



Jeremy S. McChesney / Carlos J. Lopez
Hanley Investment Group / HI Urban Retail Advisors
949.585.7671 / 949.585.7657

HI Urban Retail Advisors Sells High-Profile Street-Front Retail in Downtown San Diego, CA

Ground-Floor Retail Component Sells in Newly Constructed 80-Unit Mixed Use Project

IRVINE, CALIF. (June 1, 2010) – Hanley Investment (HI) Urban Retail Advisors, a division of Hanley Investment Group Real Estate Advisors specializing in the sale and advisory of high profile mixed-use and urban retail properties in dynamic commercial districts across the United States, announced today that Jeremy S. McChesney, senior Vice President of Hanley Investment Group and Carlos J. Lopez, President of HI Urban Retail Advisors, represented the buyer and seller in the sale of a 1,141-square-foot ground-floor retail component of an 80-unit residential condominium building in downtown San Diego, Calif. The price was not disclosed.

The ground floor retail component, occupied by Venissimo Cheese, is located at 871 G Street in San Diego and positioned within the heart of downtown San Diego at the intersection of G Street and 9th Avenue. The building was built in 2006. The ground-floor retail portion of the project was 100 percent occupied at the time of sale. The property is part of the Nexus mixed-use development which features 80 condominiums above ground floor retail.

The buyer was Hanranhan & Associates LLC of Chino, CA. The seller was The Festival Companies from Los Angeles, CA.

About HI Urban Retail Advisors

HI Urban Retail Advisors is a retail investment division of Hanley Investment Group Real Estate Advisors specializing in the sale and advisory of high profile mixed-use and urban retail properties in dynamic commercial districts across the United States. Built on unsurpassed dedication and an impressive track record of performance and results, HI Urban Retail Advisors consistently exceeds client expectations through its unparalleled, comprehensive knowledge of urban retail from a national and global perspective.

Whether it is situated in a well-located, dynamic commercial district, or in conjunction with a mixed-use project, urban retail is a very specific product type within the overall retail marketplace. HI Urban Retail Advisors guides clients in attaining the highest returns through its exceptional experience and responsive team that thoroughly comprehends this unique and growing market segment. HI Urban Retail Advisors

utilizes its innovative expertise to lead property owners through complex issues relating to land use and the progressive revitalization of high density urban areas to effectively help clients understand the significant characteristics of each urban retail asset and its optimum positioning and value.

HI Urban Retail Advisors works closely with investors to develop and maintain long-term relationships and has successfully accumulated a highly targeted database of mixed-use and urban retail property investors and owners from every major urban market in the country that is unmatched in the industry. HI Urban Retail Advisors' concentrated expertise and exclusive focus on mixed-use and urban retail properties translate into measurable results and is the reason that clients rely on HI Urban Retail Advisors to be the most dependable source for valuation services, market information and urban retail investment sales. For more information, visit the Company's website at www.hiurbanretail.com or call (949) 585-7610.

About Hanley Investment Group Real Estate Advisors

Built on a solid foundation of performance, integrity and dedication, Hanley Investment Group Real Estate Advisors is a boutique retail investment advisory firm with a two billion dollar transaction track record that is comprised of innovative specialists delivering unparalleled service and superior results that consistently exceed client expectations. Hanley Investment Group's expertise, commitment and unwavering focus of putting the client's needs first have continued to set the company apart in the industry. Hanley Investment Group works closely with individual investors, developers, and institutional property owners in every facet of the transaction to insure that the highest value is achieved. Clients rely on Hanley Investment Group to be the most knowledgeable and trusted source for valuation services, market information and retail property acquisitions and dispositions. For more information, visit the Company's website at www.hanleyinvestment.com or call (949) 585-7610.

###