

**R E T A I L**

**CTMT NEGOTIATES SHOPPING CENTER SALE**

*Indianapolis* — The Indianapolis office of Colliers Turley Martin Tucker (CTMT) has negotiated the sale of Emerson Plaza, a Marsh-anchored shopping center located in Indianapolis. Rebecca Wells and Bill French of CTMT represented the seller, American National Insurance Co. The buyer, Morristown, N.J.-based Lamar Cos., utilized in-house representation. The acquisition price was not disclosed.



Colliers Turley Martin Tucker has completed the sale of Emerson Plaza, a shopping center located in Indianapolis.

**MARCUS & MILLICHAP ARRANGES TWO DRUG STORE SALES**

*Shelby Township and Lincoln Park, Mich.* — Marcus & Millichap has arranged the sale of two pharmacies located in Michigan. In Shelby Township, the company brokered the sale of a 13,314-square-foot CVS/pharmacy, located at 53069 Van Dyke Ave., for \$1.58 million. The sales price represents a price of \$119 per square foot and a capitalization rate of 6 percent. Bill O'Connor and Doug Passon of Marcus & Millichap's Detroit office listed the property, and Joseph Blatner and Peter Gassner of the firm's Portland, Ore., office sold the property. Both parties were undisclosed.

In Lincoln Park, Marcus & Millichap arranged the sale of a 14,820-square-foot Walgreens located at 1901 Southfield Rd., for \$8.2 million, of \$553 per square foot. Bill O'Connor of the company's Detroit office represented the undisclosed seller; Peter Wenzler, also of Marcus & Millichap, represented the buyer, a private 1031 investor.

**HFF BROKERS SHOPPING CENTER SALE**

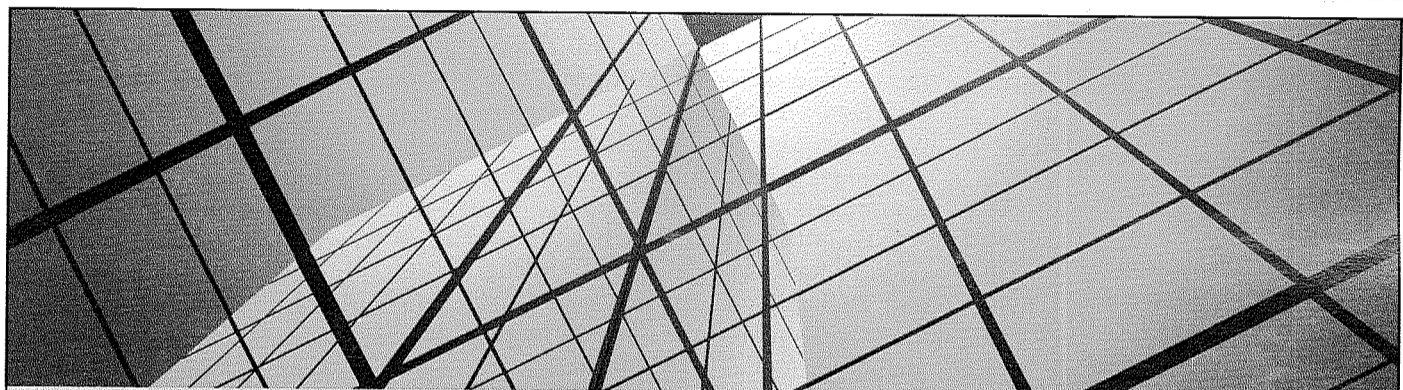
*Glen Ellyn, Ill.* — The Chicago and Dallas offices of Holliday Fenoglio Fowler (HFF) have brokered the sale of Market Plaza, a 162,705-square-foot shopping center located at 525 Roosevelt Rd. in Glen Ellyn. The property is anchored by Jewel-Osco, and features Panera Bread, Blockbuster Entertainment and Dollar Tree. Paul Barile, Janice Sellis, Jim Batjer and Barry Brown of HFF represented the undisclosed seller. The property was acquired by Ramco-Gershenson Properties Trust as part of a joint venture. The acquisition price was undisclosed.

**M I X E D - U S E**

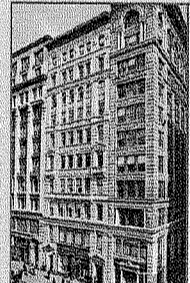
**JOINT VENTURE ACQUIRES 41-ACRE MIXED-USE DEVELOPMENT**

*Maryland Heights, Mo.* — A joint venture between Chicago-based Golub & Co. and Boston-based Intercontinental Real Estate Corp. has acquired Westport Plaza, an approximately 41-acre mixed-use development located in Maryland Heights. The development comprises approximately 500,000 square feet of office

space, 170,000 square feet of retail space and two Sheraton hotels. Office tenants include Northrop Grumman, Travelers Insurance, WPP and Healthways. Retail tenants include Dierdorf & Hart's Steak House, Coldstone Creamery, Starbucks, Ozzies, Pujols 5 and Panera Bread. Andrew Cathlina provided in-house representation for Golub & Co. and Thomas Taranto negotiated the acquisition on behalf of Intercontinental. The seller and acquisition price were undisclosed.

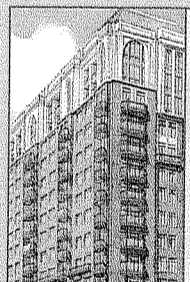


**SOME OF THE DEALS WE'VE MADE THAT HAVE MADE OUR YEAR.**



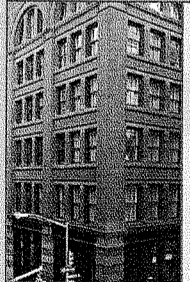
**PURCHASE**  
**\$200,000,000**  
 530-532-536 BROADWAY  
 CORNER OF BROADWAY &  
 SPRING STREET IN SOHO, NEW YORK  
 CLASS A OFFICE WITH GROUND FLOOR RETAIL  
 APPROXIMATELY 200,000 S/F

**REFINANCE**  
**\$184,000,000**  
 20 MULTIFAMILY BUILDINGS &  
 4 MIXED-USE BUILDINGS  
 BRONX, BROOKLYN,  
 MANHATTAN & QUEENS, NEW YORK



**CONSTRUCTION FINANCING**  
**\$108,000,000**  
 HIGHGROVE CONDOMINIUMS  
 70 FOREST STREET, STAMFORD, CT  
 18 STORIES, 240,000 SQUARE FEET, 92 UNITS

**CONSTRUCTION FINANCING**  
**\$80,500,000**  
 FIRST PHASE REVITALIZATION OF A 6-BLOCK AREA  
 ONTARIO, CALIFORNIA  
 OVER 500 FOR-SALE AND RENTAL UNITS  
 GROUND-FLOOR RETAIL, RESTAURANTS,  
 CENTRAL PLAZA



**REFINANCE**  
**\$55,000,000**  
 THE MERCER HOTEL  
 SOHO, NEW YORK

**REFINANCE**  
**\$55,000,000**  
 THE CHATEAU MARMONT  
 HOLLYWOOD, CALIFORNIA



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