

VALUE CREATION

Centers Dynamic Partners was founded in 1996 and is a boutique real estate firm with a primary focus on grocery-anchored neighborhood and community shopping center acquisitions, management, and development.

Since 2012, the company has repositioned seven neighborhood shopping centers totaling approximately 580,000 sq. ft. representing a market capitalization of approximately \$90 Million.

**SELECTED CASE STUDIES
NEIGHBORHOOD AND COMMUNITY
RETAIL PROPERTIES**

WWW.CENTERSDYNAMICPARTNERS.COM



EXPERIENCE

OVER 2 DECADES IN RETAIL REAL ESTATE



GEORGE A. ARCE, JR.
PRESIDENT/CEO

30+ Years Experience
Retail Real Estate

Institute of Real Estate
Management,
San Francisco (www.irem.org)

Golden Gate University,
San Francisco, CA
B.S. Finance

University of Notre Dame,
South Bend, IN
MBA 2022



MAY WONG NOVAK

**VICE PRESIDENT/ ASSET
MANAGEMENT AND
BUSINESS DEVELOPMENT**

San Francisco State University
B.S. Business Administration and
Computer Information Systems

Fluent in Cantonese.



HIGHLIGHTED TRANSACTIONS





THE LEARNING EXPERIENCE

PALM SPRINGS, CA

Centers Dynamic Partners is delivering a new build-to-suit for “The Learning Experience,” a national early childhood education center with over 500 locations open or under development.

This addition brings a strong, credit-worthy tenant to the “Palm Springs Marketplace”, enhancing daytime traffic and diversifying the rent roll with long-term, stable cash flow.

±10,000 SF BUILD-TO-SUIT FOR THE LEARNING EXPERIENCE ADDS STRONG NATIONAL TENANT IN PALM SPRINGS

**THE LEARNING EXPERIENCE
PALM SPRINGS, GA**

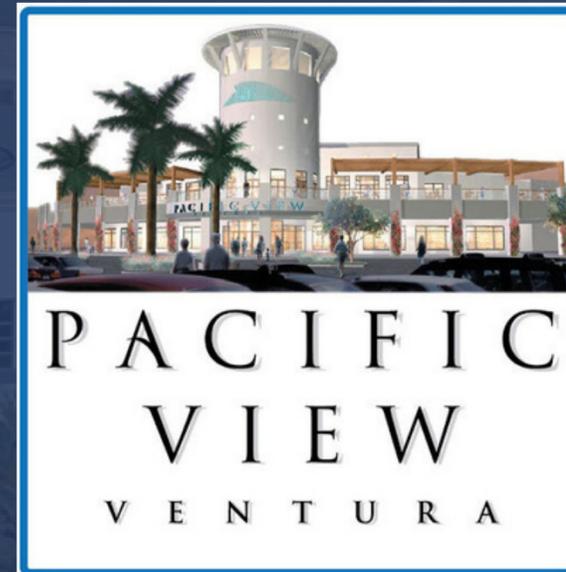
KEY HIGHLIGHTS

STRATEGICALLY LOCATED IN THE SOUTHWEST CORNER OF E VISTA CHINO, AND N CERRITOS RD. IN A HIGH TRAFFIC AREA (22,200 VPD)

- Just 0.1 miles from the Palm Springs Marketplace, and Sunrise Square shopping center.
- (2.3 mi) Northeast of Downtown Palm Springs, (3.4 mi) South of Interstate-10.
- Co-tenants include; Stater Bros Markets, AutoZone, Dollar tree, Taco bell, Oreilly Auto Parts, and many more.
- ±10,000 SF build-to-suit for TLE.

3295 E. MAIN STREET, VENTURA, CA 93003

- Immediate repositioning opportunity of 164,433 SF former Sears Box with a 14,130 SF former Sears Auto Center pad located at the Pacific View Mall.
- The Property is strategically located on E Main Street (30,566 VPD) approximately 0.5 miles from the SR-126/ US 101 interchange. Accessibility is further enhanced with multiple traffic signals that provide left hand turn access to the Property.
- The Property was acquired in 2022. Since acquisition approximately ½ of the GLA has been leased to national and regional retailers.



**PENDING RE-TENANTING
AND PARCEL BREAKUP
STRATEGY OVER A 36
MONTH BUSINESS PLAN**

PACIFIC VIEW MALL (PENDING)

TRANSFORMATION

3295 E. MAIN STEET, VENTURA, CA 93003



32881-32965 TEMECULA PARKWAY, TEMECULA, CA 92592

- 95% occupied, 70,418 SF neighborhood shopping center located on a major retail traffic corridor in The City of Temecula (Riverside County), California.
- Featuring Best Buy, Fitness 19, and Wells Fargo, and is comprised of a mix of essential local/regional, internet-resistant tenants, providing an investor security in the real estate, tenant lineup, and long-term cash flow.
- The Property was acquired in 2022. The business plan is to re-merchandise the tenant-mix and to execute a multi-parcel break-up strategy leveraging the demand for this asset class.

The logo for Butterfield Station, featuring the word "BUTTERFIELD" in a blue, blocky, sans-serif font and the word "Station" in a red, cursive script font below it. The logo is set against a light, textured background.

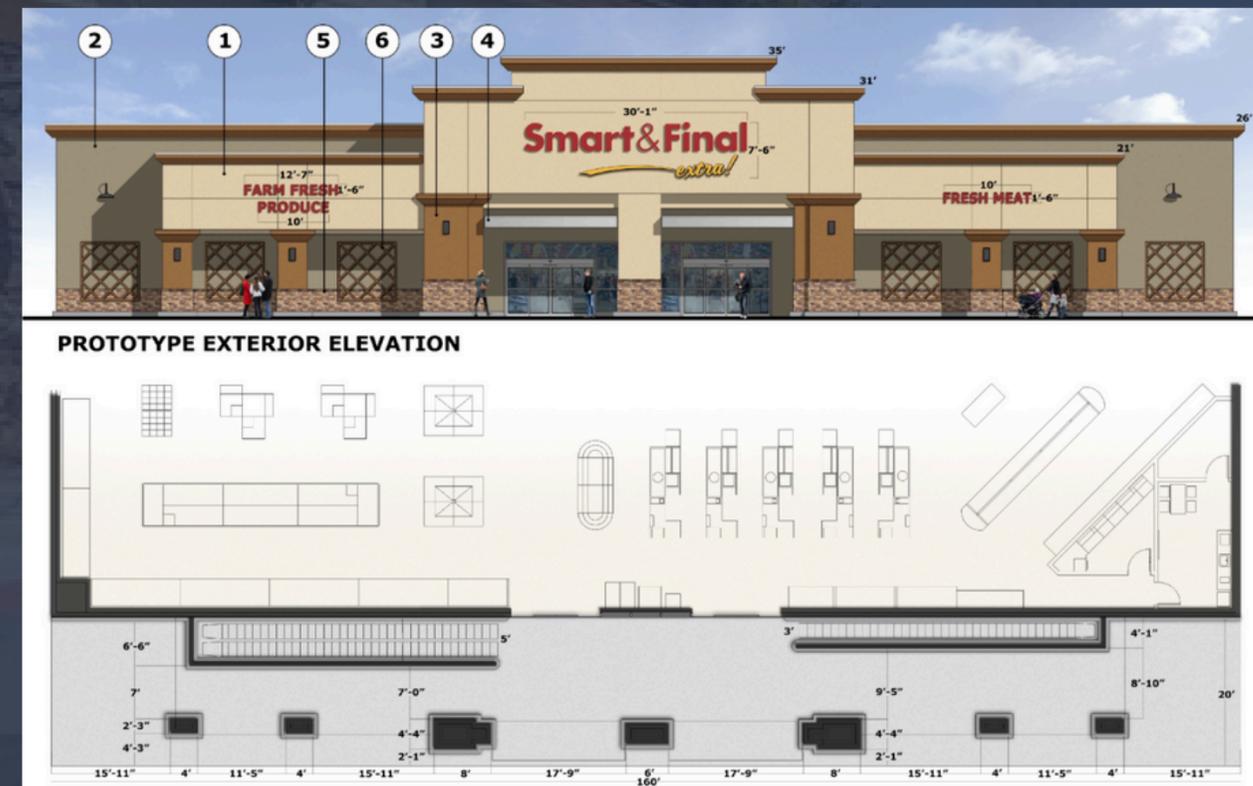
BUTTERFIELD
Station

**PENDING RE-TENANTING
AND MULTI-PARCEL
BREAKUP STRATEGY OVER
A 36 MONTH BUSINESS
PLAN**

**BUTTERFIELD STATION
(PENDING)**

TRANSFORMATION

32881-32965 TEMECULA PARKWAY, TEMECULA, CA 92592



TRAFALGAR SQUARE

\$11,207,000

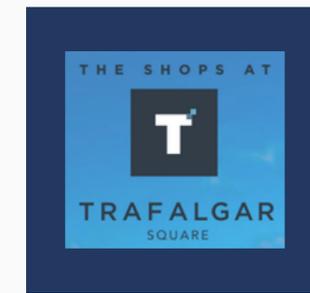
COMBINED MULTI-PARCEL SELLING
PRICE

\$290

AVERAGE PRICE PER FOOT

4.8%

BREAK-UP OVERALL EXIT CAP RATE



ESCONDIDO, CALIFORNIA

- 38,591 SF neighborhood shopping center located in the densely populated City of Escondido (San Diego County), California.
- Within an ALDI-anchored center, featuring an IHOP pad, and is comprised of a mix of essential local/regional, internet-resistant tenants, providing an investor security in the real estate, tenant lineup, and long-term cash flow.
- Acquired 97% vacant in 2019. Based on a 24 month business plan, the company executed an aggressive shop space remodeling, reconstruction, leasing and property breakup strategy during the COVID-19 pandemic.

**BEFORE AND AFTER
TRAFALGAR SQUARE**

TRANSFORMATION

TRAFALGAR SQUARE | ESCONDIDO, CA 97% VACANCY REDEVELOPED & RELEASED



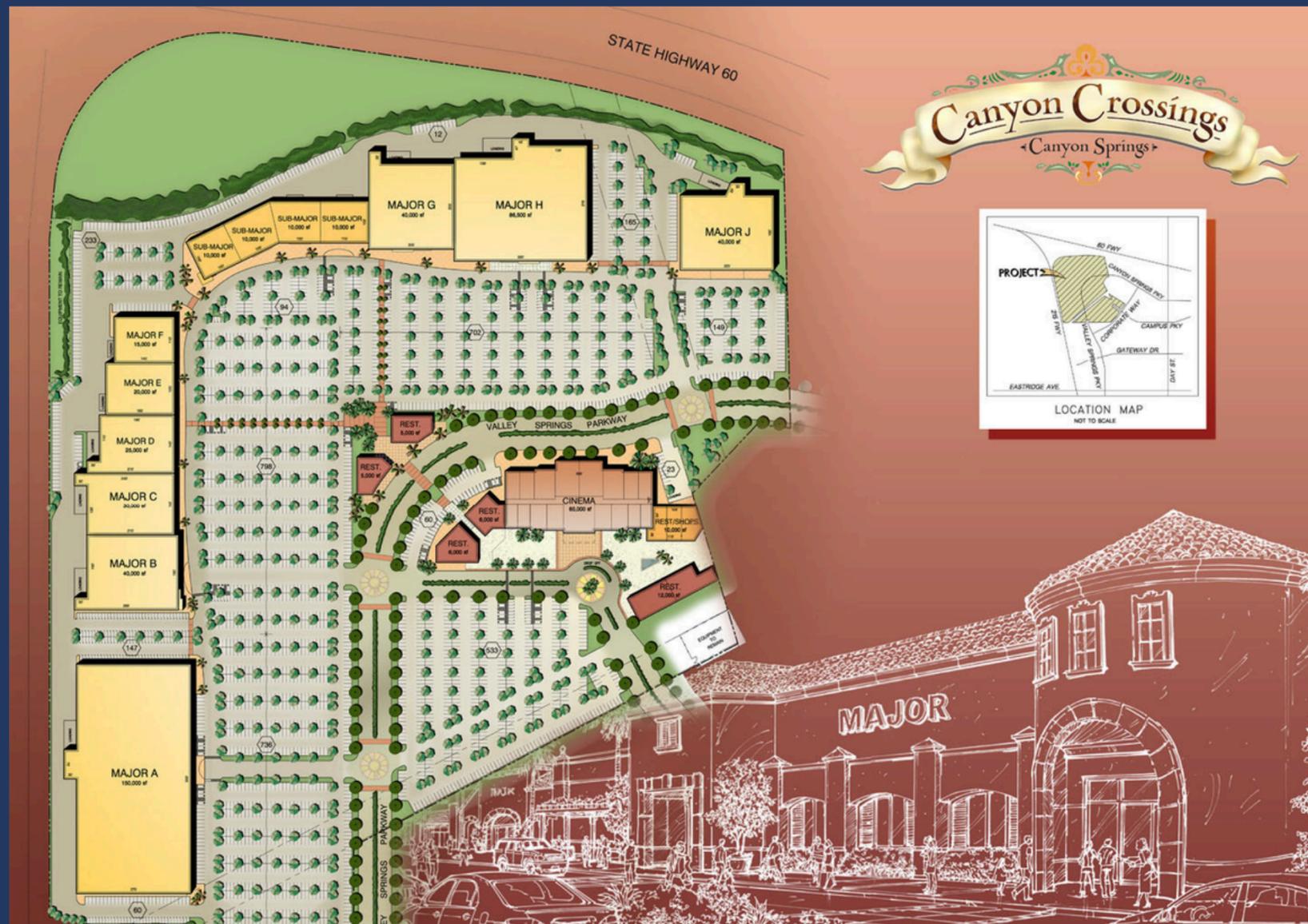
VISION...

- 83 Acre Parcel Assemblage Purchased From the Rouse Companies
- Obtained Land Entitlements for ±690,000 SF Power Center
- \$150M Construction Budget



TO MANIFESTATION.

- 12-Acre Parcel Sale to Walmart Stores, Inc.
- Co-tenants include Staples, Party City, Furniture for Less, Guitar Center, John's Incredible Pizza, Burger Boss, and more. Shadow Anchored by Walmart.
- Centers Dynamic Liquidity Event upon Institutional Recapitalization





FRESNO, CALIFORNIA

- 153,870 square foot grocery-anchored neighborhood center located in Fresno, California.
- Anchored by Save Mart Supermarkets, the Property is 91% leased, holding an irreplaceable position within the dense residential neighborhood of Ashlan Park and has recently undergone capital improvements.
- The property was acquired in 2013 and sold in 2017 based on a 48-month business plan. The company executed a \$6MM capital renovation strategy, which included new junior anchor space, new gas station development, common area improvements, and major facade renovations.

ASHLAN PARK SHOPPING CENTER

\$16,250,000
SELLING PRICE

\$105.61
PRICE PER FOOT

7.52%
EXIT CAP RATE

**BEFORE AND AFTER
ASHLAN PARK SHOPPING CENTER**

TRANSFORMATION

ASHLAN PARK SHOPPING CENTER, FRESNO, CA \$6MM CAPITAL BUDGET RENOVATION

