, Circuit City, Michaels, Fashion Bug), a Community Center (Food 4 Less, Petsmart) and an Entertainment Center (12-plex Cinemark Theater, Black Angus Restaurant, Chuck E. Cheese and many other tenants). **Initial phase opened Summer 1988; Phase II opened Summer 1990.**

LANCASTER TRIANGLE

A 3.5-acre center consisting of 36,000 square feet of specialty tenants such as Coco's, Burger King, Goodyear, Color Tile and 12,000 square feet of shops. **Opened in 1981.**

LOMPOC, CALIFORNIA

LOMPOC SHOPPING CENTER

A 13-acre neighborhood center consisting of 161,000 square feet of GLA. Includes Lucky Supermarket, J.C. Penney, and Millers Outpost. **Built in 1960; rehabilitated in 1991.**

LOS ANGELES, CALIFORNIA

TASTE & STYLE PLAZA

A 2.4-acre center consisting of 58,000 square feet of GLA, including Warehouse Records, Kentucky Fried Chicken, Frazee Paints & Hardware and a unique mix of ethnic tenants. **Opened Spring 1986.**

MADERA, CALIFORNIA

MADERA MARKETPLACE

A 27-acre, 280,000 square foot community shopping center anchored with a 125,000 Wal-Mart, Pak-N-Save Supermarket, J.C. Penney, shops and pads. **Opened in Spring 1992.**

MANTECA, CALIFORNIA

MISSION RIDGE PLAZA

A 27-acre shopping center with 280,000 square feet of GLA, including Wal-Mart, Mervyns Department Store, Pak-N-Save, shops and pads. **Opened in Spring 1992.**

MENIFEE, CALIFORNIA

HERITAGE SQUARE

A 17 acre neighborhood shopping center is now being pre-developed with a 43,830 s.f. Stater Bros. Market, a national drug store and other pads and specialty tenants. **This 140,000 s.f. center is scheduled for opening in Spring 2012.**

MONTEREY PARK, CALIFORNIA

ATLANTIC SQUARE

A renovated 14.5-acre shopping center of 208,000 square feet, anchored by Ralphs Supermarket, Thrifty Drug Store, Big 5, Music Plus and specialty tenants. **Renovated Summer 1991.**

MURIETTA, CALIFORNIA

VILLAGE WALK

A 30-acre, power / life style center with 320,000 s.f. of tenants, including: Babies R Us; Bed, Bath & Beyond; David's Bridal; Famous Footwear; Guitar Center; Lakeshore Learning Center; Levitz Furniture; Office Depot; Party City, Petco; Sport Authority; Verizon and specialty stores. **This center opened in November 2006.**

ONTARIO, CALIFORNIA

ONTARIO VILLAGE

A 12-acre shopping center anchored by Stater Brothers Supermarkets and Payless Drug Store. **Opened December 1988.**

ONTARIO, CALIFORNIA (CONTINUED)

ONTARIO APARTMENTS

58 apartment units built as a part of Ontario Village. **Opened December 1988.**

PALMDALE, CALIFORNIA

PALMDALE PLACE

A 17-acre project including Albertson's Supermarket, Thrifty Drug Store, H&E Home Improvement Center and other tenants. **Opened Fall 1986.**

PALMDALE MARKETPLACE

A neighborhood shopping center of 9-acres, anchored by Lucky Supermarkets, Thrifty drugs and specialty shops. **Opened in Spring 1991.**

QUARTZ HILL CENTER

An 11-acre neighborhood shopping center, anchored by a Ralph's supermarket, pads and specialty shops. **Fully entitled and scheduled opening halted.**

PERRIS, CALIFORNIA

TOWNE CENTER

A multi-phased Power Center project that will consist of over 1,500,000 s.f. of mixed uses, including a Super Center and many large retail tenants. This center is entitled, pre-developed and scheduled for **opening.**

PORTER RANCH, CALIFORNIA

PORTER RANCH TOWN CENTER

Development of a 43,000 square foot Sport Chalet store as a part of the 53 acre, 551,000 square foot Community center containing Wal-Mart, Best Buy, Toys R Us and Ralph's Supermarket as co-tenants. **Opened in summer of 1998; Sport Chalet to open in June 1999.**

POMONA, CALIFORNIA

BONAVENTURE CENTER

A 15-acre Hispanic focused community shopping center to contain a specialty supermarket, drug store, 10-plex theater, and other specialty stores. **Opening Halted.**

RENO, NEVADA

THE MEADOWS MARKETPLACE

A 70-acre Power Center of 800,000 square feet including Wal-Mart, Sams Club, Safeway Supermarkets and other large tenants. **Opened Spring 1995.**

SACRAMENTO, CALIFORNIA

LAGUNA/99 PLAZA

A 19-acre neighborhood center with Wal-Mart, Pak-N-Save Supermarket and shops. **Opened Spring 1991.**

NORTHRIDGE PLAZA

A 10-acre neighborhood center anchored by Raley's Supermarket and specialty shops. **Opened in 1960 and rehabilitated in 1992.**

SANTA BARBARA, CALIFORNIA

FIVE POINTS SHOPPING CENTER

An 11-acre community center consisting of 142,000 square feet anchored by Lucky Supermarket, Ross Department Store, Thrifty Drug Store and Big 5 Sporting Goods. **Opened in 1960 and rehabilitated in 1982.**

SAN BERNARDINO, CALIFORNIA

SAN BERNARDINO COSTCO CENTER

A 21.5 acre Value Oriented Community Shopping Center consisting of a 147,000 square foot Costco Wholesale, 24,000 square foot Staples Office Superstore, 15000 square foot Guitar Center, and specialty pad retailers. **Costco opened in October 1998, Staples and the Guitar Center opened in 2000.**

SAN BERNARDINO SAM'S CLUB – POWER CENTER

A 30 acre Power Center. Phase I consists of a 130,421 square foot Sam's Club, Tweeters High Fidelity Store, Skechers Shoes and 40,000 square feet of specialty tenants. **Phase I opened June 2002; Phase II opened in Summer 2003.**

SAN BERNARDINO SPECIALTY CENTER

A 2.5-acre Specialty Center includes a 7,500 s.f. Lakeshore Learning Center and 20,000 s.f. of other retail tenants. **Lakeshore Learning Center opened February 2002.**

HISTORIC DEPOT CENTER

A 105-acre, mixed-use, multi model transportation center within a project area consisting of a Hispanic Supermarket, Office and Industrial projects connecting to San Bernardino's Historic Metrolink and train Depot. This Redevelopment Project is now in the Pre-Development phase. **Project entitled and Halted.**

SANTA PAULA, CALIFORNIA

SANTA PAULA SHOPPING CENTER

A 17-acre shopping center consisting of 173,000 square feet of GLA including Vons Supermarket, Thrifty Drug Store, 7-plex Wallace Theater, Fashion Bug Blockbuster and other specialty stores. **Opened in 1961 and rehabilitated in 1992.**

STOCKTON, CALIFORNIA

NORTHTOWN VILLAGE

An 18-acre community center of 180,000 square feet of GLA, anchored by Wal-Mart, Petsmart and other retail stores. **Opened in 1991.**

TURLOCK, CALIFORNIA

COUNTRYSIDE MEADOWS

A 38-acre community center of 330,000 square feet of discount type tenants, including Wal-Mart, J.C. Penney, Savemart Supermarkets, 10-plex theater and other shops. **Opened in Fall 1995.**

VALENCIA, CALIFORNIA

VALENCIA MARKETPLACE

An 83-acre "Power center" of 743,000 square feet of GLA, anchored by Wal-Mart, Toys R Us, Sport Chalet, Michael's, Circuit City, Strouds, State Line Tack, Vons Supermarkets and numerous specialty tenants. **Opened in Fall 1996.**

WILDOMAR, CALIFORNIA

WILDOMAR GATEWAY

A 12-acre neighborhood shopping center of 120,000 square feet of GLA anchored by a supermarket, drug store, retail and restaurant uses. This project is in its pre-Development and entitlement phase. **Entitled for opening in 2012.**

WINCHESTER, CALIFORNIA

WINCHESTER RANCH PLAZA

A 17 acre neighborhood shopping center that will consist of 180,000 s.f. of retail users and will be anchored by a 52,444 s.f. Albertson's supermarket and other pads and specialty users. **Fully entitled and preleased; sold in 2013.**

WINDSOR, CALIFORNIA

SHILOH MARKETPLACE

A 45 acre retail mixed use center to be anchored by Target stores, large retail along with specialty restaurants, hotel and office uses. **Fully entitled, Scheduled to be open in late; Project stopped in 2012.**