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## WestMar Commercial Real Estate Announces Recent Transactions

TEMECULA, Calif. (July 10, 2013) – WestMar Commercial Real Estate, a leading local real estate services firm, today announced the following transactions:

### Leases

Albertos Taco Shop leased 825 square feet of retail expansion space for six years within Bella Piazza from 215/MHS, LLC. The space is located at 40250 Murrieta Hot Springs Road, Suite 116, in Murrieta. Lessee will be expanding the existing Mexican restaurant at this location. Mark Esbensen of WestMar Commercial Real Estate represented the lessee in the transaction.

Shogun Murrieta, LLC, dba Hawaiian Shaved Ice, leased 900 square feet of retail space for five years within Cal Oaks Plaza from Cal Oaks Plaza, LLC. The space is located at 40952 California Oaks Road, in Murrieta. Lessee will be operating a shaved ice business at this location. Mark Esbensen and Scott Forest of WestMar Commercial Real Estate represented the lessee in the transaction.

Jeffifer R. Bowma and Debra L. Castillo, dba Salon Sapphire, leased 963 square feet of retail space for three years from 5<sup>th</sup> & Mercedes, LLC. The space is located at 41911 Fifth Street, Suite 102. Lessee will be operating a hair salon at this location. Scott Forest of WestMar Commercial Real Estate represented the lessee in the transaction.

Humberto and Sonia Martinez, dba El Limoncito, leased 1,320 square feet of retail space for three years within Tower Plaza from 27511 Ynez Road, LLC. The space is located at 27529 Ynez Road, Suite B-3. Lessee will be operating a Mexican dessert shop at this location. Scott Forest of WestMar Commercial Real Estate represented both parties in the transaction.

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Pedro Santana, dba Burritos Santana, leased 1,733 square feet of retail space for ten years within Rancho Crossroads Plaza from EHG Associates, LLC. The space is located at 41125 Winchester Road, Suite B-8. Lessee will be operating a Mexican restaurant at this location. Mark Esbensen of WestMar Commercial Real Estate represented the lessor in the transaction.

Simple Medical, Inc., dba M.D. Diet of Temecula, leased 1,617 square feet of retail space for five years within Creekside Center from the Galanoudes Family Trust. The space is located at 41789 Nicole Land, Suite B3. Lessee will be conducting a medical aesthetics and weight loss clinic at this location. Jerry Palmer of WestMar Commercial Real Estate represented the lessee in the transaction.

White Eden, LLC, dba Agha Bakery, leased 1,750 square feet of retail space for three years within Madison Springs Plaza from Beta Madison, Inc. The space is located at 25285 Madison Avenue, Suite 106, in Murrieta. Lessee will be operating a bakery at this location. Scott Forest of WestMar Commercial Real Estate represented the lessee in the transaction.

**About WestMar Commercial Real Estate**

Based in Temecula, California and founded in 1988, WestMar Commercial Real Estate is one of the leading commercial real estate brokerage firms in Southwest Riverside County, with professionals specializing in office, industrial, retail, investment and land property types. Our collaborative platform enables us to help landlords, tenants, buyers, sellers and investors maximize the value of their real estate and align it with overall business strategy.

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