



CAPSTONE ADVISORS ACQUIRES TWO SAN DIEGO COUNTY RETAIL CENTERS FOR \$10.8 MILLION

Acquisition of Poway-Based Properties Sabre Springs Plaza and Poway Valley Center Adds to Carlsbad Firm's Growing Local Portfolio

CARLSBAD, Calif., March 17, 2015 – As a sign of continued strong demand for retail space throughout San Diego County, Capstone Advisors, a real estate investment, development and advisory firm headquartered in Carlsbad, California, acquired two retail centers in Poway, California. Both centers were acquired in two separate transactions totaling approximately \$11 million.

Sabre Springs Plaza

Capstone Advisors acquired Sabre Springs Plaza, a 15,038-square-foot retail center located at the intersection of Poway Road and Springbrook Drive in the Sabre Springs community of San Diego. The center was purchased for \$4.55 million and is a core-plus class asset anchored by 7-Eleven.

“This was a unique opportunity to capitalize on our in-depth knowledge of the area to source a transaction that many others had overlooked,” said Alex Zikakis, president and CEO of Capstone Advisors. “The property has operational and market inefficiencies that are easily corrected, which will allow us to significantly improve the performance of the center.”

Capstone Advisors intends to employ a capital improvement plan focused on landscaping, parking lot and lighting maintenance, as well as a complete exterior paint update.

Pat Toomey and Kyle Mathews of Colliers International represented the seller, who was not disclosed. Financing was provided by La Jolla-based Silvergate Bank.

Poway Valley Center

Capstone Advisors acquired Poway Valley Center, a 25,754-square-foot retail shopping center located at the corner of Poway Road and Community Road in the heart of Poway. Purchased for \$6.25 million, the property's signage on Poway Road and its location within the sub-market creates an attractive environment for merchants, restaurateurs and convenience-oriented businesses seeking a prominent Poway retail location while avoiding traditionally high occupancy costs of the immediately adjacent anchored shopping centers.

“Utilizing our long-standing relationships with the local brokerage community, we sourced Poway Valley Center in an off-market transaction that highlights our ongoing acquisition strategy of targeting well

located retail shopping centers on the West Coast” said Jon Mendis, director of acquisitions for Capstone Advisors.

Capstone Advisors plans to enhance the property’s appeal by implementing renovations to upgrade the store fronts, improve traffic flow and expand the landscape, as well as improve the parking lot, lighting and exterior paint.

John Jennings and Rob Ippolito of Cushman and Wakefield represented both Capstone Advisors and the seller, who was not disclosed, in the transaction.

“These two assets are great complements to our existing portfolio and continues our focus on acquiring core-plus and value-add retail properties throughout Southern California and select western states,” said Zikakis. “Leveraging our strong capital resources, talented team and proven track record, we have very aggressive acquisition goals for the next several years.”

About Capstone Advisors

Capstone Advisors is a diversified real estate investment, development and advisory firm with a proven track record of having acquired close to five million square feet of commercial properties throughout the U.S. across multiple real estate cycles and product types. Since 1996, Capstone Advisors has served as operating partner, advisor, capital provider, joint venture partner and developer for some of the most well regarded financial institutions in the world. The company has invested and developed a wide variety of commercial property types as well as been an active investor in residential land development, home building, and resort development. Capstone Advisors is headquartered in Carlsbad, California. Visit capstoneadvisors.com for more information.

###