



Temecula Retail Center Acquired by Pathfinder Partners in Two Transactions

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San Diego-based Pathfinder Partners LLC purchased Bel Villaggio I and II and Bel Villaggio III, two specialty retail centers in Temecula, in separate deals totaling nearly \$18.5 mil. Built in phases from 2002 to 2005, Bel Villaggio – totaling nearly 117k sf – was designed with European village-style architecture beautifully landscaped grounds, colorful buildings, trellised courtyards, decorative fountains and pedestrian walkways and roundabouts.



The properties were purchased from two different CMBS special servicers. C.W. Capital sold the 77k sf Bel Villaggio I and II -- which houses Macaroni Grill, Navy Federal Credit Union, Cosi and Original Pancake House among others – for \$12.75 mil (\$166/sf). Bel Villaggio III, a 40k sf center that is home to Shogun Restaurant, Aiyara Thai Cuisine and REVE Salon & Spa was sold by Torchlight Investors for \$5.7 mil (\$143/sf).

The acquisitions consist of ten, one-story buildings situated on 16 acres. Pathfinder is planning extensive renovations, including new awnings, building and monument signage and upgrades to the common areas, parking lot and landscaping, as well as other property improvements. New shaded outdoor seating areas are also planned.

With excellent highway access, Bel Villaggio is located along Temecula's primary shopping and dining corridor, adjacent to the Promenade Mall, a 1.1 msf, regional mall with such high-end retailers as Macy's, PF Chang's, Coach, Williams Sonoma, Pottery Barn, the Apple Store and Edwards Cinemas.

According to Scot Eisendrath, managing director of Pathfinder Partners, the property represents an attractive investment in an outstanding location. "This is a well located, value-add property in a rapidly growing market. The Promenade Mall is the area's only class-A regional mall, and Bel Villaggio benefits from its location immediately adjacent to the mall. The local housing market has been rapidly recovering, with foreclosures having declined markedly and homebuilders again building at a solid pace," Eisendrath said. "We're bullish that the rebounding Temecula market, combined with improving consumer spending, will enable us to increase occupancy while upgrading the tenant base and improving the shopping experience."